

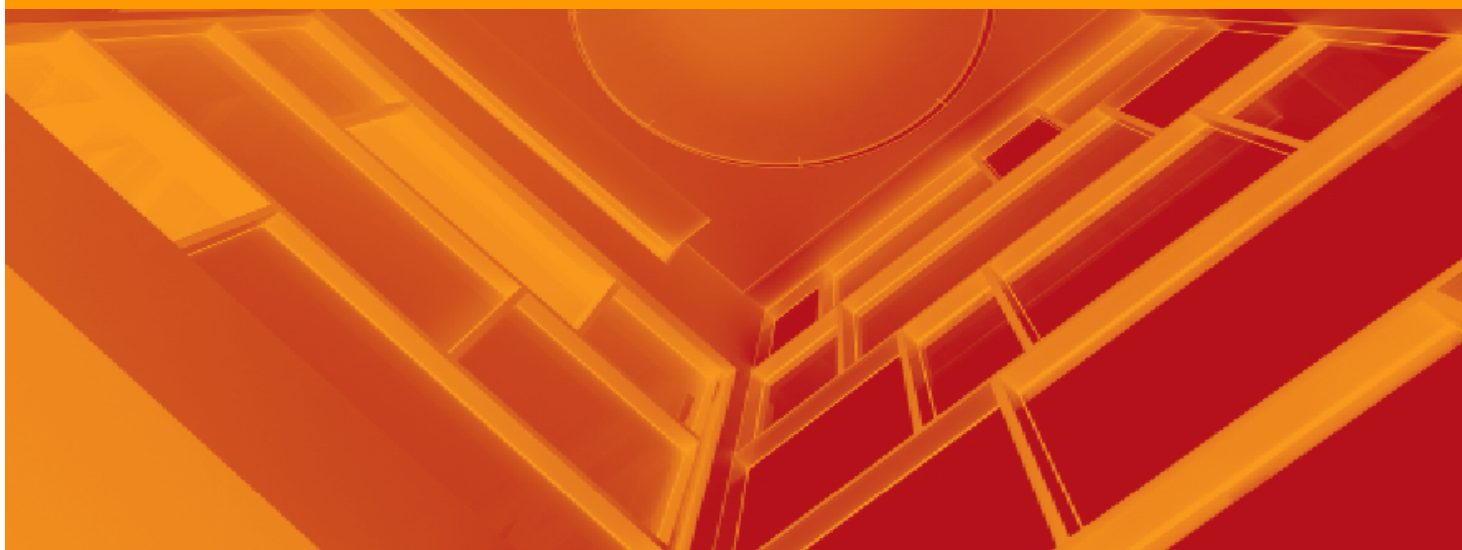
**DRAFT RANDWICK CITY COUNCIL
DEVELOPMENT CONTROL PLAN**

C Residential

- C1 Adaptable and universal housing
- C2 Boarding houses
- C3 Low density housing
- C4 Medium density housing

Note: for finalisation the ordering and numbering of sections within this Part will be amended as follows to reflect the greater prominence of the low and medium density sections:

- C1 Low density housing
- C2 Medium density housing
- C3 Adaptable and universal housing
- C4 Boarding houses



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1 Introduction

This section provides objectives and controls to increase the amount of adaptable and universally designed dwellings in Randwick City.

Adaptable and universally designed dwellings are conventional dwellings that incorporate construction and design elements to meet people's changing mobility requirements over their lifetime (e.g. levelled pathways, wider doorways and corridors and reinforced bathroom walls to enable future installation of grab rails).

This section applies to all development in Randwick City for attached dwellings, multi dwelling housing, residential flat buildings, shop top housing and is encouraged for new dwelling houses, semi detached dwellings and dual occupancy development.

The focus is on creating safe, accessible, and functional housing for a diverse demography including the elderly, families with children, and people with permanent or temporary disabilities.

The Building Code of Australia (BCA) and associated Australian Standards set technical requirements in regards to the accessibility of buildings.

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

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

1.1 Objectives

- To increase the supply of adaptable and universal housing.
- To ensure a suitable proportion of dwellings include layouts and design features to accommodate changing mobility requirements of residents.
- To promote sustainable development by extending the usability of a dwelling to meet 'whole of life' needs of the community.

2 Universal Housing

Explanation

A dwelling of universal design **is a form of adaptability that** incorporates elements that are 'designed in' at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants.

Controls

- i) All new attached dwelling, multi dwelling and residential flat building development must incorporate the following universal design measures for all ground floor dwellings:
 - An **accessible** continuous path of travel from the street entrance and/or parking area to dwelling entrance.
 - At least one level entrance into the dwelling.
 - Internal doors and corridors widths that facilitate comfortable and unimpeded movement between spaces.
 - A toilet on the ground (or entry) level that provides easy access.
 - Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
 - A continuous handrail on one side of any stairway where there is a rise of more than one metre.
- ii) For all new dwelling house, semi detached dwelling and dual occupancy development, consider incorporating the universal design measures outlined in control 2(i).
- iii) Where proposed, all universally designed dwellings must be clearly identified on the submitted Development Application plans.

Note:

2(i) controls are adapted from the Federal Government's Liveable Housing Design Guidelines (Silver Standard). Further information is available at www.livablehousingaustralia.org.au

Note:

Variations to 2(i), will only be considered where it can be demonstrated that site conditions would preclude achieving the controls (e.g. sloping sites with steep gradients, narrow allotments etc)

3 Adaptable Housing

Explanation

An adaptable dwelling incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, without requiring costly and/or energy intensive alterations.

Typical features of an adaptable dwelling include: level and relatively wide doorways, non slip surfaces, easy to use door handles, reachable power plugs, hobless shower recesses, and reinforced bathroom walls to facilitate grab rails.

The required standard for Adaptable Housing is AS 4299.

Controls

- i) In addition to the requirements of clause 2(i) controls, a minimum 20% of dwellings in new multi dwelling housing, shop top housing and residential flat buildings containing ~~5~~ 10 or more dwellings must be adaptable dwellings and designed and constructed to a minimum Class C Certification under AS 4299 Adaptable Housing.
- ii) Where the development does not provide for lifts, the adaptable dwellings are to be located on the ground floor of the development.
- iii) The design of adaptable dwellings must be integrated into the development with the use of consistent materials and finishes.
- iv) Where proposed, the adaptable dwellings must be clearly identified on the submitted DA plans.

Note:

The proportion of adaptable dwellings in a development should be rounded up to the nearest figure

Note:

For the purposes of 3(ii), adaptable dwellings provided on the ground floor of a development substitutes the equivalent number of dwellings of universal design required under control 2(i)

Note:

Parking requirements for adaptable housing are contained in Part B Section 3.5.

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1 Introduction

Boarding houses play a key role in providing affordable rental accommodation for people on low incomes. The NSW Government has introduced a range of strategies, including the Affordable Rental Housing SEPP (AHSEPP), to increase the amount and diversity of affordable housing. Boarding houses are generally permitted (with consent) through the AHSEPP in all RLEP residential and business zones.

Boarding House (as defined in RLEP) means a building that:

- (a) is wholly or partly let in lodgings, and**
- (b) provides lodgers with a principal place of residence for 3 months or more, and**
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and**
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,**

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

The following controls supplement the AHSEPP provisions with additional guidelines and operational requirements to ensure quality yet affordable building design, effective on-going management and suitable living environment for both occupants and neighbours.

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

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

1.1 Objectives

- To encourage housing choice and affordability through the provision of high quality boarding houses in Randwick City.
- To achieve high standards of amenity for boarding house residents and surrounding neighbours through effective design and management controls.

1.2 Application

This DCP section applies to all DAs for new or existing boarding houses, which seek approval for:

- establishing a new purpose built boarding house;
- conversion or adaptation of an existing building to a boarding house; or
- alteration, intensification or refurbishment of an existing boarding house.

Note:

In relation to building classifications under the Building Code of Australia (BCA), this DCP section applies to both Class 1b and Class 3 buildings.

Refer to the BCA for detailed buildings classifications.

2 Building design

Explanation

Satisfactory standards of building design and provision of adequate facilities are essential for delivering a high quality living environment in boarding house premises, maintaining the current amenity of adjoining residences and protecting the long term economic viability of boarding houses.

Objectives

To incorporate suitable design features to:

- ensure boarding rooms and communal spaces are appropriately sized, located and equipped with suitable facilities;
- reduce the opportunity for crime and enhance the feeling of safety for residents; and
- protect the acoustic and visual privacy and living amenity for both boarding house residents and neighbours.

Controls

2.1 Boarding rooms

- i) Orientate to receive the maximum amount of sunlight;
- ii) Provide a balcony, terrace or window opening to outdoor areas for natural light and ventilation; and
- iii) Where provided, private open space in the form of a balcony or terrace must have a minimum useable area of 4 square metres.

Note:

Skylights or windows opening to an internal hallway or corridor cannot be used as the sole source for light and air circulation.

2.2 Outdoor communal open space

- i) Provide for all boarding houses, with a minimum total area of 20 square metres and a minimum dimension of 3 metres;

- ii) Provide at ground or podium level in the form of a courtyard or terrace area, accessible to all residents;
- iii) Locate and orientate to maximise solar access;
- iv) Incorporate both hard and soft landscaped areas;
- v) Provide shared facilities such as fixed outdoor seating benches, barbecues and the like to allow social interaction; and
- vi) Provide partial cover for weather protection, such as pergola, canopy or the like, where it does not cause unreasonable overshadowing on adjoining properties.

Note:

If provided, a roof terrace cannot be used as the sole or main outdoor living area. It can only function as supplementary open space to minimise privacy impacts on neighbouring properties and enhance the living amenity for boarding house residents.

Refer to the Low Density (C3) and Medium Density Residential (C4) sections for other specific controls on roof-top terraces.

2.3 Indoor communal living areas

- i) Provide with a minimum dimension of 3 metres and a minimum total area of 20 square metres or 1.2 square metres/resident, whichever is greater; and
- ii) Orientate to maximise solar access and have a northerly aspect where possible.

Note:

The calculation of indoor communal areas can include any dining area, but cannot include boarding rooms, kitchens, bathrooms, laundries, reception area, storage, parking, hallways, corridors and the like.

2.4 Communal kitchen, bathroom and laundry facilities

- i) For all boarding houses, provide communal kitchen, bathroom and laundry facilities where they are easily accessible for all residents, unless these facilities are provided within each boarding room;
- ii) For development of over 12 boarding rooms without en suite bathrooms, provide separate bathroom facilities for male and female residents;
- iii) Locate and design any communal laundry room to minimise noise impact on boarding rooms and neighbouring properties; and
- iv) Where possible, locate clotheslines to maximise solar access while not compromising the street amenity or usability of communal open space.

2.5 Safety and crime prevention

- i) Locate building entry points and internal entries to living areas where they are clearly visible from common spaces;
- ii) Locate a habitable living area (such as lounge room, kitchen, dining or bedroom) to allow general observation of the street and communal open space;
- iii) Separate ground level private open space from public and common areas by measures such as open fencing or low level plants; and
- iv) Select trees and low-lying shrubs that do not interfere with sight lines nor provide opportunities for concealment or entrapment.

2.6 Visual and acoustic amenity and privacy

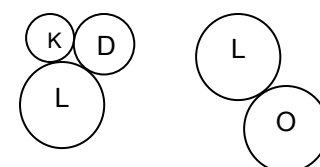
- i) Indicative locations of facilities and appliances for bathrooms, kitchens and laundries must be clearly shown on the DA plans/drawings;
- ii) Locate kitchen, dining room, lounge room and outdoor open space adjacent to or directly accessible from each other;
- iii) Locate similar uses (such as bedrooms or bathrooms) back to back, to minimise internal noise transmission;
- iv) Provide screen fencing, plantings and acoustic barriers where practicable to screen noise and reduce visual impacts;
- v) Where possible locate the main entry point at the front of the site, away from the side boundary and adjoining properties;
- vi) Locate communal open space, balconies and windows to bedrooms or communal areas, to minimise overlooking, privacy and acoustic impacts on adjoining properties;
- vii) An acoustic report prepared by a suitably qualified acoustic consultant must be submitted for new development or conversions/intensifications with an increase in resident numbers. The report must:
 - a) establish the existing background noise levels;
 - b) identify all potential noise sources from the operation of the premises and, including any mechanical plant and equipment;
 - c) estimate the level of potential noise emission;
 - d) establish desirable acoustics performance criteria; and
 - e) recommend any mitigation measures (such as sound proofing construction and/or management practices) required to achieve relevant noise criteria.

Note:

Please also refer to the Protection of the Environment Operations (POEO) Act 1997, POEO Regulation 2008 and relevant policies and guidelines for noise prevention and control.

Note:

Indicative locational relationships between communal living areas and facilities



**K- Kitchen;
D- Dining room;
L- Lounge room;
O- Outdoor open space.**

3 Management Plan

Explanation

Effective and responsive day-to-day management is critical to ensure high standards of amenity is maintained and protected for both boarding house residents and neighbours.

This can be achieved by adhering to a Management Plan during the operation of boarding houses, which clearly documents all management measures and house rules.

Objectives

- To ensure clear and suitable operational measures and practices are in place for the on-going management of boarding houses.

Controls

- i) Submit a Management Plan with all DAs for new and existing boarding houses, that addresses the general requirements outlined in the Management Plan section in Part B, and the following specific requirements:
 - a) Criteria and process for choosing residents. Preference should be given to people on low and moderate incomes;
 - b) A schedule detailing minimum furnishings for boarding rooms, provision of facilities and appliances for kitchens, bathrooms and laundry rooms and maximum occupancy of each room;
 - c) House rules, covering issues such as lodger behaviour, visitor and party policies, activities and noise control, use and operation hours of common areas (e.g. communal open space and living rooms) and policies for regulating ~~and restricting~~ smoking and consumption of alcohol and illicit drugs;
 - d) Professional cleaning and vermin control arrangements for at minimum, the shared facilities, such as kitchens and bathrooms;
 - e) Public notice and signs, including:
 - A sign showing the name and contact number of the manager/caretaker, placed near the front entry and in a visible position to the public;
 - Clear display of fixed room identification number for each boarding room; and
 - Internal signage prominently displayed in each boarding room and/or communal living areas informing maximum number of lodgers per room, house rules, emergency contact numbers for essential services, annual fire safety statement and current fire safety schedule and emergency egress routes and evacuation plan.
- ii) The manager/caretaker must maintain an up-to-date accommodation register with information on residents' details, length of stay, etc. and provide to Council officers upon request.

Note:

~~All boarding houses are subject to annual fire safety and compliance inspections by Council.~~

Please also refer to the Boarding House Act 2012, which sets out registration requirements and occupancy principles for 'registrable boarding houses' (as defined under the Act) to ensure delivery of quality accommodation services and protection of the wellbeing and living amenity of residents. Refer to the Act for details.

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1 Introduction

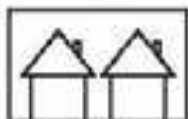
This section applies to all new development and alterations and additions for low density forms of housing in Randwick City, being:

- Dwelling houses
- Semi-detached dwellings
- Dual occupancies (attached)
- Dual occupancies (detached)
- Secondary dwellings

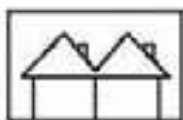
And ancillary facilities relating to the above land uses.



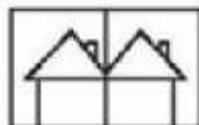
Single Dwelling



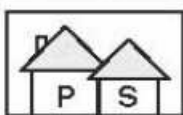
Dual Occupancy (Detached)



Dual Occupancy (Attached)



Semi-Detached Dwellings (on separate allotments)



Secondary Dwelling

Note:

Dual occupancies (detached) are only permissible in R3 (Medium Density Residential) Zones.

Secondary dwellings are made permissible by State Environmental Planning Policy (Affordable Rental Housing) 2009 in all residential zones. The controls in this DCP supplement the provisions of the SEPP. Where there is any inconsistency between the provisions of this DCP and the SEPP, the SEPP shall prevail to the extent of that inconsistency.

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

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

2 Site Planning

2.1 Minimum Lot Size and Frontage

Explanation

The lot size controls are contained in the RLEP.

These lot frontage controls supplement the LEP provisions on lot size, and aim to maintain the established character of low density neighbourhoods occupied by dwelling houses, semi-detached dwellings, attached dual occupancies or a mixture of these housing types.

The frontage control serves to ensure suitable subdivision configuration, which will in turn enable dwellings of adequate dimensions, configuration and amenity performance. It also functions to ensure that suitable space for open space and visually acceptable and efficient parking and access arrangements could be achieved.

Objectives

- To ensure land subdivision respects the predominant subdivision and development pattern of the locality.
- To ensure land subdivision creates allotments that have adequate width and configuration, to deliver suitable building design and to maintain the amenity of the neighbouring properties.

Controls

- i) The minimum frontage width for allotments resulting from the subdivision of land within Zone R2 (Low Density Residential) for the purposes of dwelling houses and semi-detached dwellings is 12m.

Under Clause 4.1(4) of RLEP, subdivision for residential purposes in Zone R2 (Low Density Residential) is permissible in Torrens Title only. Strata and Community Title subdivision are not permissible.

- ii) The minimum frontage width for allotments resulting from the subdivision of land within Zone R3 (Medium Density Residential) for the purposes of dwelling houses is 9m.
- iii) Any subdivision of land within Zones R2 (Low Density Residential) and R3 (Medium Density Residential) must not create battle-axe or hatchet shaped allotments for the purposes of dwelling houses, semi-detached dwellings or dual occupancies (attached and detached).
- iv) The minimum frontage width for the development of a dual occupancy (attached) within Zone R2 (Low Density Residential) is 15m.

2.2 Site Layout for Detached Dual Occupancies

Explanation

Detached dual occupancy is permissible only in the R3 Zone in Randwick City to provide flexibility in housing choice. It may be suitable for allotments, which do not have sufficient dimensions for other types of medium density residential development.

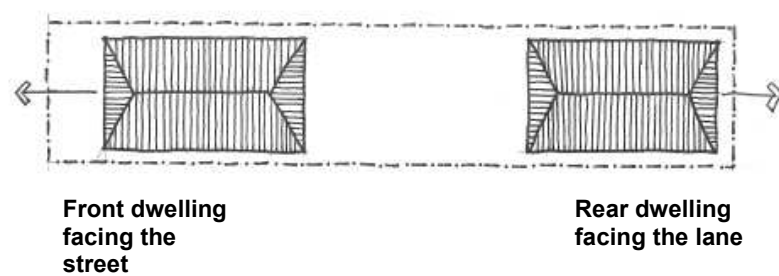
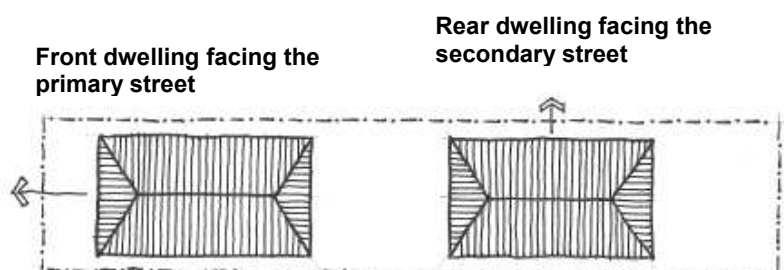
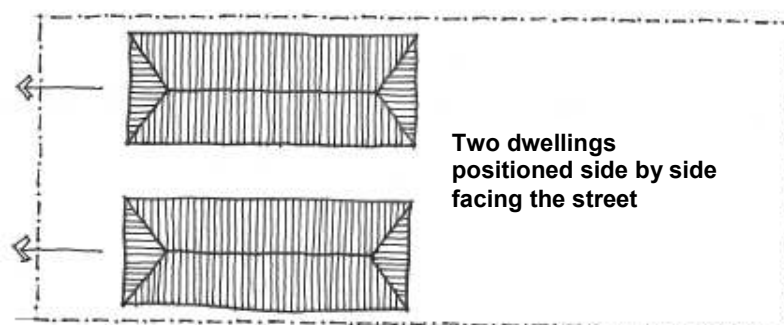
Building layout plays an important role in ensuring adequate levels of amenity for the occupants of the dual occupancy dwellings and the adjoining properties, and to avoid adverse visual impacts on the streetscape.

Objectives

- To ensure detached dual occupancy has suitable scale and form that complement the streetscape.
- To ensure detached dual occupancy does not result in unreasonable impacts on the surrounding properties in terms of visual amenity, solar access and privacy.
- To ensure each dwelling in a detached dual occupancy achieves adequate levels of living amenity in terms of private open space provision, solar access, privacy and accessibility.

Controls

- i) Detached dual occupancies may be developed only if:
 - The allotment has dual frontages with either rear lane or secondary street access; or
 - The allotment has a primary street frontage of at least 18m in width.
- ii) The dwellings in a detached dual occupancy must be sited in the following manner:
 - One dwelling fronting the primary street and the other fronting the rear lane;
 - One dwelling fronting the primary street and the other fronting the secondary street; or
 - Both dwellings fronting the primary street in a side by side arrangement for sites without rear lane or secondary street access.

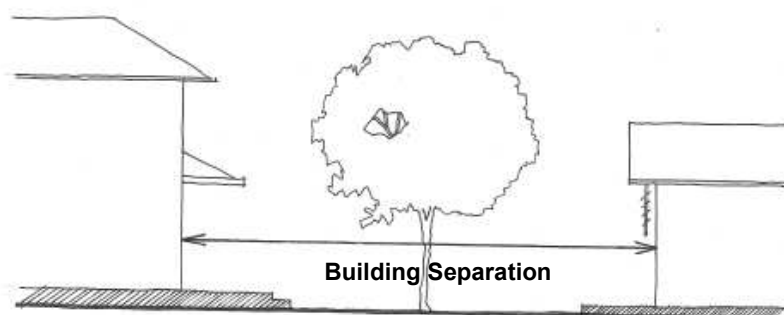


Site layout options for detached dual occupancy

- iii) Minimum building separation between the two dwellings in a detached dual occupancy must satisfy the following:

Minimum Building Separation		
Site characteristics	Building layout	Minimum building separation
Dual frontages with rear lane access	One dwelling fronting the street, with the other fronting the rear lane	10m
Corner allotment	One dwelling fronting the primary street, with the other fronting the secondary street	Merit assessment
Single frontage	Both dwellings fronting the street in a side by side arrangement	1800mm

Building separation is the distance between the nearest external walls of two buildings, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished), and minor projecting features, such as awnings, sun hoods, screening devices and the like.



- iv) A footpath of not less than 900mm in width must be provided to link any rear lane dwelling with the street frontage.

Note: This requirement does not apply to corner allotments.

2.3 Site Coverage

Explanation

Site coverage in conjunction with setback controls determine the extent and location within which a building may be developed. It aims to reserve sufficient unbuilt upon areas on a site for accommodating private open space, deep soil planting, permeable surfaces and open recreational and service areas.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon. The allowable site coverage generally decreases as allotment size increases, so that the mass and scale of any building will not form a detracting feature compromising the streetscape character.

Objectives

- To ensure new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development.

Controls

- i) Maximum site coverage must meet the following:

Site Area	Maximum Site Coverage (% of site area)
Up to 300 sqm	60%
301 to 450 sqm	55%
451 to 600 sqm	50%
601 sqm or above	45%

Definition:

“Site coverage”, for development, does not include any of the following:

- (a) an access ramp,
- (b) any part of an awning, blind or canopy that is outside the outer wall of a building,
- (c) a balcony, deck, patio, pergola, terrace or verandah attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level,
- (d) the eaves,
- (e) a driveway,
- (f) a fence or screen,
- (g) a pathway or paving,
- (h) a rainwater tank that is attached to the dwelling,
- (i) a swimming pool or spa pool.

2.4 Landscaping and Permeable Surfaces

Explanation

Landscaping assists in visually integrating development with the streetscape and the wider neighbourhood. It also provides an attractive and useable outdoor environment.

Deep soil planting moderates local climatic conditions, and enhances permeability of surface water and infiltration of stormwater, thus improving the environmental performance of development. It also provides for trees, shade and plays a screening function that improves mutual privacy and visual amenity between development and the neighbours.

Definition:

Deep soil permeable surfaces include areas used for the growing of plants (including grasses, shrubs and trees) and areas occupied by loose gravels upon soil at the ground level of the site.

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

Objectives

- To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space.
- To provide privacy screening between dwellings.
- To retain and provide for canopy trees and large shrubs to contribute to the establishment of vegetation corridors across the locality.
- To assist with stormwater infiltration and reduction of overland flow.

Controls

- i) Deep soil permeable surfaces must be provided in accordance with the table below:

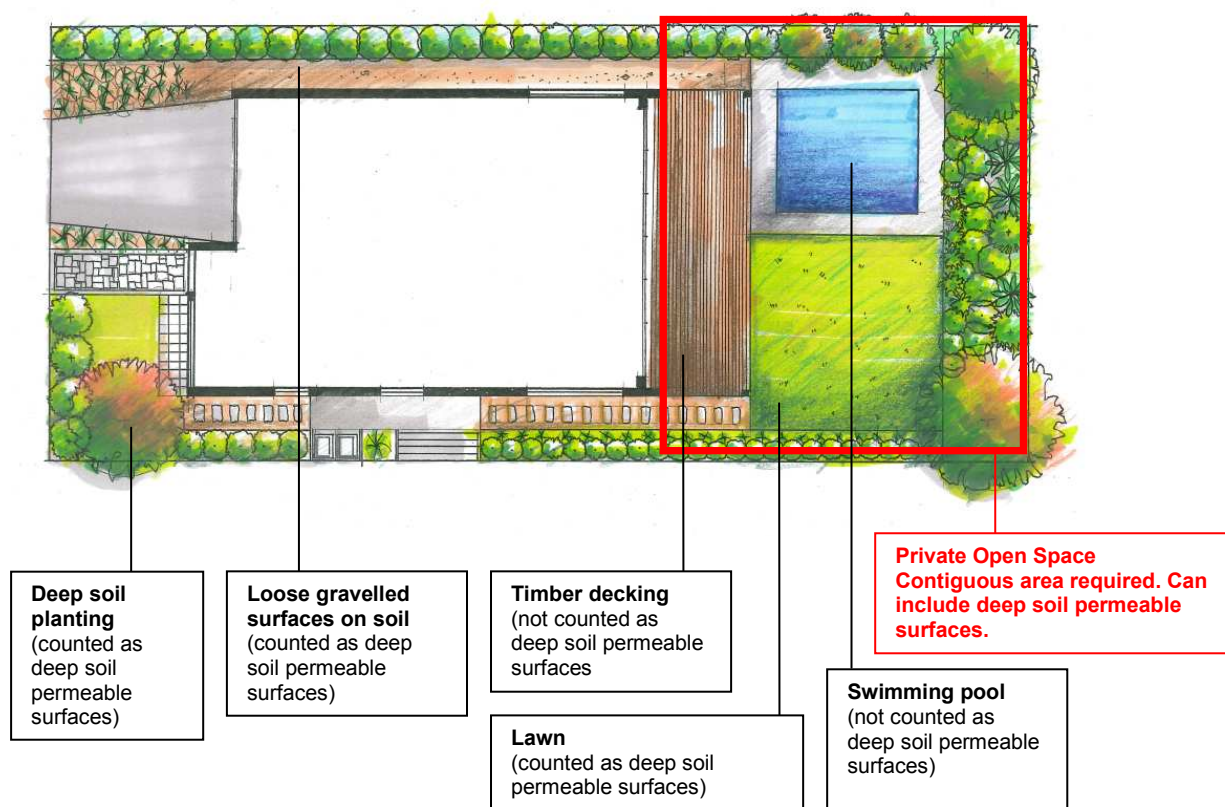
Site area	Minimum Deep Soil Permeable Surfaces (% of site area)
Up to 300 sqm	20%
301 to 450 sqm	25%
451 to 600 sqm	30%
601 sqm or above	35%

- ii) Deep soil permeable surfaces must have a width of not less than 900mm.
- iii) Maximise the amount of permeable surfaces in the front yards of new development.
- iv) Existing mature native trees on the site must be retained and incorporated in the landscape design whenever possible. Where a development involves removal of such existing trees, suitable replacement planting of equivalent or larger size must be provided.
- v) New development must incorporate a minimum of 1 canopy tree per allotment capable of reaching a mature height of at least ~~8m~~ 6m. For allotments with constrained dimensions or site conditions, a smaller tree with minimum mature height of 4m may be accepted.

The above requirement may not apply if the existing mature tree/s of similar or larger size is proposed or required to be retained.

Suitable soil depth and volume must be provided on the site to support the healthy, sustained growth of trees.

- vi) Proposed and existing retained trees must be protected by locating paved areas, underground services (including rainwater tanks) and building structures away from their root zones.



Not drawn to scale

Refer to the relevant controls for thresholds on deep soil permeable surfaces and private open space.

Indicative elements of deep soil permeable surfaces

2.5 Private Open Space

Explanation

Private open space provides outdoor living areas for recreational activities of residents. Private open space should be located and designed to maximise solar access, privacy, accessibility and useability.

Objectives

- To ensure an adequate level of private open space is provided for dwellings to enable passive recreational activities by residents.
- To ensure private open space is designed for useability, solar access, privacy and accessibility.
- To ensure dual occupancy development provides a suitable level of functional private open space for each dwelling that offers high amenity for residents.

Controls

- i) Provide at least 1 contiguous area of private open space satisfying the following:

Minimum Dimensions for Contiguous Private Open Space	
Dwelling Houses & Semi-Detached Dwellings	
<i>Site area</i>	<i>Minimum dimensions</i>
Up to 300 sqm	5m x 5m
301 to 450 sqm	6m x 6m
451 to 600 sqm	7m x 7m
601 sqm or above	8m x 8m
Dual Occupancies (Attached and Detached)	
<i>Site area</i>	<i>Minimum dimensions</i>
451 to 600 sqm	5m x 5m each dwelling
601sqm or above	6m x 6m each dwelling

- ii) The contiguous private open space must satisfy the following criteria:
- Situated at ground level (except for attached dual occupancy development where one dwelling is situated above another);
 - Does not include any open space on podiums or roofs;
 - Adjacent to and directly accessible from the living or dining room of the dwelling;
 - Oriented and configured to maximise solar access;
 - Located to the rear of the allotment behind the dwelling where possible;
 - Has minimal change in gradient; and
 - Includes landscaped areas, terraces, decks, paved surfaces and the like.

3 Building Envelope

Building envelope is an imaginary 3-dimensional space within which a development may occur. Building envelope is defined by setbacks, building height, wall height and FSR.

3.1 Floor Space Ratio

Explanation

Floor space ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. FSR operates in conjunction with building height, wall height and setback controls to define the 3-dimensional space within which a development may occur, that is, the building envelope. FSR is expressed as a ratio of the permissible gross floor area to the site area.

The maximum permissible FSR for any development is prescribed in the RLEP.

3.2 Building Height

Explanation

Building height is a major factor affecting the visual mass of a development and the degree of overshadowing on the neighbouring properties.

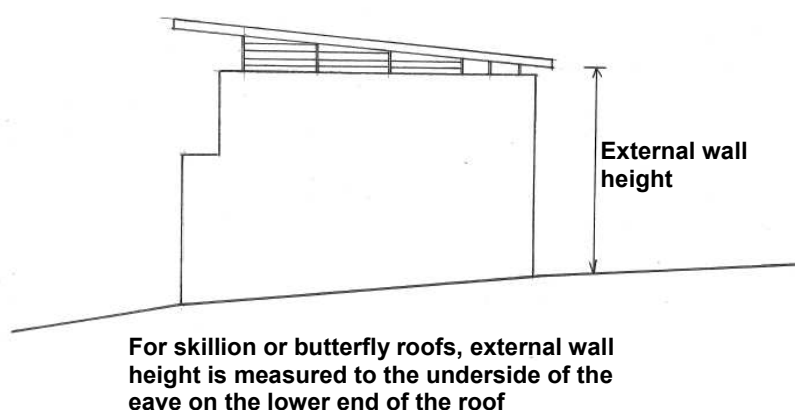
In Randwick City, dwelling houses, semi-detached dwellings and dual occupancies are typically single to double storeys, with an additional storey occurring on sloping sites.

The maximum building height control is stipulated in the RLEP, which varies across different residential zones. The maximum building height is specified at 9.5m in the R2 (Low Density Residential) Zone. This maximum building height control is measured to the topmost point of a building.

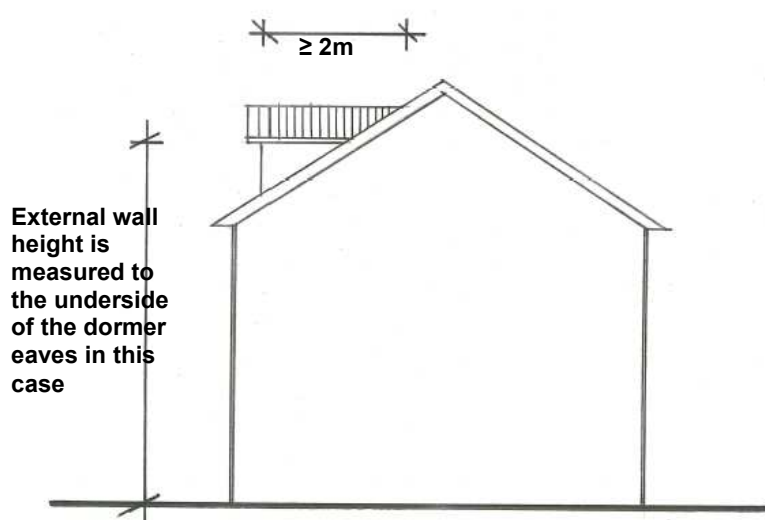
Operating in conjunction with the LEP height control, external wall height provision in this DCP stipulates the maximum height for the external enclosing walls of a building. Any structures above the wall height limit are intended for roof elements only. The two height controls together ensure the scale and mass of development complement the desirable streetscape character and achieve a suitable urban design outcome.

Definition:

“Wall height” is the vertical distance as measured from the ground level (existing) to the topmost point of an external wall. The topmost point of an external wall is taken to be the underside of the eaves or the highest point of a parapet, and excludes gable ends and clerestory windows. For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



Measurement of External Wall Height for skillion or butterfly roofs



Measurement of External Wall Height where a dormer extends 2m or more from the roof plane

Objectives

- To ensure development height establishes a suitable scale to the street and contributes to its character.
- To ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity.
- To ensure the form and massing of development respect the topography of the site.

Controls

- The maximum external wall height is 7m. For steeply sloping sites, the maximum external wall height is 8m.

Note:

Refer to Sub-Sections 7.4 and 8.1 for building height controls for outbuildings and laneway development.

The minimum floor-to-ceiling height for principal living areas, such as living room / lounge and dining room, is 2700mm.

Note:

This control does not apply to outbuildings, including any detached secondary dwellings. Refer to State Environmental Planning Policy (Affordable Rental Housing) 2009 for provisions relating to secondary dwellings.

- ii) The maximum external wall height for all detached dual occupancies must be as follows:

Detached Dual Occupancy	
Building location	Maximum external wall height
Dwelling fronting the primary or secondary street	7m for sites with flat or gentle gradient
	8m for sloping sites
Dwelling fronting the rear lane	7m

- iii) An alternative design that variates from the above external wall height controls may be acceptable having regard to the following consideration:
- Site topography
 - Site orientation
 - Allotment configuration
 - Allotment dimensions
 - Potential impacts on the visual amenity, solar access, privacy and views of the adjoining properties

3.3 Setbacks

Explanation

Setbacks define the outer extremities of a building in relation to the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment along the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation.

Measurement Rules:

- Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and the like.

- Any basement or semi-basement level protruding 1.2m or more above ground level (finished) at any point will be counted as a storey.

Objectives

- To maintain or establish a consistent rhythm of street setbacks and front gardens that contributes to the character of the neighbourhood.
- To ensure the form and massing of development complement and enhance the streetscape character.
- To ensure adequate separation between neighbouring buildings for visual and acoustic privacy and solar access.
- To reserve adequate areas for the retention or creation of private open space and deep soil planting.
- To enable a reasonable level of view sharing between a development and the neighbouring dwellings and the public domain.

3.3.1 Front Setbacks

Controls

- i) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setback must be no less than 6m.

Where a development is proposed in an area identified as being under transition in the site analysis, the front setback will be determined on a merit basis.

- ii) For corner allotments, the setback from the secondary street frontage must be in accordance with the following minimum requirements:
 - 900mm for allotments with primary frontage width of less than 7m
 - 1500mm for all other sites
- iii) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.

Note:

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. They can also be precincts or localities in the process of undergoing change in terms of character or built form.

3.3.2 Side Setbacks

Controls

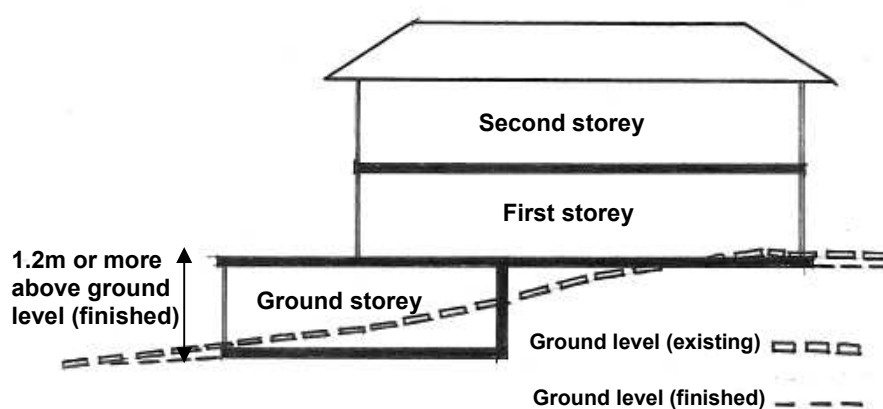
- i) Comply with the minimum side setbacks **requirements** ~~stated below:~~ **as follows:**

Semi-Detached Dwellings			
Frontage width	Ground storey	First storey	Second storey & above
Less than 6m	Merit assessment		
$6\text{m} \leq \text{Width} < 8\text{m}$	900mm	900mm	900mm

Dwelling Houses & Dual Occupancies (Attached & Detached)			
Frontage width	Ground storey	First storey	Second storey & above
Less than 9m	900mm	900mm	900mm
$9\text{m} \leq \text{Width} < 12\text{m}$	900mm	900mm	1500mm
$12\text{m} \leq \text{Width and above}$	1200mm	1200mm	1800mm

Note:

Any basement or semi-basement protruding less than 1.2m above ground level (finished) will not be counted as a storey. In this case, the “ground storey” is taken to be the level immediately above and will be subject to the relevant side setback control.



Drafting Note:
Diagram to be amended to be consistent with above note.

Application of side setback controls

Note:

Refer to Sub-Section 6 for further information relating to side setback requirements for parking facilities.

3.3.3 Rear Setbacks

Controls

- i) The minimum rear setback must be 25% of allotment depth or 8m, whichever is ~~the greater~~ **the lesser**.

Note: Rear setback controls do not apply to corner allotments.

- ii) Provide increased rear setbacks over and above the aforementioned minimum requirements, or demonstrate that this is not required, having regard to the following matters:
- Existing predominant rear setback line in the subject urban block.
 - The need to achieve reasonable view sharing with the neighbouring dwellings and the public domain.
 - The need to adequately protect the privacy and solar access to the neighbouring dwellings.
- iii) Garages, carports, outbuildings, swimming or spa pools, above-ground water tanks, and unroofed decks and terraces attached to the dwelling may encroach upon the required rear setback, in so far as they comply with other relevant provisions of this DCP.
- iv) For irregularly shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to demonstration of the following:
- Compatibility with the existing development pattern in the subject and adjoining urban blocks.
 - Provision of adequate private open space with dimensions compliant with the requirements of this DCP.
 - Potential impacts on the neighbouring dwellings in terms of solar access, privacy and view sharing.

4 Building Design

4.1 General

Explanation

Following the establishment of the permissible building envelope (defined by site coverage, setbacks, FSR, overall building height and external wall height), the form and mass of development need to be modelled to respond specifically to the site characteristics and the surrounding natural and built context.

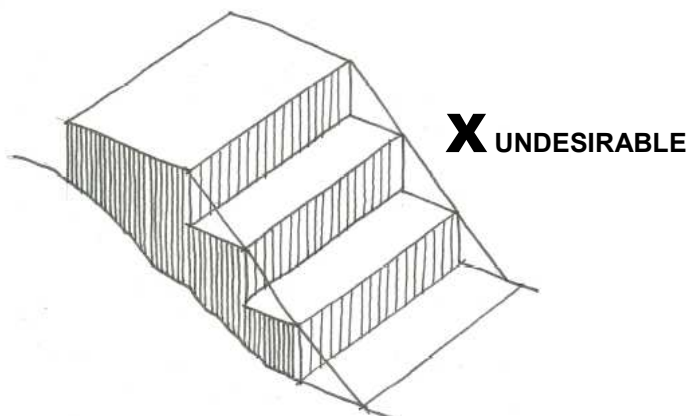
Façade treatment and detailing affect the visual presentation of buildings and play a pivotal role in enhancing the character and continuity of streetscapes. Façade composition has an impact on the perceivable bulk and scale of a building and should be carefully exercised to achieve an appropriate streetscape outcome.

Objectives

- To ensure the form, scale, massing and proportions of dwellings recognise and adapt to the characteristics of a site in terms of topography, configuration, orientation and surrounding natural and built context.
- To ensure building facades are articulated to complement or enhance the existing streetscape and neighbourhood character.
- To encourage contemporary and innovative designs to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

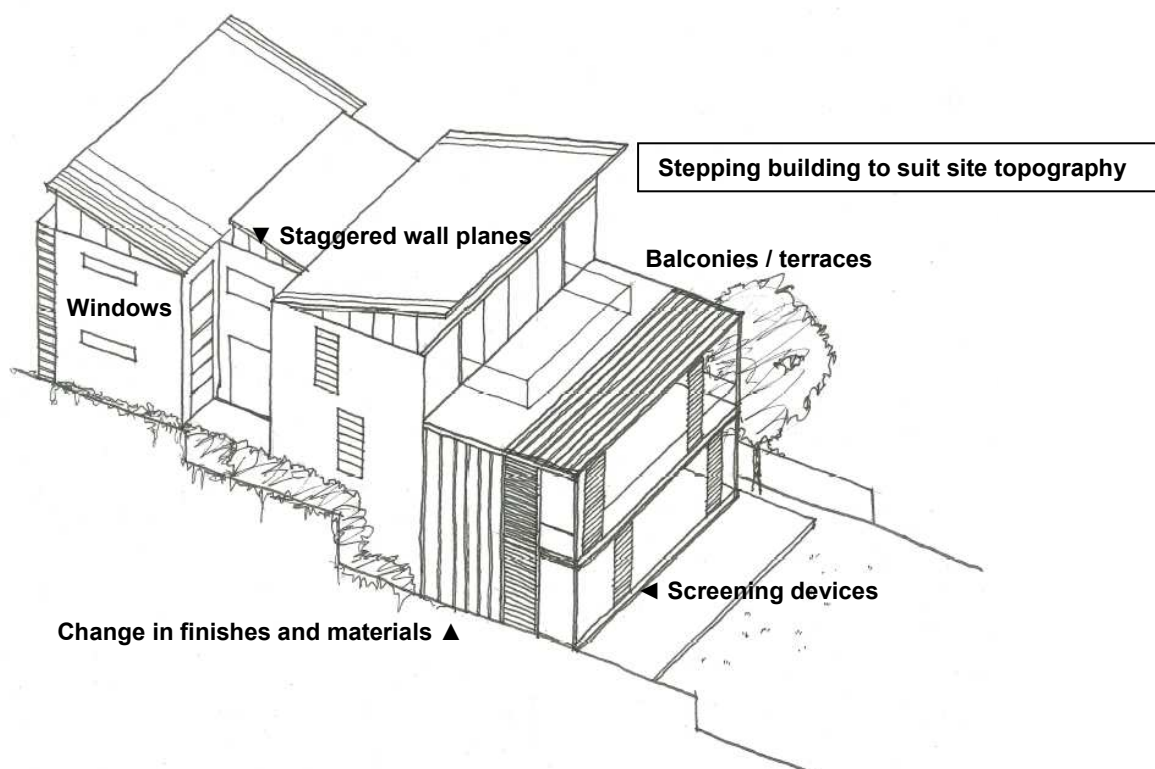
- i) Built form must respect and follow the natural topography of the site. On sloping sites, the building mass must be modelled or stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the allotment. (Note: when modelling the built form, avoid the creation of 'wedding cake' or 'pyramid' type of buildings due to their visual dominance and unsympathetic relationship with the natural landform.)



Avoid creating “wedding cake” or “pyramid” type of built form

- ii) Articulate the external facades to reduce the apparent mass and present a human scale. This may be achieved by measures such as:

- Window openings
- Balconies or terraces
- Entry porches
- Staggered wall planes
- A combination of materials and finishes
- Decorative architectural elements



Design measures for modelling and articulating a building

- iii) Divide side elevations into sections, bays or modules of not more than 12m in length, separated by measures, such as recesses or side courtyards, in order to avoid massive or unrelieved walls.
- iv) Articulate all street elevations for development on corner allotments.
- v) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing, so that the new and retained structures are visualised as one whole building.

Note:

For heritage items or buildings within conservation areas, it may be desirable to distinguish between old and new works. Refer to Section B2 *Heritage* for further details.

- vi) Balconies, terraces and decks must be of a size and configuration that are appropriate to the proportions of the building without excessively increasing its visual bulk.

4.2 Additional **Design** Provisions for Semi-Detached Dwellings

Explanation

The following are additional provisions which must be addressed by proposals for symmetrical semi-detached dwellings.

Objectives

- Any redevelopment or alteration and addition to an individual semi-detached dwelling recognise it as being half of a pair of symmetrical, similar or complementary buildings.
- Any development to a semi-detached dwelling is carefully integrated with the building to which it is attached, and takes into account any possible future development to the latter.

Controls

- i) Development must respect and enhance the architectural character of the pair of semi-detached dwellings as a coherent entity. The design of the works must be based on a detailed site and contextual analysis. Possible design solutions include:

- Respect the existing architectural expression and symmetry between the pair of semi-detached dwellings.

The bulk of any first floor addition should be setback from the principal street frontage and accommodated to the rear of the dwelling, with a substantial portion of the existing front roof remaining intact. The addition should be positioned behind the apex or ridge of the main roof and retain any existing gable features and chimneys.

The first floor addition should use a low profile roof form that is visually secondary to the existing front roof. Alternatively, the addition should adopt a roof form that is compatible with the style and period of the existing roof to be retained.

Note:

This is an important consideration in Heritage Conservation Area. Refer to the Heritage Section in Part B of this DCP for further details.

This solution should not be used where the adjoining dwelling contains unsympathetic or poorly configured additions.

- Create a new character for the semi-detached dwelling based on a detailed analysis of the existing and potential architectural and streetscape outcome (e.g. construction of a first floor addition where its front setback is the same as that of the ground level).

Note:

The owners of the pair of semi-detached dwellings should coordinate with each other and present a consistent and integrated design approach to the buildings. It is encouraged that a DA/s for both dwellings be submitted to Council concurrently.

- ii) Development to a semi-detached dwelling may be constructed to the common boundary with the adjoining dwelling.
- iii) Avoid the exposure of existing blank party walls of the adjoining semi-detached dwelling to the public domain.
- iv) New development must seek to minimise creation of exposed party walls at the common boundary. Where this is not feasible, the party walls must be appropriately finished.

The selection of materials used for alterations and additions must enhance the character of the pair of semi-detached dwellings.



Possible design solutions for first floor additions to semi-detached dwellings:

Respect the existing architectural expression with the first floor addition setback behind the roof ridge (above);

Create a new character for the pair of dwellings (below)

4.3 Additional Design Provisions for Attached Dual Occupancies

Explanation

Attached dual occupancies provide an alternative form of low density housing choice. They have the potential for more significant environmental impacts than single dwellings due to additional parking and access requirements and associated hard paved surfaces. Attached dual occupancies should present a similar bulk and scale as single dwellings in order to integrate with existing streetscapes.

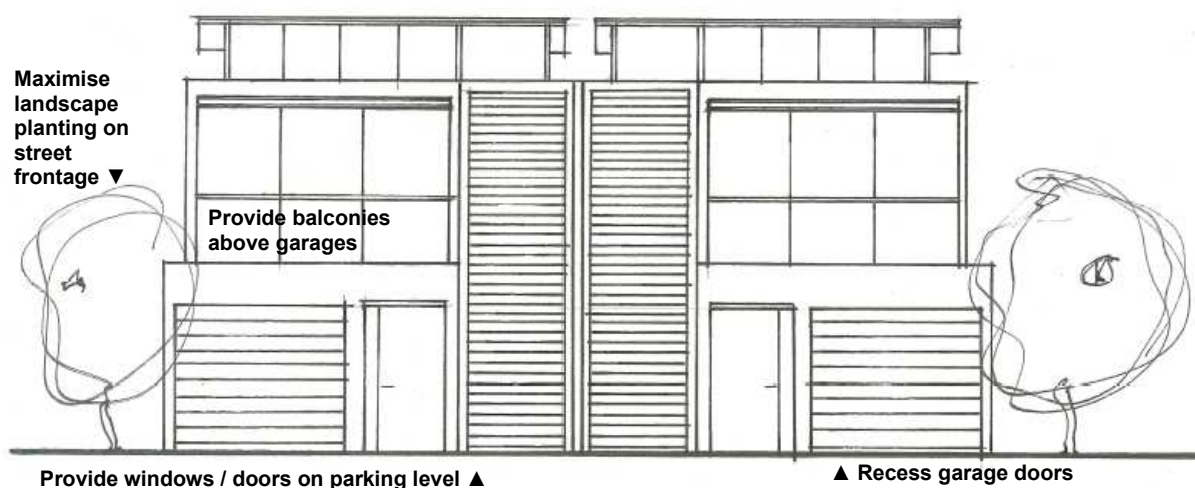
The following are additional provisions which must be addressed by proposals for attached dual occupancies.

Objectives

- To ensure the configuration, scale, massing and proportions of attached dual occupancies are compatible with other dwellings in the street.
- To ensure parking facilities do not dominate the street elevations of dual occupancy dwellings but present as an integrated architectural element.

Controls

- i) The garage for each dwelling within an attached dual occupancy must have a single car width only.
- ii) Articulate the front facade to soften the visual dominance of parking facilities. This may include the following measures:
 - Place balconies or verandahs above garages.
 - Provide windows and/or doorways on the front elevation of the parking level, so that garage entries are not the sole façade elements.
 - Recess garage entries below cantilevered or projecting architectural elements.
- iii) Minimise driveway width.
- iv) The main entrance to a dwelling must not be recessed behind the front facade alignment by more than 2m.
- v) Maximise landscape planting or permeable surfaces in between, or adjacent to driveways to improve visual presentation to the street.



Design measures for articulating an attached dual occupancy

4.4 Roof Design and Features

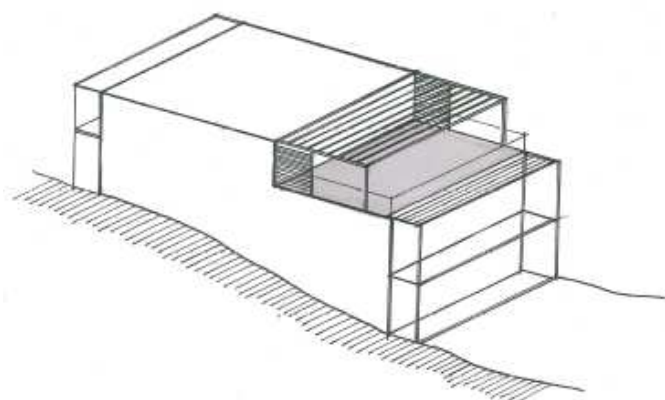
Objectives

- To ensure roof design integrates with the form, proportions and façade composition of the building.
- To ensure trafficable roof space is integrated with the built form and maintains satisfactory privacy relationship with the neighbouring dwellings.

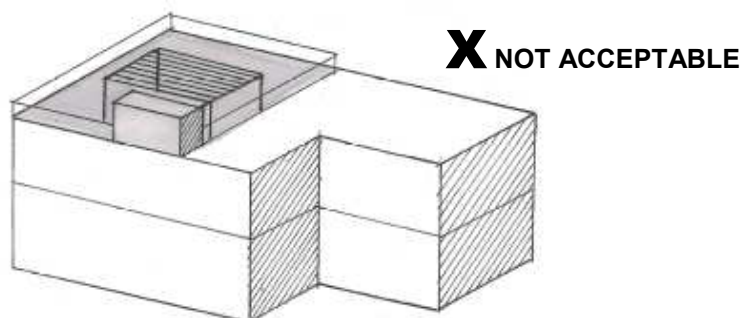
Controls

Rooftop Terraces:

- Terraces, decks or trafficable outdoor spaces may be provided in stepped buildings, but must not be provided on the uppermost or main roof of the building (including the principal dwelling and any outbuilding).



For stepped buildings on sloping sites, a terrace may be provided on the roof (not the uppermost roof) above the storeys below

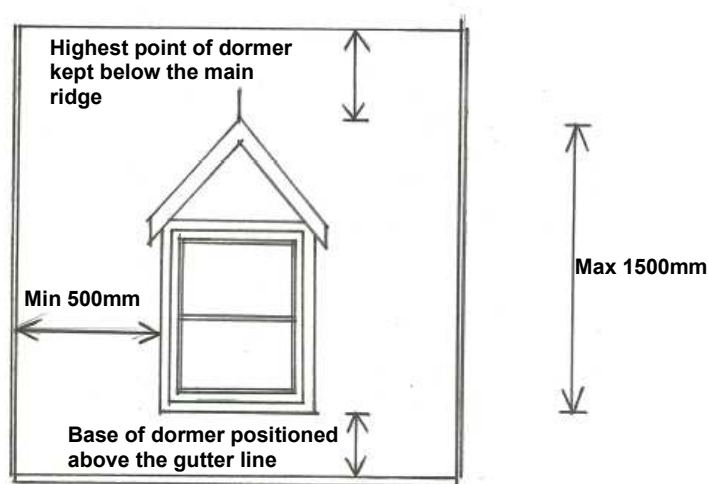


Terrace or deck must not be provided above the topmost or main roof of the building

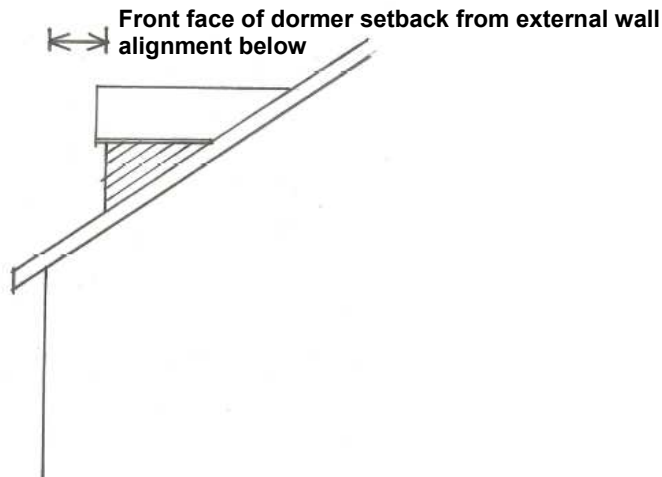
- ii) Roof terraces above garages may only be provided in sloping sites, where the garages are located in the downhill side of the sites fronting the street.

Dormers:

- iii) Dormer windows must be located and have a size, bulk and scale that do not dominate the roof form or add excessively to the building mass.
- iv) The configuration of dormer windows must satisfy the following:
 - A maximum height from base to ridge of not more than 1500mm.
 - The highest point of a dormer must be situated below the ridge of the roof to which it is attached.
 - Dormers must be setback from the sides of the roof by a minimum of 500mm.
 - The front face of a dormer must be setback from the external face of the wall immediately below.
 - The base of a dormer must be positioned above the gutter of the roof in which it is situated.

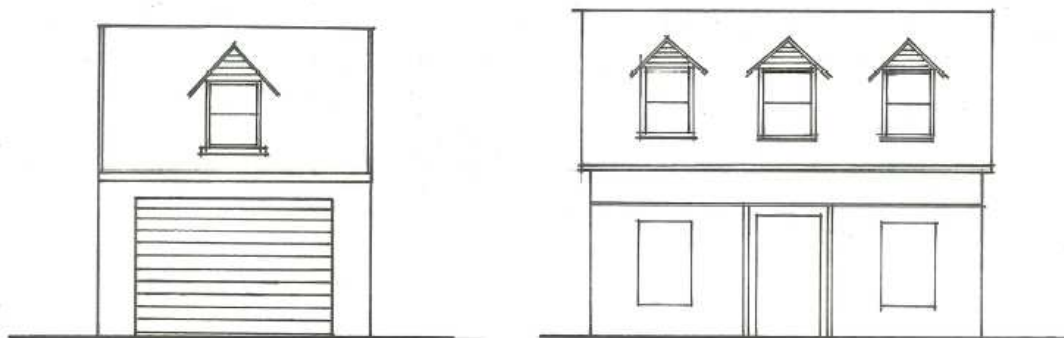


Dormer window configuration



Dormer window configuration

- v) Dormers occurring in the same roof plane must be similarly sized and configured, and arranged symmetrically.



Positioning of dormer windows on the roof plane

- vi) Dormer windows may only be provided on buildings with an architectural character or style that is suitable for dormer features.

Clerestory Windows and Skylights:

- vii) The location, size, configuration and layout of clerestory windows and skylights must be sympathetic to the overall design of the dwelling and the streetscape.

Mechanical Equipment:

- viii) Any plant and equipment must be contained within the roof form or screened behind parapet walls, so that they are not readily visible from the public domain and surrounding properties.

4.5 Colours, Materials and Finishes

Objectives

- To ensure colour and material schemes contribute to the articulation of the building and enhance the streetscape character.
- To ensure surface materials and finishes are durable and fit for their purpose.
- To retain or recycle existing sandstone block works as much as possible.

Controls

- i) Provide a schedule detailing the materials and finishes in the DA documentation. The selection of colour and material palette must complement the character and style of the building.
- ii) ~~Finishing~~ Exterior materials (such as wall cladding and roofing materials) to a building must be durable and non-reflective.
- iii) Large expanses of rendered masonry must be avoided in street frontages and laneway elevations, except where they are created due to heritage consideration.
- iv) Use a combination of materials and finishes to articulate long sections of walls and create visual interest.
- v) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration.
- vi) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

Note:

Also refer to controls under Foreshore Scenic Protection Areas in ~~this section (8.3)~~ Section B10.

4.6 Earthworks

Objectives

- To maintain or minimise change to the natural ground levels.
- To ensure excavation and backfilling of a site do not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining dwellings.
- To enable the provision of usable private open space for dwellings with adequate gradient.
- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

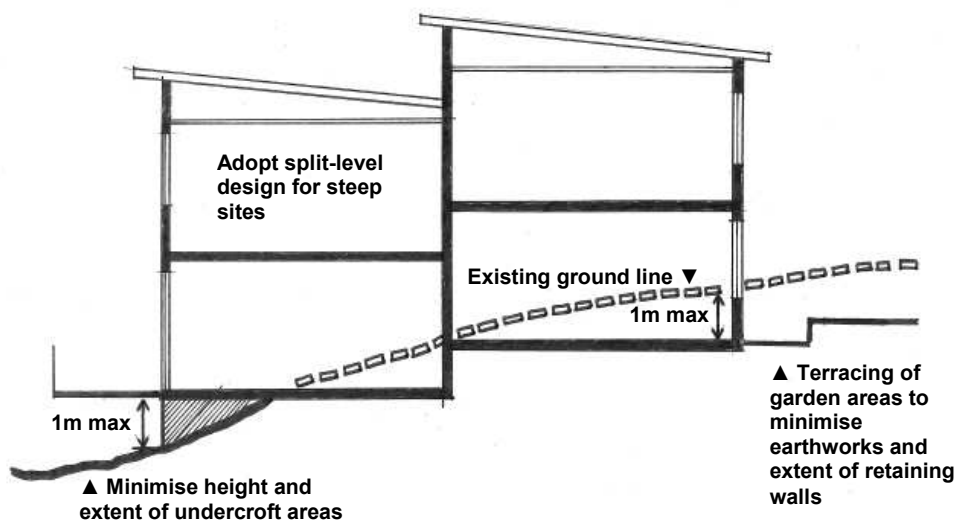
Controls

- i) Any excavation and backfilling within the building footprint must be limited to 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to reasonably construct a dwelling within this extent of site modification.

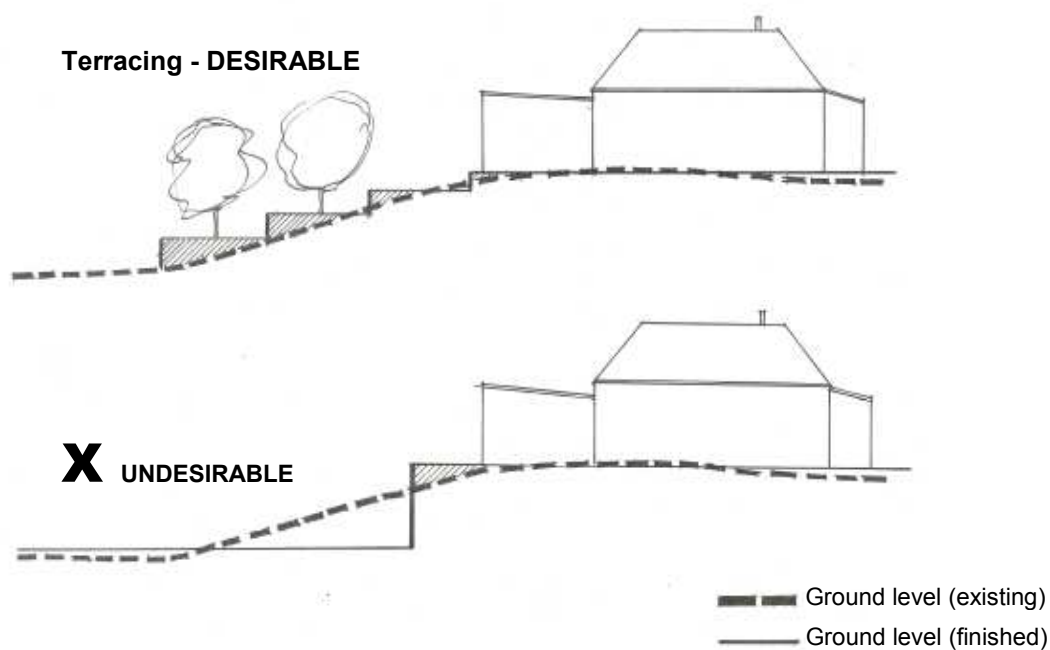
The above requirements do not apply to swimming or spa pool structures.

- ii) Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries.
- iii) Step retaining walls in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain.
- iv) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped to follow the topography of the land. Each stepping must not exceed a maximum height of 2200mm, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.
- v) For sites that slope upwards to the rear with the dwelling elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation, and/or incorporate landscaping to visually soften the wall structures.
- vi) Any cut and fill outside the building footprints (for the purposes of creating useable private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.

- vii) For sites with a significant slope, adopt a split-level design for dwellings to minimise excavation and backfilling.
- viii) For sites with a significant slope, design dwellings to minimise the height and extent of any exposed undercroft areas.



Measures for minimising earthworks



Terracing of private open space to minimise cut and fill and extent of retaining walls

5 Amenity

Explanation

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter seasons. Access to sunlight also reduces reliance on artificial heating and lighting and consequential consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight, and without unreasonable overshadowing on the neighbouring dwellings.

The required level of solar access may not be fully achievable in certain circumstances due to issues such as subdivision pattern, allotment orientation and site topography. In these cases, development proposals must be designed to maximise solar access and simultaneously minimise overshadowing upon the neighbours through responsive and skilful solutions.

In NSW energy and water efficiency measures for most residential development is covered by BASIX (the Building Sustainability Index), a web based tool aimed at reducing water usage and greenhouse gas emissions. For further information on the implementation of BASIX refer to www.basix.nsw.gov.au

5.1 Solar Access and Overshadowing

Objectives

- To ensure new dwellings and alterations and additions are sited and designed to maximise solar access to the living areas and private open space.
- To ensure development retains reasonable levels of solar access to the neighbouring dwellings and their private open space.
- To provide adequate ambient daylight to dwellings and minimise the need for artificial lighting.

Controls

Solar access to proposed development:

- i) A portion of the north-facing ~~living room~~ **living area** windows of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (in so far as it does not contradict any BASIX requirements).
- ii) The private open space of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight

must be capable of supporting passive recreation activities.

Solar access to neighbouring development:

- iii) A portion of the north-facing ~~living-room~~ living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.
- iv) The private open space of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation activities.
- v) Existing solar panels on neighbouring dwellings, which are situated not less than 6m above ground level (existing), must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.

Where the neighbouring dwellings do not contain any solar panels, direct sunlight must be retained to the northern, eastern and/or western roof planes of neighbouring dwellings, which are at least 6m above ground level (existing), so that future solar panels capturing not less than 3 hours of sunlight between 8am and 4pm on 21 June may be installed.

- vi) Any variation from the above requirements will be subject to a merit assessment having regard to the following factors:
 - Degree of meeting the FSR, height, setbacks and site coverage controls.
 - Orientation of the subject and adjoining allotments and subdivision pattern of the urban block.
 - Topography of the subject and adjoining allotments.
 - Location and level of the windows in question.
 - Shadows cast by existing buildings on the neighbouring allotments.

5.2 Energy Efficiency and Natural Ventilation

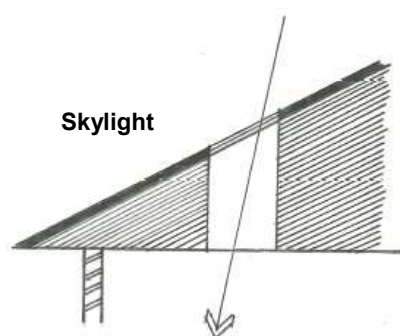
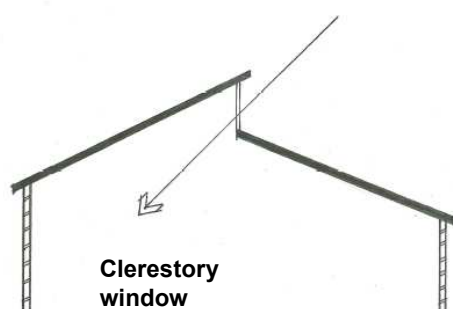
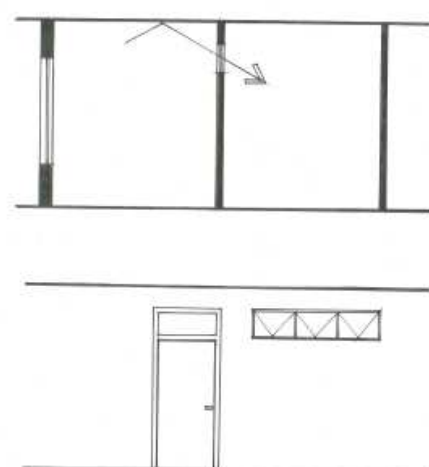
Objectives

- To contribute positively to reduction in energy consumption and greenhouse gas emission during the occupation and use of buildings.
- To enhance the amenity of indoor areas via the use of natural lighting and ventilation.

Controls

- i) Provide day light to internalised areas within the dwelling (for example, hallway, stairwell, walk-in-wardrobe and the like) and any poorly lit habitable rooms via measures such as:
 - Skylights

- Clerestory windows
- Fanlights above doorways
- Highlight windows in internal partition walls



Highlight windows in internal partitions for borrowing ambient, reflected light from adjacent room

Measures for optimising daylight access to interior space of dwellings

- ii) Where possible, provide natural lighting and ventilation to any internalised toilets, bathrooms and laundries within the dwelling via measures such as ventilated skylights.
- iii) All habitable rooms (that is, living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory window for natural lighting and ventilation is not acceptable.

5.3 Visual Privacy

Explanation

Skilful design of buildings can optimise privacy by minimising cross viewing and overlooking to the adjoining dwellings.

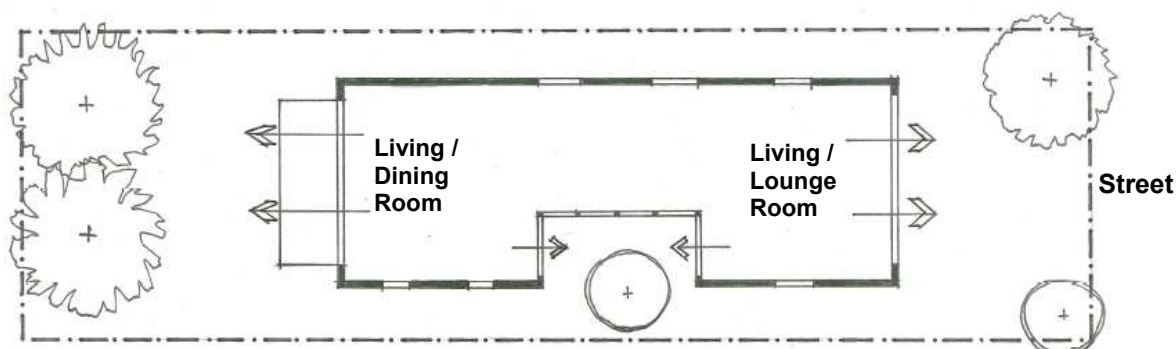
In the urban context, complete privacy between dwellings is often not achievable or practicable, and some limited glimpses between neighbours can add to safety and social well being. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

Objective

- To ensure development minimise overlooking or cross-viewing to the neighbouring dwellings to maintain reasonable levels of privacy.

Controls

- All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following measures:
 - Offsetting or staggering windows away from those of the adjacent buildings.
 - Setting the window sills at a minimum of 1600mm above finished floor level.
 - Installing fixed and translucent glazing up to a minimum of 1600mm above finished floor level.
 - Installing fixed privacy screens outside the windows in question.
 - Creating a recessed courtyard on the side elevations of a building measuring not less than 3m x 2m in dimensions, with windows opening towards the courtyard in lieu of the common boundary.
- The windows to the **main living and dining rooms** **principal living areas** must be oriented away from the adjacent dwellings where possible. In this respect, they may be oriented to:
 - Front or rear of the allotment
 - Side courtyard



Preferred orientation of main living / dining room windows

- iii) Focus upper floor balconies to the street or rear yard of the site. Any elevated balconies or balcony returns on the side facade must have a narrow width to minimise privacy impacts on the adjoining properties.
- iv) Where a balcony, deck or terrace is likely to overlook the private open space or windows of the adjacent dwellings, privacy screens must be installed in positions suitable to mitigate the loss of privacy.

Privacy screens must be permanently fixed and have a minimum height of not less than 1600mm as measured from the finished floor level. Privacy screens must achieve a minimum of 70% opaqueness and may be constructed with:

- Translucent or obscured glazing
 - Fixed timber or metal slats mounted horizontally or vertically
 - Fixed vertical louvres with the individual blades oriented away from the private open space or windows of the adjacent dwellings
- v) Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However, they must not be used as the sole privacy protection measure.
 - vi) For sloping sites, any ground floor decks or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.

5.4 Acoustic Privacy**Explanation**

Skilful design of buildings and space can minimise noise intrusion to the adjoining dwellings. The emphasis is on controlling noise generation from the indoor and outdoor living areas of dwellings, which are more critical in maintaining the amenity of the neighbours.

Objectives

- To ensure the siting and design of development minimise the impacts of noise transmission between dwellings.
- To ensure the siting and design of development minimise impacts from significant noise sources outside the property, such as arterial roads, flight paths, industries and ports.

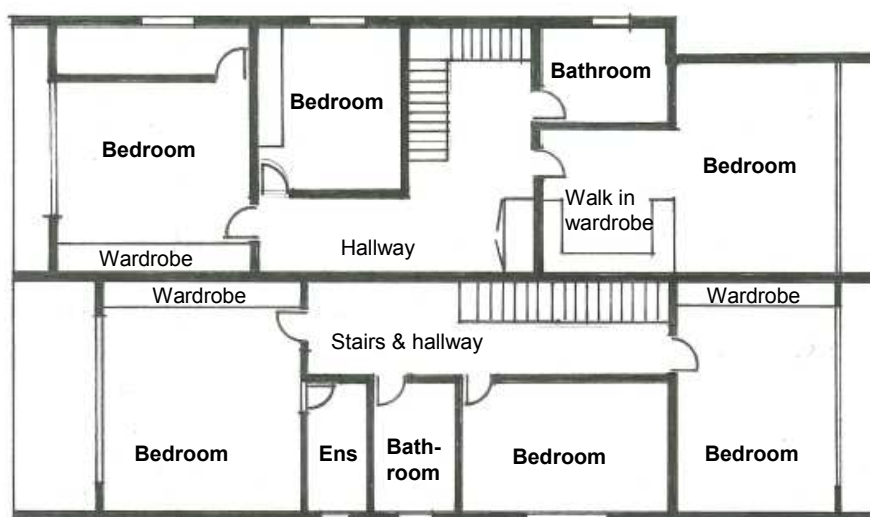
Controls

- i) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, main living room windows, barbeques, swimming pools and spa pools must

not be located immediately adjacent to the bedroom windows of the adjoining dwellings.

ii) Attached dual occupancies must be designed to reduce noise transmission between dwellings via the following measures:

- Locate noise-generating areas adjacent to each other, and quiet areas next to each other (for instance, living rooms to living rooms, bedrooms to bedrooms).
- Locate less sensitive areas, such as stairways, store rooms, toilets, walk-in-wardrobes, built-in-wardrobes and the like adjacent to the party wall for both dwellings to serve as noise buffer.
- Avoid locating wet areas, such as toilets, laundries and kitchens, adjacent to the bedrooms of the adjoining dwelling.



Example:

Designing room layout to minimise noise transmission between dwellings sharing a common wall

iii) Development affected by noise from road traffic, aircrafts and industrial and port operation must be designed and constructed in accordance with relevant Australian Standards and guidelines issued by relevant agencies and authorities.

As a minimum, the bedroom windows must be oriented away from the noise source where possible.

5.5 Safety and Security

Explanation

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy focusing on the planning, design and structure of buildings, public places and neighbourhoods. The key principles of CPTED are:

Casual surveillance – Casual surveillance functions by increasing the perception that people can see and be seen. Surveillance occurs by designing building elements and activity areas in such a way that maximises visibility to the space in question.

Territorial reinforcement – Territorial reinforcement occurs when the design of space encourages users to adopt a sense of responsibility for its use and condition.

Access control – Access control limits the opportunity for crime by clearly delineating public, semi-public and private space.

Objectives

- To reduce crime risk and minimise opportunities for crime.
- To ensure relevant crime prevention principles are applied in the siting and design of buildings and landscaping.
- To ensure the siting and design of buildings and spaces contribute to the actual and perceived security to dwellings and the personal safety of residents and visitors.

Controls

- i) The main entry to a dwelling must be located on the front elevation facing the street and be readily identifiable, unless the site has a narrow frontage width.
- ii) The street number of a dwelling must be conspicuously displayed near the main pedestrian entry.
- iii) Dwellings must provide at least 1 habitable room window with a total glazed area of not less than 2 square metres overlooking the street or a public place.
- iv) Front fences, parking facilities and landscaping must be designed so as not to obstruct casual surveillance to and from the dwelling and permit safe access by residents and visitors.

5.6 View Sharing

Explanation

Many dwellings and public places in Randwick City enjoy views to the ocean, coastline, parks and distant skyline of Sydney CBD and Bondi Junction. Some elements are recognised as prominent natural features (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. View sharing control aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practicable and reasonable.

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, development inevitably causes varying degree of view loss. The intent of the DCP is to ensure development is sensitively and skilfully designed, so that a reasonable level of views is retained for the surrounding areas.

The NSW Land and Environment Court has developed a planning principle relating to view sharing based on the case of *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

Where view loss impact is likely to occur, development proposals must address this sub-section of the DCP as well as the aforementioned planning principle in detail.

Objectives

- To acknowledge the value of views to significant scenic elements, such as ocean, bays, coastlines, watercourses, bushland and parks; as well as recognised icons, such as city skylines, landmark buildings / structures and special natural features.
- To protect and enhance views from the public domain, including streets, parks and reserves.
- To ensure development is sensitively and skilfully designed to maintain a reasonable amount of views from the **development**, neighbouring dwellings and the public domain.

Controls

- i) The location and design of dwellings and outbuildings must reasonably maintain existing view corridors or vistas from the neighbouring dwellings, streets and public open space areas.
- ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.

- iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain.
- iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.
- v) Adopt a balanced approach to privacy protection and view sharing, and avoid the creation of long and massive blade walls or screens that obstruct views from the neighbouring dwellings and the public domain.
- vi) Clearly demonstrate any steps or measures adopted to mitigate potential view loss impacts in the DA.

Advisory:

In order to facilitate assessment of potential view loss impacts, Council may request the installation of height poles on the development site to demonstrate the height and envelope of the works. The height poles must be checked and certified by a Registered Surveyor as being accurate with relevant certification submitted to Council.

6 Car Parking and Access

Explanation

The location, size and configuration of parking and vehicular access have significant implications on building design and the streetscape character. It is important that parking facilities are properly integrated into the architecture of buildings and do not present as prominent, intrusive features.

Garages tend to create a blank appearance to the building façade at the expense of window openings and articulation. Access driveways increase hard paved surfaces and occupy space which could otherwise accommodate landscaping.

Large parts of Randwick City were developed in the late 19th and early 20th centuries and dwellings in those periods were not designed to accommodate private cars. The provision of any car parking in existing and infill development must be sensitive to the character of the buildings and the streetscapes.

Objectives

- To ensure car parking and access facilities do not visually dominate the property frontage or streetscape.
- To ensure parking facilities are integrated with the architectural expression of the dwelling as an integrated element.
- To minimise hard paved surfaces occupied by driveways and parking facilities, and maximise opportunities for deep soil planting and permeable surfaces for stormwater infiltration.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants and pedestrians.
- To ensure the location and design of parking and access facilities do not adversely impact on the amenity of neighbouring properties.

6.1 Location of Parking Facilities

Controls

- i) Provide a maximum of 1 vehicular access per property.
- ii) Locate parking facilities off rear lanes, or secondary street frontages in the case of corner allotments, where available.
- iii) Where rear lane or secondary street access is not available, parking facilities must be located behind the front façade alignment, either integrated within the dwelling or positioned to the side of the dwelling.

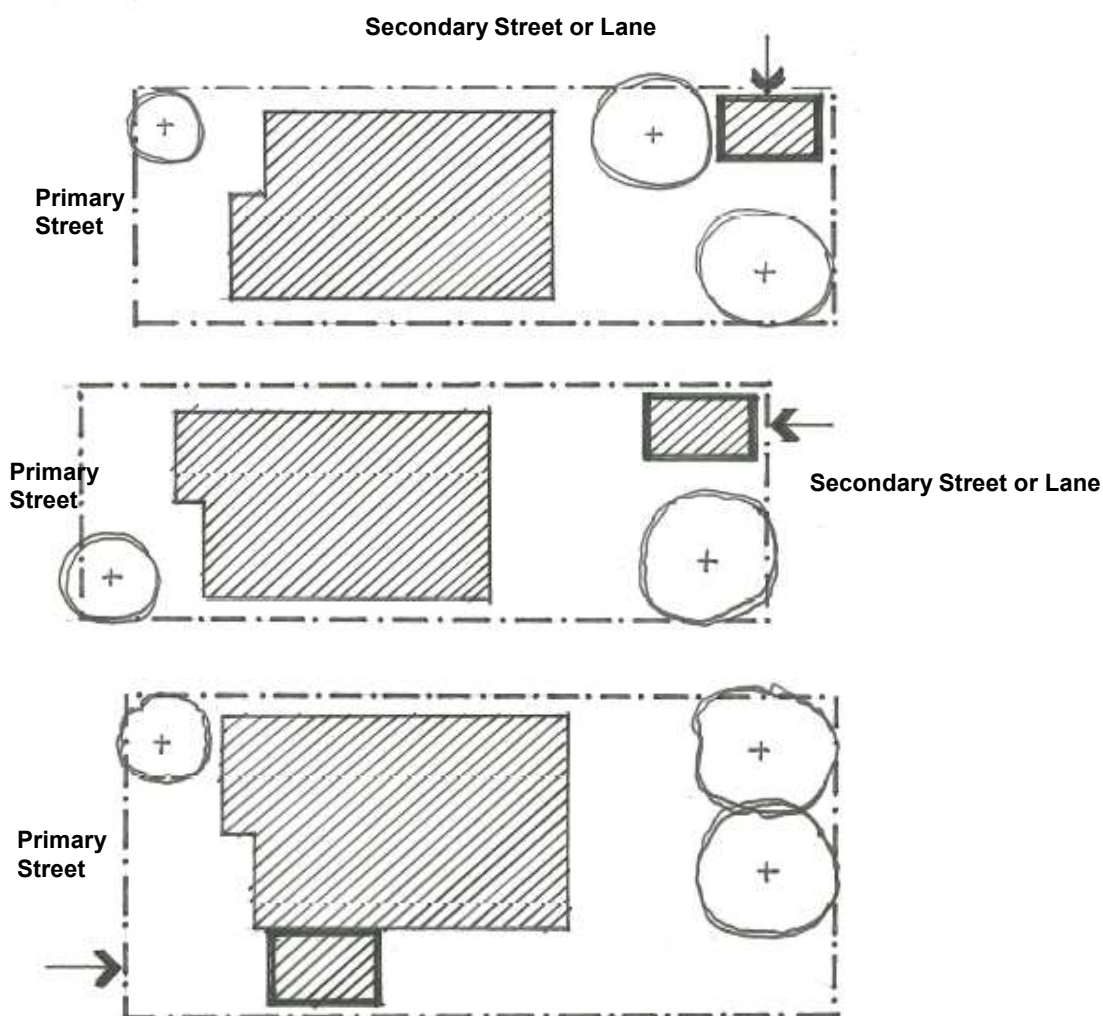
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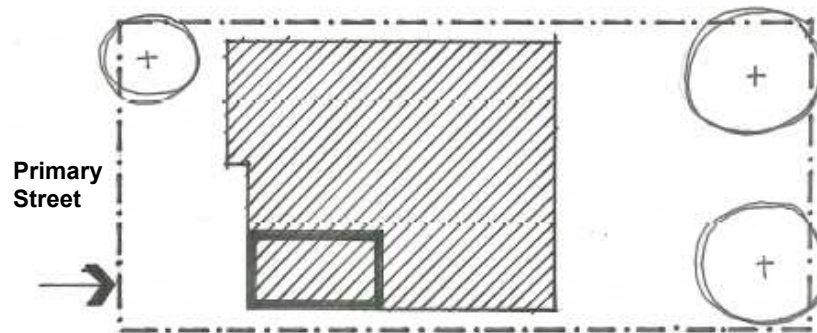
See also 6.2 for circumstances where parking facilities forward of the front façade alignment may be considered.

- iv) Provide a single width garage or carport facing the primary street if the site frontage has a width of less than 12m.

Double width garage or carport may only be provided where:

- The frontage width is at least 12m;
 - The development is consistent with the predominant pattern in the street; and
 - Landscaping can still be provided in the front yard areas.
- v) On flat or gently sloping sites, any basement garage must NOT be situated substantially or completely below ground level (existing), in order to minimise excavation and apparent scale of the front elevation.
- vi) Avoid long driveways that occupy large expanses of impermeable surfaces.





Location of parking facilities

6.2 Parking Facilities Forward of Front Façade Alignment

Controls

- i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing dwelling), parking facilities may be provided within the front setback areas as follows:
 - An uncovered single car space; or
 - A single carport having an external width of not more than 3m (excluding eaves); and
 - Landscaping must be able to be incorporated into the site frontage.



A single hardstand car space or a single carport may be provided in front of a dwelling on constrained sites. Landscaping must be able to be incorporated into the site frontage.

- ii) Regardless of the site's frontage width, the provision of garages (single or double width) within the front setback areas may only be considered where:
- There is no alternative, feasible location for accommodating car parking;
 - The site has a significant slope with the dwelling being elevated above the street level;
 - The **garage carport** will not adversely affect the visual amenity of the street and the surrounding areas;
 - The **garage carport** location will not pose an undue risk on the safety of pedestrians; and
 - The garage will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.



A **garage carport** within the front setback area may be considered where the site has a significant slope with no feasible alternative for accommodating car parking, and where it does not create adverse visual and safety impacts on the street.

6.3 Setbacks of Parking Facilities

Controls

- i) Garages and carports must comply with the side setback requirements stipulated in **Sub-Section 3.3 of this Chapter**.
- ii) Entry to garages and carports off the rear lane must be setback a minimum of 1m from the lane boundary.
- iii) Garages and carports built to the side boundary may be considered where:
 - The adjoining property has its parking facilities or outbuildings constructed to the common boundary;
 - The location of car parking is compatible with the streetscape character;
 - Appropriate sightlines will be maintained for drivers and pedestrians; and
 - Development seeks to amalgamate the driveway crossing with that of the adjoining property.

6.4 Driveway Configuration

Controls

- i) The maximum width of driveway is as follows:

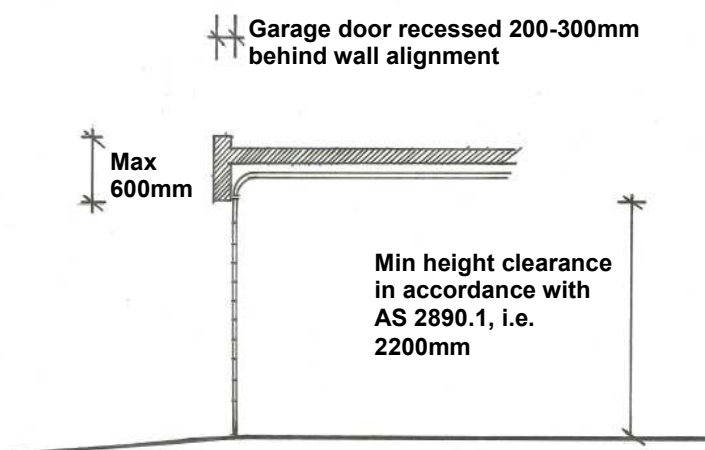
- Single driveway – 3m
- Double driveway – 5m

In addition, the width of driveway must be tapered towards the street boundary and preferably form a single width at that boundary.

6.5 Garage Configuration

Controls

- i) Garages must be recessed behind the front façade alignment of the dwelling on both the primary and secondary street elevations.
- ii) The maximum **internal** width of a garage (including the garage door and the flanking piers or columns) is as follows:
- Single garage – 3m
 - Double garage – 6m
- iii) The minimum **internal** length of a garage is 5.4m.
- iv) The maximum wall height of detached garages fronting the street is 2.6m **and maximum building height of 3.0m for a pitched roof.**
- v) Garage doors must not be flush with the alignment of the garage walls. As a guide, the garage door should be recessed 200mm to 300mm behind the alignment of the walls, in order to provide articulation.
- vi) The height of any parapet wall or bulkhead above the garage entry must not exceed 600mm, in order to minimise the visual bulk of the garage.



Measures for minimising visual bulk of garages

6.6 Carport Configuration

Controls

- i) Carports must have a simple, post-support design and not solid enclosing walls. The carport may only be semi-enclosed with timber or metal slats achieving minimum 30% openness.
- ii) The carport must have a flat roof, lean-to roof or gable or hipped roof having a pitch angle that relates to the dwelling or the street. The roof must not be trafficable.
- iii) The maximum width of a carport is 3m.
- iv) The minimum length of a carport is 5.4m.
- v) The maximum building height of carports is 2.6m for a flat roof or 3.0m for a pitched roof.
- vi) Carports must not use a solid panel or roller shutter door.
- vii) The carport may be secured by a gate having minimum 30% openness.
- viii) Carport gates must not encroach upon public land during operation.

6.7 Hardstand Car Space Configuration

Controls

- i) Hardstand car spaces should include permeable materials, such as porous paving units. Gravels over deep soil may be provided in between concrete wheel strips.
- ii) A hardstand car space must have minimum dimensions of 2.4m x 5.4m.

7 Fencing and Ancillary Development

Explanation

Fences demarcate property ownership and provide definition between the public and private domain. Fences must be designed to promote high quality streetscapes, adequate privacy and security protection for dwellings, and appropriate surveillance and interaction with the public domain.

Ancillary development is facilities and structures that are incidental to the use and occupation of a dwelling. Examples of ancillary development include outbuildings, swimming and spa pools, air conditioning equipment, communications dishes, aerials, antennae and clothes drying facilities.

Ancillary development should be of smaller scale and visually compatible with the design of the dwelling in terms of form, colours and finishes.

These should be considered as part of the preliminary design of development works and positioned to minimise visual impact on the public domain.

Definition:

“Outbuilding” is a freestanding building not being attached to any dwelling on the site, which may or may not be enclosed on the side elevations, and includes cabana, shed, gazebo, greenhouse, habitable room, secondary dwelling and the like

Objectives

- The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences complement the building on the site and the streetscape.
- Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment.
- Fences are designed to minimise opportunities for graffiti and malicious damage.
- To provide for ancillary development that enhances the liveability of dwellings and maintains reasonable levels of visual amenity, solar access and privacy for the neighbouring dwellings.
- To ensure ancillary development do not present as prominent features and detract from the streetscape character.

7.1 General - Fencing

Controls

- i) Construct fences with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering.
- ii) Sandstone fencing must not be rendered or painted.
- iii) The following materials must not be used in all fences:
 - Steel post and chain wire
 - Barbed wire or other dangerous materials
- iv) Expansive surfaces of blank rendered masonry to street frontages must be avoided.

7.2 Front Fencing

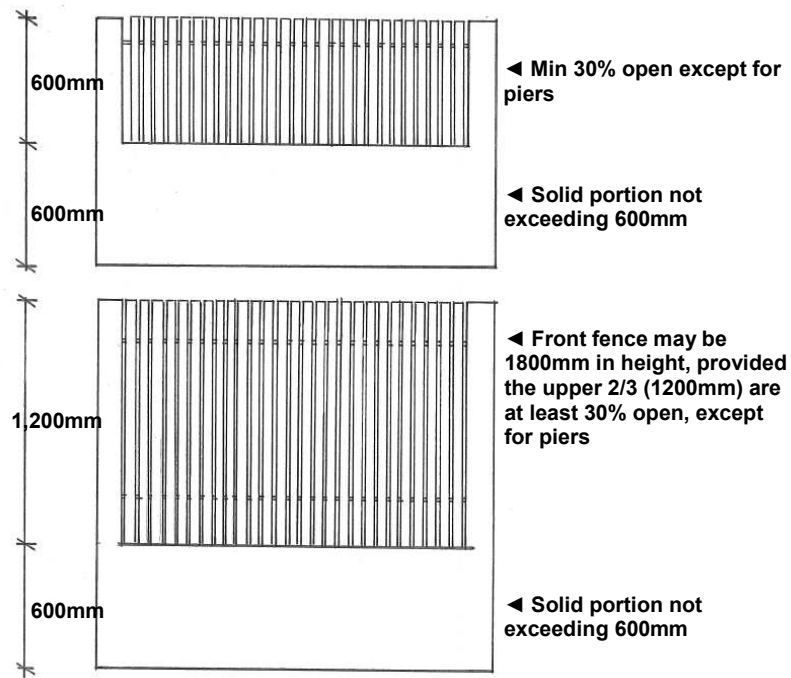
Controls

- i) The maximum height of front fencing is limited to 1200mm, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers.

The maximum height of front fencing may be increased to 1800mm, provided the upper two-thirds are partially open, except for piers.

- ii) Construct the non-solid portion of the fence with light weight materials (such as timber panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.
- iii) Solid front fence of up to 1800mm in height may be permitted in the following scenarios:
 - Front fence for sites facing arterial roads.
 - Fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence once past the front façade alignment.

Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), so as to avoid continuous blank walls.



Configuration of front fencing

- iv) The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping.
- v) The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape.
- vi) Avoid roofed entry portal, unless designed to complement any established fencing pattern in heritage streetscapes.
- vii) Gates must not open over public land.
- viii) The fence must align with the front property boundary or the predominant fence setback line along the street.
- ix) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3 Side and Rear Fencing

Controls

- i) The maximum height of side, rear or common boundary fences is limited to 1800mm, as measured from the ground level (existing).

For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).

- ii) In the scenario where there is a significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit.
- iii) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment.
- iv) Side or common boundary fences must be finished or treated on both sides.

Advisory:

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining land owners, where an owner wishes to erect a new dividing fence or undertake work to an existing dividing fence. The Act also sets out the procedures for resolving disputes involving the cost, type and position of a fence. Either property owner may apply to a local court or local land board to have any matters in dispute decided.

A copy of the Dividing Fences Act may be obtained in the following web site: www.legislation.nsw.gov.au.

7.4 Outbuildings

Controls

- i) Locate behind the alignment of the front building façade.
- ii) Position to optimise backyard space and must not be located within the required permeable surfaces.
- iii) Except for laneway development, outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.
- iv) Outbuildings may be constructed to the side and rear boundaries where:
 - The external walls are finished and do not require frequent maintenance;
 - There are no windows or openings facing the adjoining allotments; and

- Adequate solar access to the adjoining dwellings is maintained.
- v) Where there is an existing detached garage at the rear of the allotment, a first floor addition may be considered subject to the following measures:
 - Contain the upper floor level within the roof form as an attic storey;
 - Articulate the facades;
 - Provide an integrated landscape design with screen planting to visually soften the outbuilding;
 - Does not create excessive structural bulk as viewed from the adjoining properties;
 - Maintain adequate solar access to the adjoining dwellings; and
 - Maintain adequate privacy to the adjoining dwellings.
- vi) Outbuildings may be used as habitable space, but must not be used as a separate business premises.

7.5 Swimming and Spa Pools

Controls

- i) Locate behind the alignment of the front building facade.
- ii) Locate to minimise damage to the root system of existing trees on the adjoining properties, as well as trees on the subject site proposed or required to be retained.
- iii) Locate to minimise noise impacts on the adjoining dwellings.
- iv) The coping level of the pool must relate to the topography of the site. On sloping allotments, the higher side of the site must be excavated, so that the pool structures do not protrude more than 1m above ground level (existing) on the lower side.
- v) Setback the outer edge of pool coping a minimum of 900mm from the rear and side boundaries.
- vi) The side and rear setback areas must incorporate screen planting extending along the full length of the pool. The planting must be capable of reaching a mature height of not less than 3m. This requirement may not apply where there is a need to retain existing view corridors from adjoining and nearby properties.
- vii) Position any decking away from the side and rear boundaries to minimise adverse privacy impacts on the neighbours.
- viii) Locate the pool pump and filter away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that limits noise generation.

7.6 Air Conditioning Equipment

Controls

- i) Locate to minimise visibility from the street.
- ii) Avoid installing air conditioning equipment on the street or laneway elevation of buildings.
- iii) Any roof mounted air conditioning units must be screened from view by parapet walls, or contained within the roof form.
- iv) ~~Locate to minimise noise impacts on bedroom areas of adjoining dwellings.~~ Locate to minimise amenity impacts (e.g. noise, exhaust) on bedroom areas of adjoining dwellings.

Advisory:

In NSW noise pollution is regulated through the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations Regulations. A copy of the legislation may be obtained in the following web site: www.legislation.nsw.gov.au.

A number of policies and guidelines also provide guidance on how to prevent noise and minimise impacts including 'The NSW Industrial Noise Policy', 'Noise Guide for Local Government' and 'Dealing with Neighbourhood Noise'.

7.7 Communications Dishes and Aerial Antennae

Controls

- i) Provide a maximum of 1 communications dish and 1 antenna per dwelling.
- ii) Communications dishes, TV antennae and ancillary facilities must be positioned to minimise visibility from the adjoining dwellings and the public domain, and must be:
 - Located behind the front façade alignment;
 - Setback a minimum of 900mm from the side and rear boundaries;
 - Located below the ridge of the roof;
 - Not located on the roof plane facing the primary and any secondary streets; and
 - Positioned to avoid intrusion into significant views or outlook currently enjoyed by the adjoining dwellings.
- iii) The topmost point of freestanding communications dishes must be no higher than 2.7m above ground level (existing).

7.8 Clothes Drying Facilities

Controls

- i) Located behind the front façade alignment and not be prominently visible from the street.

8 Area Specific Controls

8.1 Development in Laneways

Explanation

A large proportion of housing development in the northern and central parts of Randwick City dates back to the late 19th and early 20th centuries. Development in these periods features narrow, elongated blocks serviced by rear laneways.

The rear laneways are generally narrow and shared by pedestrians, private cars and service vehicles. The visual amenity and perceived safety and security of many laneways are limited.

This Sub-Section provides general guidance on the appropriate forms of ancillary development for laneways, with the intent of promoting their safety and security and visual appearance.

Objectives

- To ensure any building fronting a rear lane has a scale and mass secondary to the main dwelling on the site, and is appropriate for the width of the lane.
- To promote casual surveillance and improve safety and security of laneways.

Controls

- i) All ancillary buildings fronting laneways must have a maximum height of not more than 6m. The maximum external wall height is limited to 4.5m.

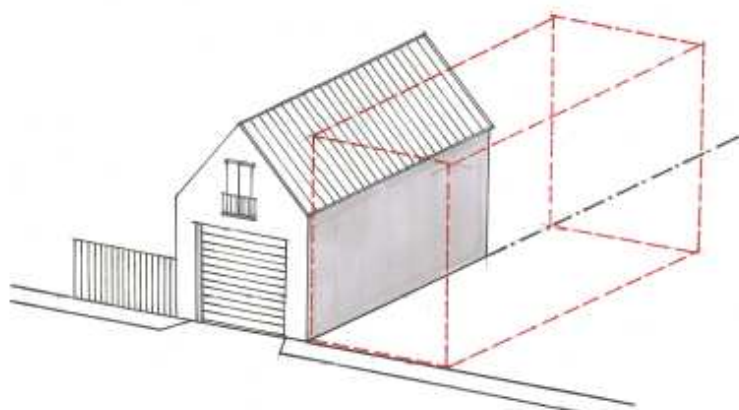
Ancillary buildings on laneways must have a mass and scale secondary to the primary dwelling on the allotment. Any upper level (for instance, storey above garage) must be contained within the roof form as an attic storey.

Note:

The above requirements do not apply to detached dual occupancies in R3 (Medium Density Residential) Zone.

- ii) The laneway elevation of any upper level must provide at least 1 operable window to enable casual surveillance of the rear lane.
- iii) Where there is a consistent setback pattern along the lane, buildings must be aligned in accordance with that setback. Where there is no consistent setback pattern, buildings must be setback a minimum of 1m from the laneway boundary. (Refer to Sub-Section 6 for controls relating to setback to garage entry.)
- iv) Laneway development may reserve nil setback from the side boundaries in the following scenarios:

- The adjoining site already contains a building at the rear constructed to the common boundary.
 - The reservation of nil side setback/s will not result in unreasonable visual, privacy and overshadowing impacts on the adjoining properties.
- v) Laneway development must screen or match any exposed blank walls within the adjoining properties that are near to or abut the common / side boundaries.



Laneway development may be built to the common boundary, provided the adjoining site already contains a building constructed to the boundary, and where no unreasonable impacts will result.

~~8.2 Development in Laneways Nominated for Road Widening~~

~~Explanation~~

~~A number of narrow laneways in Randwick City have been identified for road widening. In many of these nominated laneways, Council has already commenced widening works which are gradually transforming the lane character.~~

~~These nominated laneways are listed below:~~

- ~~a) Ferguson Street, Maroubra, between Maroubra Road and Beauchamp Road~~
- ~~b) Glanfield Street, Maroubra, between Bunnerong Road and Bruce Bennetts Place~~
- ~~c) Green Street, Maroubra, between Anzac Parade and Cooper Street~~
- ~~d) Galvin Street, Maroubra, between Cooper Street and Mulgray Avenue~~
- ~~e) Mason Street, Maroubra, between Bunnerong Road and Anzac Parade~~
- ~~f) Alma Road, Maroubra, between Anzac Parade and Cooper Street~~
- ~~g) Metcalfe Street, Maroubra, between Garden Street and Flower Street~~

Drafting Note:
Section 8.2
Development in
Laneways
Nominated for
Road Widening
moved to General
Controls-B11.

- ~~h) Nevorie Crescent, Maroubra, between Royal Street and Hannan Street~~
- ~~i) Marjorie Crescent, Maroubra, between Storey Street and Royal Street~~
- ~~j) Eastmore Place, Maroubra, between Bunnerong Road and Marjorie Crescent~~
- ~~k) Bundock Lane, Randwick, between Avoca Street and Canberra Street~~

~~The development of residential dwellings fronting these laneways is encouraged. Subject to dedication of land for the purpose of laneway widening, payment of relevant fees and compliance with the objectives of this DCP, subdivision for a dwelling to the rear lane may be permitted, notwithstanding the minimum allotment sizes required for subdivision under the RLEP.~~

~~The special land dedication requirements for corner blocks and specific allotments are detailed in Council's Subdivision Code.~~

Objectives

- ~~• To facilitate widening and streetscape improvement of specially nominated laneways in Randwick City.~~
- ~~• To achieve the dedication of land for laneway widening purposes through permitting subdivision and dwelling house development on nominated sites fronting the lanes.~~

Controls

~~Notwithstanding the minimum allotment size provisions of the RLEP and the minimum frontage width requirements of this DCP, the subdivision of land for a dwelling house fronting a nominated laneway may be permitted having regard to the following criteria:~~

- ~~i) The merits of the proposal and compliance with the objectives of this DCP; and~~
- ~~ii) The dedication to Council of a strip of land 4.57m in depth along the frontage of the lane for road widening purposes.~~

8.3 Foreshore Scenic Protection Area

Explanation

~~Randwick City covers almost 30km of coastline. The RLEP has identified certain land as Foreshore Scenic Protection Area to recognise, protect and enhance the scenic qualities of areas along the coastline. This Sub Section stipulates specific controls to ensure future development is of high architectural quality and are sensitive to the aesthetic values of the foreshore areas.~~

Objectives

- ~~• To protect the natural landscape qualities and aesthetic appeal of the foreshore areas.~~

Drafting Note:
Section 8.3
Foreshore Scenic
Protection Area
moved to General
Controls-B10.

- To encourage high quality designs for dwellings that are sensitive and sympathetic to the natural landform, colours and landscape character of the foreshore areas.
- To retain and provide an ambient landscape that is suitable to the coastal conditions and enhances the scenic qualities of the foreshore.

Controls

- i) The design of buildings must consider their visual presentation to the surrounding public domain, including streets, lanes, parks, reserves, foreshore walkways and coastal areas. All elevations visible from the public domain must be articulated.
- ii) Outbuildings and ancillary structures must be integrated with the design of the main dwelling in a coherent architectural expression. They must not present as temporary or make-shift structures, nor constructed with non-durable, low quality materials.
- iii) The exterior colour scheme must complement the natural elements in the coastal areas. The colour palette must predominantly consist of light toned neutral hues.
- iv) High reflective glass in windows and doors visible from the public domain must not be used.
- v) Finishing materials to buildings must be capable of properly withstanding deterioration and weathering accelerated by the coastal conditions.
- vi) Plant species selected for landscaping must be capable of withstanding the exposed and windy coastal environment. Professional landscape advice must be obtained in the selection of species.
- vii) Adequate soil depth must be reserved around buildings for gardens and soft landscaping purposes.
- viii) Any exposed coping structures of swimming and spa pools must be minimised and screened from view from the public domain.
- ix) Any rock outcrops, shelves and large boulders must be retained on the site and integrated into the landscape design.
- x) Any retaining walls within the foreshore area (that is, encroaching upon the Foreshore Building Line) must be constructed or clad with sandstone.

Medium Density Residential

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1 Introduction

This section of the DCP contains objectives and design controls which apply to new development and alterations and additions for the purposes of medium density housing including the following types of development defined in the RLEP:

- Attached dwellings;
- Multi dwelling housing; and
- Residential flat buildings.

These controls are based on best practice design guidance under SEPP 65 – Design Quality of Residential Flat Buildings and the **‘Residential Flat Design Code’** (the Design Code) refer to <http://www.planning.nsw.gov.au/residential-flat-design-code> published by NSW Department of Planning and Infrastructure.

For residential flat buildings, applications must specifically address the ‘Design Code’ principles.

State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (SEPP 65) provides design principles for residential flat buildings containing three or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2m above ground level), and four or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops)

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

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

The following document should also be considered:

- Randwick City Council’s ‘Design ideas for rejuvenating residential flat buildings’

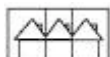
1.1 Medium density housing in Randwick LGA

Over half the housing stock in Randwick consists of medium density housing, characterised by pre and post war residential flat buildings, walk up flats, newer multi storey apartment buildings, villas and terraces.

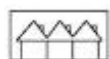
The following terms describe the dwelling types covered by this section and as defined by RLEP.

Attached dwellings such as terraces and townhouses *means a building containing 3 or more dwellings, where:*

- (a) *each dwelling is attached to another dwelling by a common wall, and*
- (b) *each of the dwellings is on its own lot of land, and*
- (c) *none of the dwellings is located above any part of another dwelling.*



Multi dwelling housing such as villas as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.



Residential flat buildings such as pre and post war walk up flats and newer multi storey buildings *means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*



Attached dwellings ("terraces")



Multi-dwelling housing ("townhouses")



Newer residential flat building



Pre-war residential flat building



Post-war residential flat building

2 Site Planning

2.1 Site Layout Options

Explanation

A large proportion of properties in the R3 medium density zone consist of deep allotments with an average length of 30 to 40m. Many also have a narrow frontage width of less than 15m. To configure a building that would achieve adequate daylight access, natural ventilation and privacy on these properties requires careful and skilful execution of site planning and building layout.

In addition to the above, many properties that are suitable for redevelopment into medium density housing are situated among older style residential flat buildings, which generally occupy a large proportion of the land area with living spaces oriented to the side boundaries. This represents a considerable challenge in achieving good amenity outcomes between properties, and the constraints to be resolved during the design process.

This sub-section provides guidance for site planning by suggesting general solutions that are relevant to the context of Randwick City.

Objectives

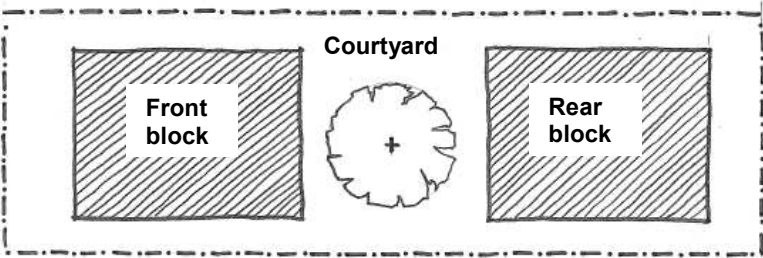
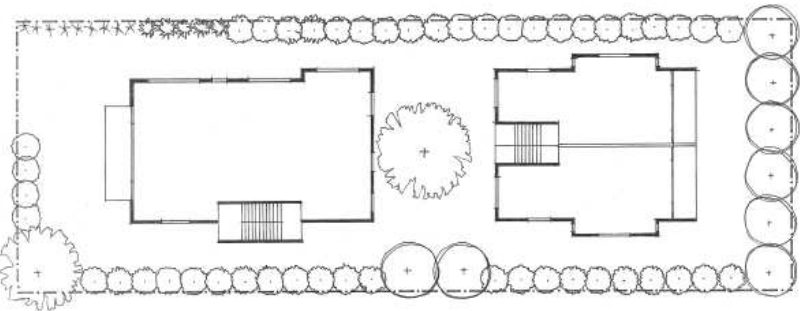
- To ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- To ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Controls

- i) The site layout and location of buildings must be based on a detailed site analysis and have regard to the site planning guidelines in table 1 below.

Table 1 Site Planning Guidelines

Note: The following site layout options are provided as examples only and are based on recently approved DAs. Refer to sections B1 Design: subsections 3.1 and 3.2 for further information on responding to site and contextual analysis

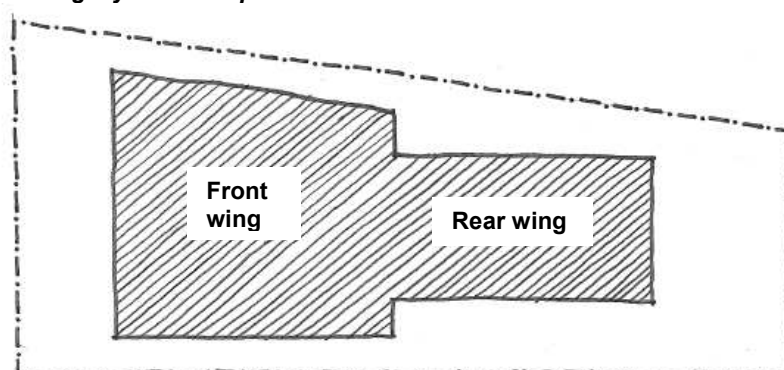
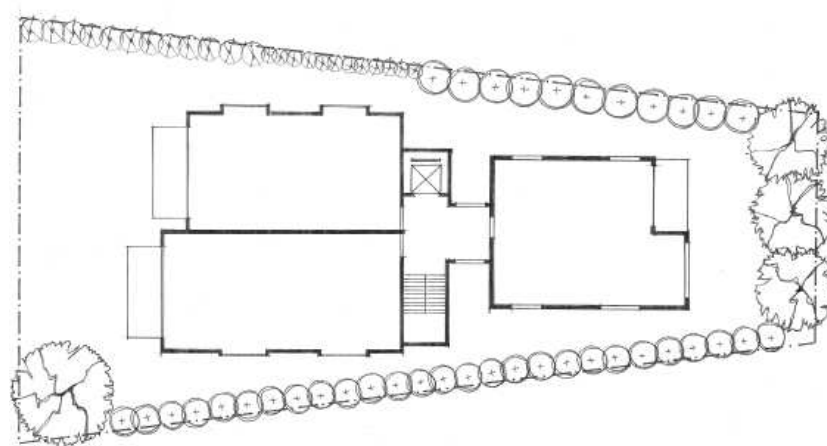
Site Planning Type	Details
Two Block / Courtyard Example	<p>Configuration: The floor space is distributed into two building blocks, with one building addressing the street, and the other situated at the rear. The two blocks may be situated above a common basement containing car parking facilities.</p> <p>The buildings are separated by a central courtyard that functions as communal garden with opportunities for canopy tree planting.</p> <p>The habitable room windows can be oriented to the front and rear of the allotment as well as the central courtyard.</p> <p>Application:</p> <ul style="list-style-type: none"> • Both narrow, elongated allotments and wider allotments; • Allotments with rear lane access; • Allotments with significant level difference or steep slope; • East-west oriented allotments where overshadowing from the adjoining property to the north forms a major constraint; and/or • The adjoining developments have significant building mass with habitable room windows oriented to the common boundaries. <p>Building layout concept:</p>  <p>Example:</p> 

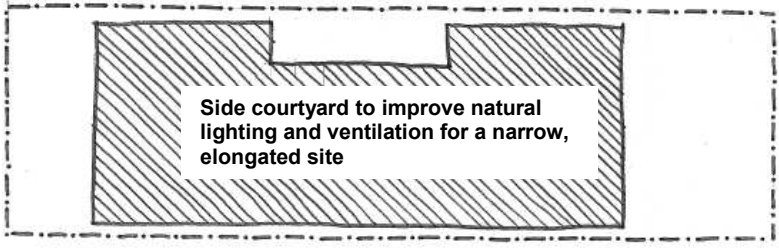
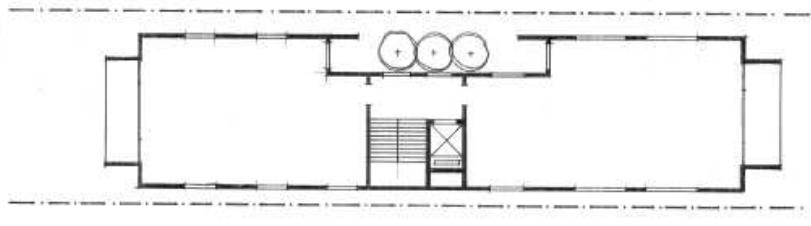
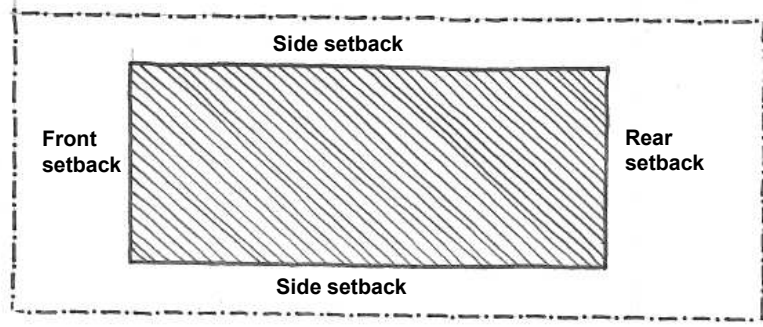
**T-Shape
Example****Configuration:**

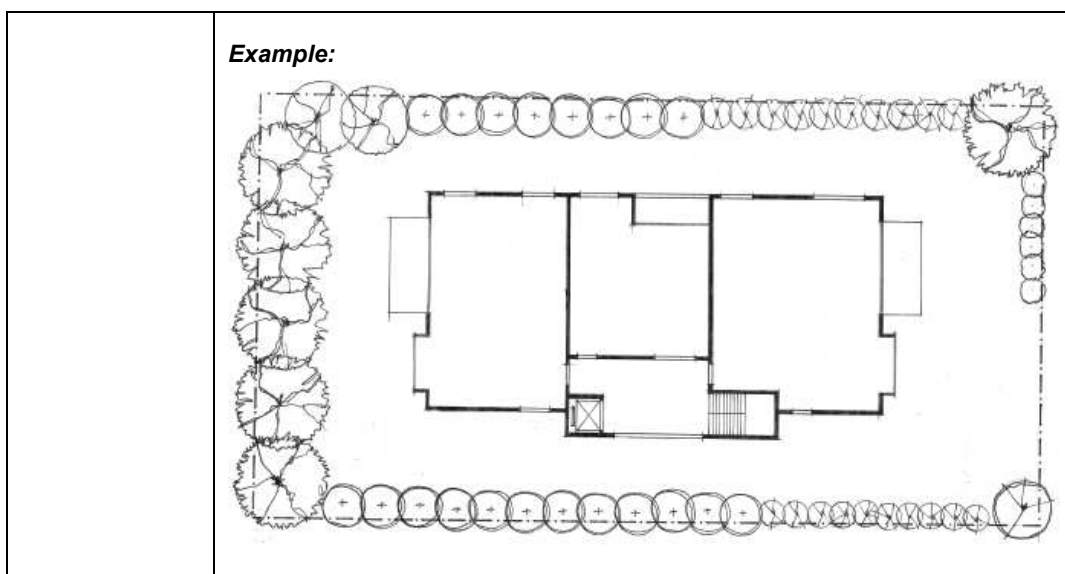
The floor space is distributed between two building wings. The wider wing is positioned at the front of the allotment addressing the street. A narrower wing with generous side setbacks is attached to the rear of the front block, forming a T-shape in plan view. The habitable room windows are oriented towards the street, rear and side boundaries. The side setback areas enable landscape planting.

Application:

- Allotments with a frontage width of at least 15m;
- Wedge shaped allotments with a wider frontage (of at least 15m) towards the street, gradually tapered towards the rear; and/or
- Allotments (with a frontage of at least 15m) adjoined by residential buildings with long side walls and habitable room windows oriented towards the common boundaries.

Building layout concept:**Example:**

U-Shape Example	<p>Configuration: The floor space is contained in an elongated building block with narrow setbacks from the side boundaries. A courtyard or light well on the side elevation is provided to admit daylight and natural ventilation to the central part of the building.</p> <p>Application:</p> <ul style="list-style-type: none"> • Narrow and elongated allotments with a site width of less than 12m; and • Allotments in more urban context, such as adjacent to local or neighbourhood centres. <p>Building layout concept:</p>  <p>Example:</p> 
Conventional Example	<p>Configuration: The floor space is contained within a single building block which is setback from the front, side and rear boundaries of the allotment. The setback areas enable landscaping and open space provision. Habitable room windows may be provided on all elevations.</p> <p>Application:</p> <ul style="list-style-type: none"> • Allotments with a uniform configuration and a width of at least 15m; and/or • Corner allotments. <p>Building layout concept:</p> 



- ii) For development fronting laneways, the building must incorporate operable windows enabling casual surveillance of the rear lane.
- iii) Laneway setbacks should be aligned with existing setbacks and where there is no consistent setback, a minimum of 1m setback is to be provided from the laneway.

2.2 Landscaped open space and deep soil area

Explanation

Landscaped open space should provide a range of usable, attractive and accessible landscaped open space and recreation areas for the use of occupants of the dwellings. Landscaped open space also contributes to the relationship of the building to adjoining and nearby development and has a significant relationship to the level of amenity and quality of life for local residents.

Landscaped open space also includes deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which has the ability to grow to a mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allows infiltration of surface water into the soil. Deep soil zones have important environmental benefits including supporting the healthy growth of large trees with large canopies, protecting existing mature trees and improving infiltration of stormwater.

Objectives

- To provide landscaped open space of sufficient size to enable the space to be used for recreational activities, or be capable of growing substantial vegetation.
- To reduce impermeable surface cover including hard paving.

- To improve stormwater quality and reduce quantity.
- To improve the amenity of open space with landscaped design.

Controls

2.2.1 Landscaped open space

- A minimum of 50% of the site area is to be landscaped open space (see clause (iii) below).
- For multi dwelling housing and attached dwellings, a minimum of 50% of the site area is to be landscaped open space. A minimum width of 2m of landscaped open space is to be provided. For attached dwellings, this refers to each allotment individually.
- The following items are considered to constitute landscaped open space:
 - "Landscaped area" as defined in RLEP (including areas of deep soil planting)
 - Outdoor recreation areas including communal open space (not located on the roof)
 - Unroofed swimming pools
 - Clothes drying areas
 - Barbecue areas and ancillary structures
 - Footpaths
 - Landscaped podium areas (not more than 1.5m above ground level existing) and water tanks at ground level
 - Paved areas
 - Areas covered by shading structures that are located at ground level and substantially open on the side elevations without wall enclosure, such as cabanas, pergolas, canopies and the like but excluding verandas, balconies and decks (see clause iv) below .
- Landscaped open space area excludes:
 - Areas used for parking
 - Driveways
 - Balconies
 - Rooftop gardens
 - Areas used for garbage or recycling material
 - Areas occupied by storage sheds and the like
 - ~~Areas occupied by above-ground storage tanks~~

2.2.2 Deep soil area

- A minimum of 25% of the site area should incorporate deep soil areas sufficient in size and dimensions to accommodate trees and significant planting.

Note: The deep soil area is counted towards the required landscaped open space area

- ii) Deep soil areas must be located at ground level, be permeable, capable for the growth of vegetation and large trees and must not be built upon, **occupied by spa or swimming pools** or covered by impervious surfaces such as concrete, decks, terraces, outbuildings, or other structures.
- iii) Deep soil areas are to have soft landscaping comprising a variety of trees, shrubs and understorey planting (refer to Part B section on Landscaping).
- iv) Deep soil areas cannot be located on structures or facilities such as basements, retaining walls, floor slabs, rainwater tanks or in planter boxes.
- v) Deep soil zones shall be contiguous with the deep soil zones of adjacent properties.

Note:

Refer to Part B of this DCP on standards for landscaping and how to prepare landscape plans

This diagram will be amended before finalising the document.

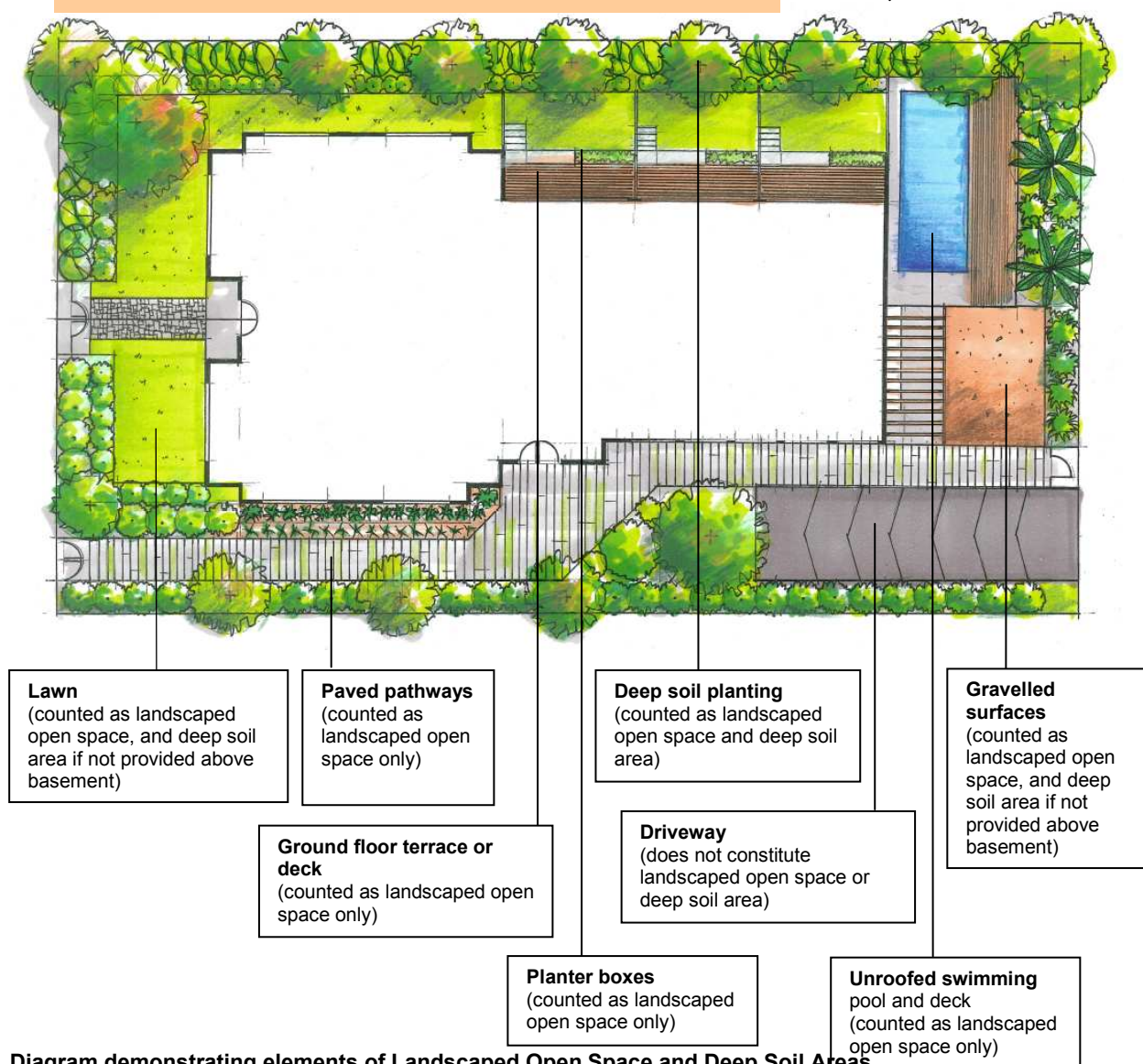


Diagram demonstrating elements of Landscaped Open Space and Deep Soil Areas

2.3 Private and communal open space

Explanation

Private and communal open space areas should be conducive to a range of uses and activities as well as enhancing the appearance of the development.

Objective

- To provide useful areas of private and communal open space for outdoor living and recreation to serve the needs of the residents and enhance their quality of life.

Controls

2.3.1 Private open space

Private open space is to be:

- i) Directly accessible from the living area of the dwelling
- ii) ~~Have~~ **Open to** a northerly aspect where possible so as to maximise solar access
- iii) Be designed to provide adequate privacy for residents and where possible can also contribute to passive surveillance of common areas

For attached dwellings and multi dwelling housing-

- iv) Each dwelling is provided with an area of useable private open space or courtyard area, at ground and/or podium level with minimal or no level changes; and
- v) A minimum area of ~~25~~ **20** square metres of private open space should be provided at ground and/or podium level capable of containing a rectangle with minimum dimensions of 3m x 4m with minimal or no level changes.

For residential flat buildings-

- vi) Each dwelling has access to an area of private open space in the form of a courtyard, balcony, deck or roof garden, accessible from within the dwelling.
- vii) Private open space for ~~flats and~~ apartments has a minimum area of 8 square metres and a minimum dimension of 2m.

2.3.2 Communal open space

- i) Communal open space for multi dwelling housing and residential flat buildings ~~must~~ **is to** be:
 - (a) Of a sufficient contiguous area, and not divided up for allocation to individual units;
 - (b) Designed for passive surveillance;
 - (c) Well oriented with a preferred northerly aspect to maximise solar access;

- (d) Adequately landscaped for privacy screening and visual amenity;
- (e) Designed for a variety of recreation uses and incorporate recreation facilities such as playground equipment, seating and shade structures.

3 Building envelope

A building envelope is a three dimensional representation of the outer limits of a proposed building that can illustrate the appropriate scale of future development in terms of height, floor space ratio (FSR), depth and setback from boundaries.

RLEP sets the height and FSR objectives and controls for medium density development on land across Randwick City. The following provisions provide further guidance on their application.

3.1 Floor Space Ratio

Explanation

Floor Space Ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. Under RLEP the maximum FSR permissible on a parcel of land is shown on the *Floor Space Ratio Map*. FSR is expressed as a ratio of the permissible gross floor area to the site area and is explained and defined in cl 4.5 of RLEP.

Note:

The Floor Space Ratio Map shows the ~~absolute~~ maximum FSR which may not be achievable on all sites. The maximum FSR is not “as of right” and will depend on how the proposed development meets other relevant controls in this DCP.

3.2 Building height

Explanation

Building height is a major factor affecting the visual mass of a development and influences streetscape character and adjoining residential amenity. Under RLEP the maximum building height permissible on a parcel of land is shown in metres on the *Height of Buildings Map*. The height of buildings is measured from the natural ground level (at any point) to the highest point of the building which includes roofs, list overruns and plants, as defined in cl 4.3 of RLEP.

Note:

See also Sub-section 4.4 for maximum wall heights and ceiling heights which operate in conjunction with the LEP maximum building height.

Note:

The Height of Buildings Map shows the ~~absolute~~ maximum height of a development which may not be achievable on all sites. The maximum height is not “as of right” and will depend on how the proposed development meets other relevant controls in ~~this~~ the LEP and DCP. RLEP clause 5.6 *Architectural roof features* also addresses height limits and architectural roof features on buildings.

3.3 Building depth

Explanation

Building depth is the horizontal distance between the front and rear elevations, or between the side elevations, of a building, as measured from window line to window line. It is the sectional dimension of a building and has significant effects on residential amenity.

In general, buildings with a narrow sectional depth have greater potential for dual aspect apartments that facilitate natural ventilation and daylight access to the interior space.

This control aims at achieving adequate building depths and ensuring all future developments provide good amenity and contribute to energy efficiency.

Objectives

- To facilitate the provision of dwelling units with more than one aspect in order to improve natural lighting and ventilation.
- To ensure reasonable amenity for occupants of dwellings in terms of solar access and natural ventilation.

Controls

- i) For residential flat buildings, the preferred maximum building depth from (window line to window line) is 12m, between 10m and 14m. The building depth is to be determined by the following factors:
 - Site configuration
 - Site orientation and aspect
 - Prevailing wind patterns
 - Building layout
 - Internal room configuration
 - Window size, configuration and operation

Any greater depth must demonstrate that the design solution provides good internal amenity such as via cross-over, double-height or corner dwellings/units.

Note:

Building depth is measured from window line to window line between the front and rear elevations, or between the side elevations.

3.4 Setbacks

Explanation

Setbacks define the outer extremities of a building in relation to the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment and proportions of the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation for both the new development and the adjoining properties.

Measurement Rules:

Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves; gutters; semi-basement car park, terraces, decks or landings not more than 1200mm above ground level (finished); and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Objectives

- To define the street edge and establish or maintain consistent rhythm of street setbacks and front gardens that contributes to the local character.
- To ensure adequate separation between buildings for visual and acoustic privacy, solar access, air circulation and views.
- To reserve contiguous areas for the retention or creation of open space and deep soil planting.

3.4.1 Front setback

Controls

- i) The front setback on the primary and secondary property frontages must be consistent with the prevailing setback line along the street.

Notwithstanding the above, the front setback **generally** must be no less than 3m in all circumstances to allow for suitable landscaped areas to building entries.

- ii) **Where a development is proposed in an area identified as being under transition in the site analysis, the front setback will be determined on a merit basis.**
- iii) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.

- iv) The entire front setback must incorporate landscape planting, with the exception of driveways and pathways.

3.4.2 Side setback

Controls

Residential flat buildings and Multi dwelling housing

- i) Comply with the minimum side setback requirements stated below for residential flat buildings and multi dwelling housing:

Site Frontage Width	Minimum Side Setbacks
Irregularly shaped allotments	Merit assessment
Less than 12m	Merit assessment
12m ≤ Width < 13m 14m	2.0m
13m ≤ Width < 14m	2.0m
14m ≤ Width < 15m 16m	2.5m
15m ≤ Width < 16m	2.5m
16m ≤ Width < 17m 18m	3.0m
17m ≤ Width < 18m	3.0m
18m ≤ Width < 19m 20m	3.5m
19m ≤ Width < 20m	3.5m
20m and above	4.0m

Drafting note: The table as shown proposes to consolidate the site widths to side setbacks where they are the same

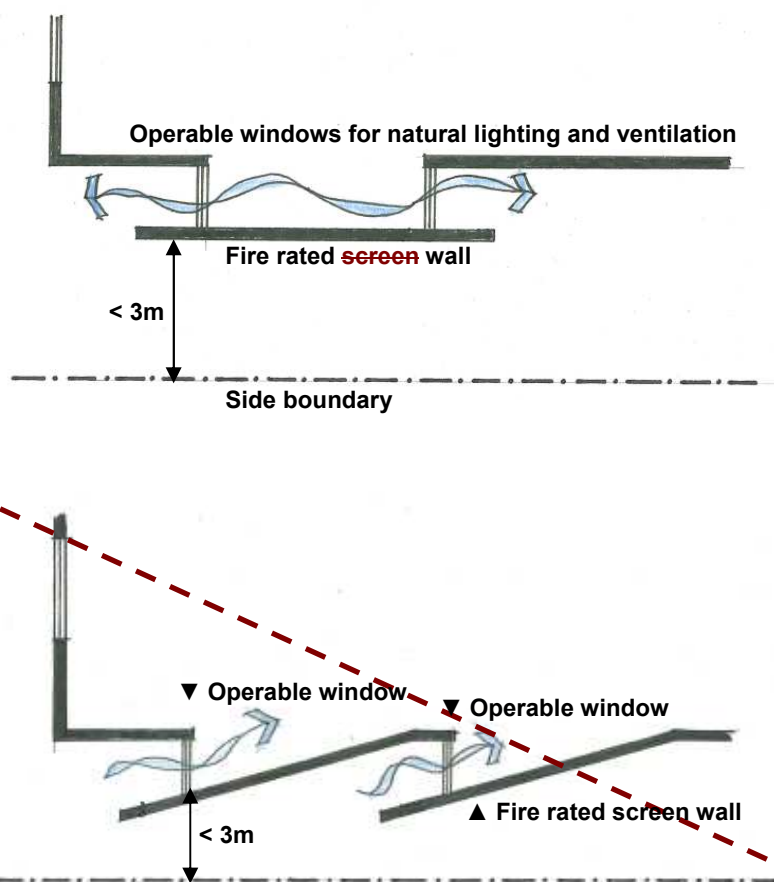
- ii) Incorporate additional side setbacks to the building over and above the above minimum standards, in order to:
- Create articulations to the building facades.
 - Reserve open space areas and provide opportunities for landscaping.
 - Provide building separation.
 - Improve visual amenity and outlook from the development and adjoining residences.
 - Provide visual and acoustic privacy for the development and the adjoining residences.
 - Ensure solar access and natural ventilation for the development and the adjoining residences.
- iii) A fire protection statement, prepared by a qualified building consultant, must be submitted where windows are proposed on the external walls of a residential flat building or multi-dwelling housing within 3m of the common boundaries. The statement must outline design and construction measures that will enable operation of the windows (where required) whilst still being capable of complying with the relevant provisions of the BCA.

Note:

Clearly show all affected windows/openings on the DA plans.

Solutions include, but are not limited to:

- Orienting side windows generally to the front and rear of the site, and incorporating blade walls for fire protection and separation.



Drafting note: It is proposed to delete this second diagram

Examples of design features allowing operable windows within 3m from side property boundaries for residential flat buildings and multi dwelling housing.

Attached Dwellings

- i) Attached dwellings should comply with the minimum side setback requirements for dwelling houses and dual occupancies (attached and detached) (see Section C3 Low Density Residential: 3.3.2 Side Setbacks).

Notwithstanding the above, side setbacks do not need to comply where they attach to another dwelling within the same development ~~but a minimum setback of 3m to the side boundaries applies to adjoining development~~

3.4.3 Rear setback

Controls

- i) For residential flat buildings and multi-dwelling housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.
- ii) For attached dwellings, provide a minimum rear setback of 25% of the allotment depth or 8m, whichever is the greater

lesser. Any garages fronting rear lanes may encroach upon the rear setback areas.

- iii) The required rear setback may be varied in the following scenarios:
- Allotments with an irregular shape.
 - Allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth).
 - Allotments with the rear boundary abutting a laneway.
 - A central courtyard is provided in the development.

4 Building Design

4.1 Building Facade

Explanation

The treatment and detailing of building facades has a significant impact on the apparent scale and proportion of developments and contribution to the streetscape. A skilful façade design requires the appropriate disposition of building elements, textures, materials and colours, which reflect the function, internal layout and structure of a development.

Objective

- To ensure building facades are articulated to complement and enhance the streetscape and neighbourhood character.
- To encourage contemporary and innovative design to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

- i) Buildings must be designed to address all street and laneway frontages.
- ii) Buildings must be oriented so that the front wall alignments are parallel with the street property boundary or the street layout.
- iii) Articulate facades to reflect the function of the building, present a human scale, and contribute to the proportions and visual character of the street. Design solutions include but are not limited to:
 - Defining a base, middle and top section related to the overall scale and mass of the building.
 - Expressing the internal layout or structural system of the building via revealing elements, such as columns, beams, floor slabs and party walls.
 - Using a variety of window types and openings to create a pattern or reflect the interior uses (for example, a living room window versus a bathroom window).
 - Selecting balcony types that respond to the living amenity, building orientation and context: cantilevered balconies, partially or fully recessed balconies, and Juliet or French balconies.
 - Detailing balustrades to reflect the type and location of the balconies.
 - Incorporating weather and sun protection devices appropriate to the orientation of the building elevation, such as eaves, awnings, hoods, louvres, pergolas and the like.
 - Articulating building entries with porticos, awnings and the like.

- Articulating vertical circulation space (such as stairwells) with recesses, blade walls, bays and the like.
 - Adopting a combination of materials and finishes.
 - Using vertical gardens (that is, landscape planting mounted on building elevations).
- iv) Avoid massive or continuous unrelieved **blank** walls. This may be achieved by dividing building elevations into sections, bays or modules of not more than 10m in length, and stagger the wall planes.
- v) ~~Avoid long expanses of blank walls.~~
- vi) Conceal building services and pipes within the balcony slabs.
- vii) Alterations and additions to an existing residential flat building must present an integrated design with suitable façade configuration, materials and detailing, so that the new and retained structures are visualised as one whole building.



Example of façade articulation; note the staggered wall planes, changes in materials and colours and the use of operable screens in modulating the elevation (Courtesy of Eeles Trelease Architects)



Example of façade articulation; note the curving sun screens create a distinctive sculptural element in the built form, and the use of cantilevered balconies and vertical louvers in modulating the elevation. (Courtesy of Smart Design Studio)

Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works. Refer to the Heritage section of this DCP for further details.

4.2 Roof Design

Explanation

The roof is a key architectural component in the overall form and expression of a building. In some cases, the roofs of buildings sit within a broader skyline and are highly visible from different vantage points. Quality roof design contributes to the streetscape and silhouette of the local area, and enhances the character and environmental performance of the building.

Objectives

- To ensure roof design integrates with the overall form, proportions and façade composition of the building.
- To ensure any recreational use of the roof integrates with the built form and does not cause unreasonable privacy and noise impacts on the surrounding residences.

Controls

- i) Design the roof form, in terms of massing, pitch, profile and silhouette to relate to the three dimensional form (size and scale) and façade composition of the building.

- ii) Design the roof form to respond to the orientation of the site, such as eaves and skillion roofs to respond to sun access.
- iii) Use a similar roof pitch to adjacent buildings, particularly if there is consistency of roof forms across the streetscape.
- iv) Articulate or divide the mass of the roof structures on larger buildings into distinctive sections to minimise the visual bulk and relate to any context of similar building forms.
- v) Use clerestory windows and skylights to improve natural lighting and ventilation of internalised space on the top floor of a building where feasible.

The location, layout, size and configuration of clerestory windows and skylights must be sympathetic to the overall design of the building and the streetscape.

- vi) Any services and equipment, such as plant, machinery, ventilation stacks, exhaust ducts, lift overrun and the like, must be contained within the roof form or screened behind parapet walls so that they are not readily visible from the public domain.





The roof structure contributes to the 3-dimensional form of the building. It incorporates clerestory windows for additional daylight access and has been divided into sections to avoid a monolithic bulk. (Courtesy of Candalepas Architects)

vii) Terraces, decks or trafficable outdoor spaces on the roof may be considered only if:

- There are no direct sightlines to the habitable room windows and private and communal open space of the adjoining residences.
- The size and location of terrace or deck will not result in unreasonable noise impacts on the adjoining residences.
- Any stairway and associated roof do not detract from the architectural character of the building, and are positioned to minimise direct and oblique views from the street.
- Any shading devices, privacy screens and planters do not adversely increase the visual bulk of the building.

viii) The provision of landscape planting on the roof (that is, “green roof”) is encouraged. Any green roof must be designed by a qualified landscape architect or designer with details shown on a landscape plan.

4.3 Habitable Roof Space

Objectives

- To broaden the dwelling mix by creating opportunities for larger sized units on the uppermost storey.
- To promote high amenity apartment design with flexible layout and good natural ventilation.
- To provide opportunities for creating interesting roof forms that contribute to the streetscape and neighbourhood character.

Controls

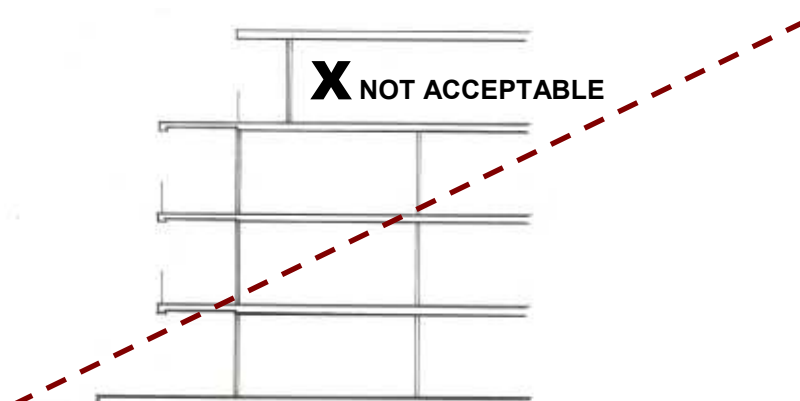
- i) Habitable roof space may be considered, provided it meets the following:

~~— Connects to the dwelling unit/s below.~~

- Optimises dwelling mix and layout, and assists to achieve dual aspect or cross over units with good natural ventilation.
- Has a maximum floor space of ~~40%~~ 65% of the storey immediately below.
- Wholly contain habitable areas within the roof space.
- When viewed from the surrounding public and private domain, the roof form (including habitable roof space, associated private open space and plant and machinery) has the appearance of a roof. A continuous flat roof with habitable space within it will not satisfy this requirement.
- Design windows to habitable roof space as an integrated element of the roof, ~~and avoid attic and dormer windows.~~
- Submit computer-generated perspectives or photomontages showing the front and rear elevations of the development. Any space above the external wall height control will be visualised as a roof form.

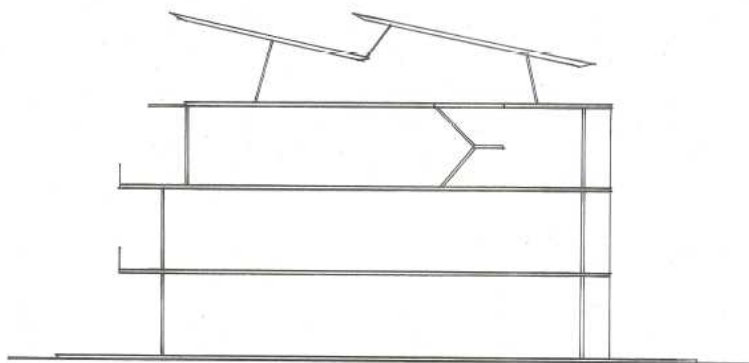
Note:

Any design seeking the inclusion of habitable roof space must allow for adequate floor to ceiling heights, and floor slab and roof construction. The design should fully meet the building height and FSR controls contained in the RLEP and this DCP, and take into account the topographical conditions of the site.



A top storey with self-contained dwellings under a continuous flat roof will not satisfy the habitable roof space requirements of this DCP.

Drafting note: It is proposed to delete this second diagram

**Example:**

Habitable roof space must present itself as a roof form ~~and be connected with the storey below. It must occupy not more than 40% of the floor space of the storey below.~~ (Note: this example relates to sites subjected to a building height control of 12m under RLEP)

4.4 External Wall Height & Ceiling Height

Explanation

In addition to the RLEP maximum building height, which sets out the absolute height of the development including roof and all plant equipment, the following wall height and ceiling height controls supplement the LEP to ensure that development provides for a suitable number of storeys and encourages interesting roof forms suitable to the streetscape.

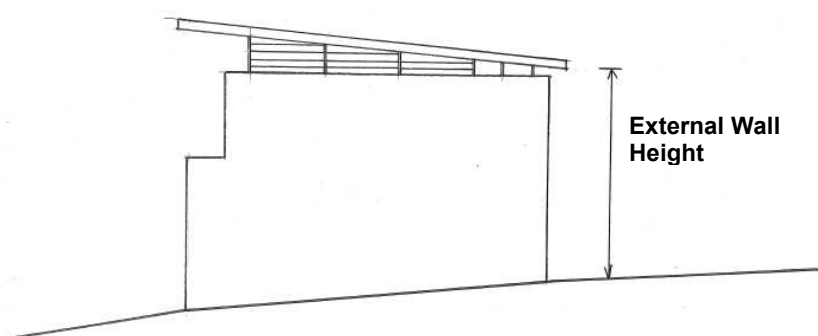
The external wall height control has been devised to ensure that adequate floor to ceiling height, realistic floor slab and roof construction and basement or semi-basement car parking could be achieved under different topographical conditions.

Definition:

“Wall height” is the vertical distance as measured from the ground level (existing) to the topmost point of an external wall.

The topmost point of an external wall is taken to be the underside of the eaves or the highest point of a parapet, and excludes gable ends and clerestory windows.

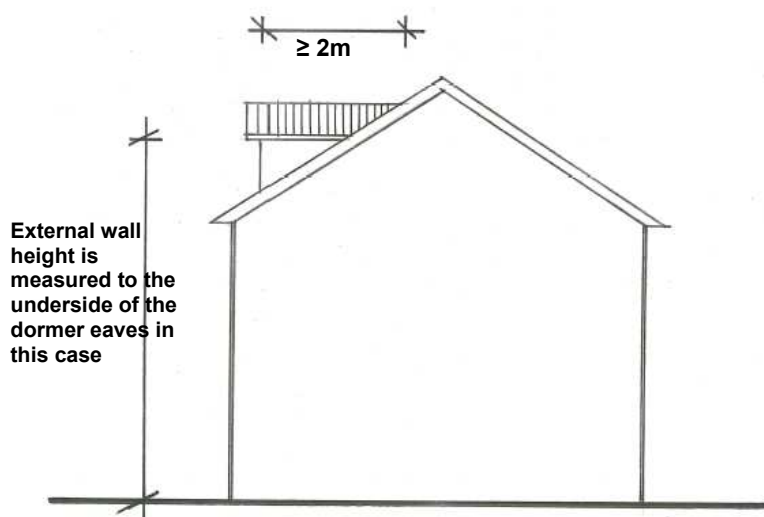
For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



Drafting note: The following diagram is proposed to be updated prior to finalisation.

For skillion or butterfly roofs, external wall height is measured to the underside of the eave on the lower end of the roof

Measurement of External Wall Height for skillion or butterfly roofs



Measurement of External Wall Height where a dormer window extends 2m or more from the roof plane

Objectives

- To ensure that the building form provides for interesting roof forms and is compatible with the streetscape.
- To ensure ceiling heights for all habitable rooms promote light and quality interior spaces.
- To control the bulk and scale of development and minimise the impacts on the neighbouring properties in terms of overshadowing, privacy and visual amenity.

Controls

- Where the site is subject to a 12m building height limit under the LEP, a maximum external wall height of 10.5m applies.

- ii) Where the site is subject to a 9.5m building height limit under the LEP, a maximum external wall height of 8m applies.
- iii) The minimum ceiling height is to be 2.7m for all habitable rooms.

4.5 Pedestrian Entry

Objectives

- To provide clearly identifiable and safe pedestrian entries to buildings.
- To contribute positively to the façade design and the streetscape.

Controls

- i) Separate and clearly distinguish between pedestrian pathways and vehicular access.
- ii) Present new development to the street in the following manner:
 - Locate building entries so that they relate to the pedestrian access network and desired lines.
 - Design the entry as a clearly identifiable element in the façade composition.
 - Integrate pedestrian access ramps into the overall building and landscape design.
 - For multi-dwelling housing and residential flat buildings, provide direct entries to the individual dwellings within a development from the street where possible.
 - Design mailboxes so that they are convenient to residents, do not clutter the appearance of the development at street frontage and are preferably integrated into a wall adjacent to the primary entry (and at 90 degrees to the street rather than along the front boundary).
- iii) Provide weather protection for building entries.

Postal services and mailboxes

- i) Mailboxes are provided in accordance with the delivery requirements of Australia Post.
- ii) A mailbox must clearly mark the street number of the dwelling that it serves.
- iii) Design mail boxes to be convenient for residents and not to clutter the appearance of the development from the street. Design solutions include:
 - Locating mailboxes adjacent to the main entrance of a building and inserting them into a wall.
 - Positioning mailboxes at 90 degrees to the street, rather than parallel to the front boundary.

Note:

All premises must display a street number that is legible whilst not presenting as a dominant feature of the façade.

4.6 Internal Circulation**Explanation**

Lobbies, stairs, lifts, hallways and corridors constitute the common circulation space within a building.

Objectives

- To create safe and pleasant spaces for circulation of residents and visitors and their possessions.
- To facilitate good apartment layout with optimal environmental performance.
- To contribute positively to the built form and façade articulation.

Controls

- i) Enhance the amenity and safety of circulation spaces by:
 - Providing natural lighting and ventilation where possible.
 - Providing generous corridor widths at lobbies, foyers, lift doors and apartment entry doors.
 - Allowing adequate space for the movement of furniture.
 - Minimising corridor lengths to give short, clear sightlines.
 - Avoiding tight corners.
 - Articulating long corridors with a series of foyer areas, and/or providing windows along or at the end of the corridor.
- ii) Use multiple access cores to:
 - Maximise the number of pedestrian entries along a street for sites with wide frontages or corner sites.
 - Articulate the building façade.
 - Limit the number of dwelling units accessible off a single circulation core on a single level to 6 units.
- iii) Where apartments are arranged off a double-loaded corridor, limit the number of units accessible from a single core or to 8 units.

4.7 Apartment Layout

Explanation

The internal layout of an apartment establishes the spatial arrangement of rooms and private open space and the circulation routes between them. The layout directly affects the quality of living amenity, such as access to daylight and natural ventilation, and maintenance of acoustic and visual privacy.

Objective

- To ensure apartment layouts provide high standard of living amenity in terms of access to sunlight and natural ventilation, visual and acoustic privacy, open space provision and accommodate a range of domestic activities.

Controls

- i) Maximise opportunities for natural lighting and ventilation through the following measures:
 - Providing corner, cross-over, cross-through and double-height maisonette / loft apartments.
 - Limiting the depth of single aspect apartments to a maximum of 6m.
 - Providing windows or skylights to kitchen, bathroom and laundry areas where possible.
 - Providing at least 1 openable window (excluding skylight) opening to outdoor areas for all habitable rooms and limiting the use of borrowed light and ventilation.
- ii) Design apartment layouts to accommodate flexible use of rooms and a variety of furniture arrangements.
- iii) Provide private open space in the form of a balcony, terrace or courtyard for each and every apartment unit in a development.
- iv) Avoid locating the kitchen within the main circulation space of an apartment, such as hallway or entry.

4.8 Balconies

Objectives

- To provide all apartments with functional private open space
- To ensure that balconies and terraces are integrated into the overall architectural form and detail of residential flat buildings.

Controls

- i) Provide a primary balcony and/or private courtyard for all apartments with a minimum area of 8 square metres and a minimum dimension of 2m and consider secondary balconies or terraces in larger apartments.
- ii) Provide a primary terrace for all ground floor apartments with a minimum depth of 4m and minimum area of 12 square metres. All ground floor apartments are to have direct access to a terrace.
- iii) The piece meal enclosure of balconies or terraces on existing residential flat buildings will not generally be supported unless an overall scheme for the building is implemented using similar materials or materials which will harmonise with the existing building facade.

4.9 Colours, Materials and Finishes

Objectives

- To ensure colour and material schemes contribute to the articulation of the building and enhance the streetscape character.
- To ensure surface materials and finishes are durable and fit for their purpose.
- To ensure the retention or recycling of existing sandstone block works.

Controls

- i) Provide a schedule detailing the materials and finishes in the development application documentation and plans.
- ii) The selection of colour and material palette must complement the character and style of the building.
- iii) In Foreshore Scenic Protection Areas, the exterior colour scheme must complement the natural elements in the coastal locations. The colour palette must predominantly consist of light toned neutral hues.
- iv) Use the following measures to complement façade articulation:
 - Changes of colours and surface texture
 - Inclusion of light weight materials to contrast with solid masonry surfaces

- The use of natural stones is encouraged.
- v) Avoid the following materials or treatment:
 - Reflective wall cladding, panels and tiles and roof sheeting
 - High reflective or mirror glass
 - Large expanses of glass or curtain wall that is not protected by sun shade devices
 - Large expanses of rendered masonry
 - Light colors or finishes where they may cause adverse glare or reflectivity impacts
- vi) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration.
- vii) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

4.10 Alterations and additions to attached dwellings

Objective

- Ensure that additions are appropriate to the scale and character of the existing building and the streetscape.

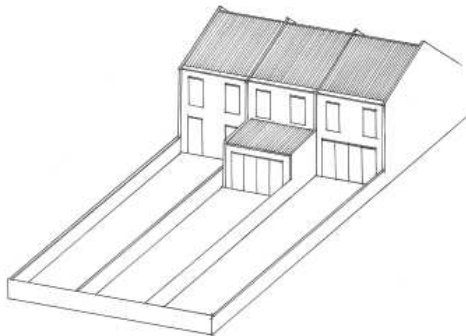
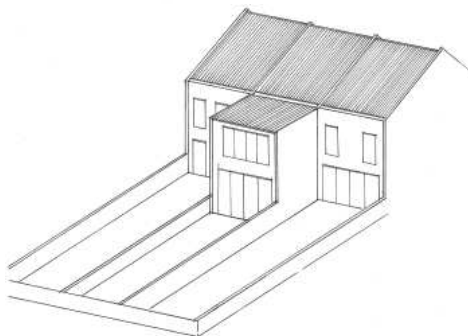
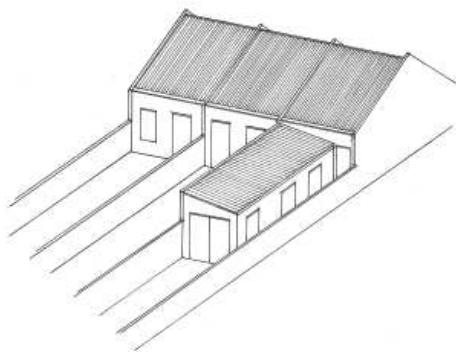
Controls

- i) Additional storeys to the main building or street frontage are generally not supported where:
 - (a) A building is part of an intact group or streetscape;
 - (b) The existing building is comparable to a consistent or predominant building height in the streetscape;
 - (c) The predominant height of development in the vicinity of the site is single storey;
- ii) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings
- iii) Rear additions to terraces must not alter the parapet, ridgeline, chimneys and profile of party walls projecting above the roof of the terrace, as perceived from the front streetscape.
- iv) Where the rear of a group of attached dwellings (terraces) displays a consistent form that is visible from a public space, alterations and additions are to be restricted to the ground floor.
- v) Lean-to additions are the most traditional form of rear extension, and are suitable for most buildings. Generally, lean-to additions are to have a skillion roof with a low pitch that pitches away from the building or a flat roof may be acceptable at rear (as shown in the figure above).
- vi) A detached pavilion can be located at the rear boundary, limited to single storey where the allotment is long enough to provide adequate private open space and where the new structure will not adversely affect the amenity of

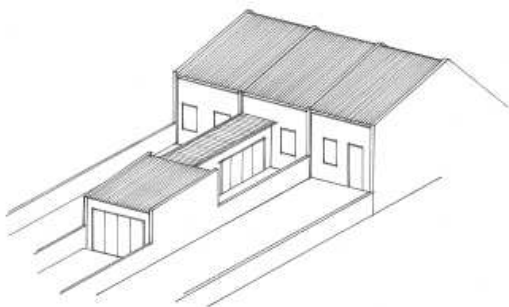
neighbours. This may be extended to two storeys, on rear laneways.

Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works and/or to provide a detached pavilion rather than extension to an existing building. Refer to the Heritage section of this DCP for further details.



Possible forms of lean-to additions for attached dwellings



Possible form of pavilion additions for attached dwellings

4.11 Alterations and additions to residential flat buildings

Explanation

Walk-up residential flat buildings, typically built between the 1950s-1970s forms a significant proportion of residential flat buildings in Randwick City. These older residential flat buildings are often now in need of redevelopment or refurbishment to meet current lifestyle needs, improve sustainability and to update the building's appearance. Randwick City Council's 'Design Ideas for Rejuvenating Flat Buildings' manual published 2006, contains design principles and concepts to promote and guide the refurbishment of older residential flat buildings.

Objective

- Promote design excellence in the refurbishment of older residential flat buildings.

Control

- ~~Development applications~~ **DAs** for the comprehensive refurbishment of older walk up flat buildings must have regard to the Randwick City Council *'Design Ideas for rejuvenating residential flat buildings'* manual, dated 2006.
- ~~Development applications~~ **DAs** involving alterations and additions to residential flat buildings located within heritage conservation areas or a heritage item shall ensure that the overall aesthetic improvements to the appearance of the building can make a positive contribution to the heritage streetscape by :
 - providing for a combination of materials, colours and finishes to the building façade that are compatible with the heritage conservation area or heritage item;
 - incorporating elements such as shading devices, blade walls or vertical elements to articulate the façade of the building;
 - providing for balconies and terraces that can help recess garages;
 - incorporating landscaping and where practical suitable fencing to the street frontage;
 - where practical, remove external elements that detract from the appearance of the heritage conservation area or heritage item.



Example of refurbishment of a residential flat building. Note the use of finishes, materials and colours in delivering significant upgrade to the façade articulation, and the extended balconies, weather protection and privacy screens that improve the living amenity. (Courtesy of Smart Design Studio)

4.12 Earthworks

Objectives

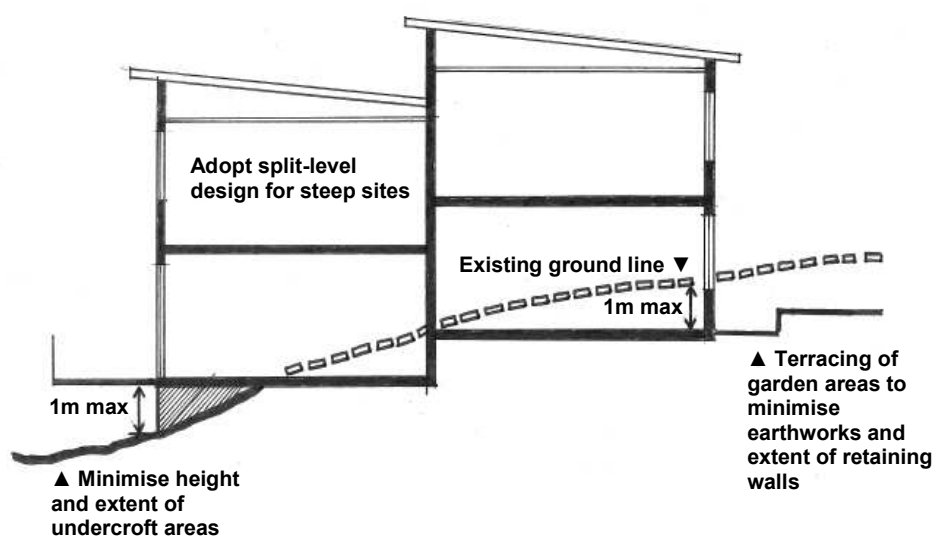
- To maintain or minimise change to the natural ground levels.
- To ensure excavation and backfilling of a site do not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining properties.
- To enable the provision of usable communal or private open space with adequate gradient.

- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

Controls

Excavation and Backfilling

- Any excavation and backfilling within the building footprints must be limited to 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to reasonably construct a building within this extent of site modification. (This does not apply to swimming or spa pool structures).
- Any cut and fill outside the building footprints (for the purposes of creating useable communal or private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.
- For sites with a significant slope, adopt a split-level design for buildings to minimise excavation and backfilling.



Measures for minimising earthworks

Retaining walls

- Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries.

The thickness of retaining walls and indicative footing locations must be shown on the drawings.

- Step retaining walls in response to the natural landform to avoid creating monolithic structures visible from the neighbouring properties and the public domain.

- vi) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped with each section not exceeding a maximum height of 2200mm, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.
- vii) For sites that slope upwards to the rear with the building elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation and/or incorporate landscaping to visually soften the wall structures.

A combination of materials and/or landscaping, including planter boxes may be incorporated in the retaining walls to visually soften the structures.

5 Amenity

The following amenity provisions on solar access and overshadowing, natural ventilation, visual and acoustic privacy and view sharing are to ensure reasonable amenity for dwellings and their occupants and neighbouring properties.

5.1 Solar access and overshadowing

Explanation

Solar access forms an integral part of the design process. Buildings should be sited and designed to provide adequate daylight and sunlight access to ~~habitable rooms~~ **living areas** and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Objectives

- To ensure the design, orientation and siting of development maximises solar access to the living areas of dwellings and open spaces, and is encouraged to all other areas of the development.
- To ensure development retains reasonable levels of solar access to the neighbouring properties and the public domain.
- To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.

Controls

Solar access for proposed development

- Dwellings within the development site must receive a minimum of 3 hours sunlight in **living areas** ~~living rooms~~ and to at least 50% of the private open space between 8am and 4pm on 21 June (mid winter).
- ~~Principal~~ Living areas and private open spaces for at least 70% of dwellings within a residential flat building must provide direct sunlight for at least three hours between 8am and 4pm on 21 June (mid winter).
- Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units within a residential flat building.
- Any variations from the minimum standard due to site constraints and orientation must demonstrate how solar access and energy efficiency is maximised.

Solar access for surrounding development

- ~~Principal~~ Living areas of neighbouring dwellings must receive a minimum of 3 hours access to direct sunlight to a

'Living Areas' are indoor space occupied for extended periods of time such as a living room, lounge room, dining room, family room and/or other open plan living areas.

'Habitable rooms' is a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods (see BCA for full definition).

part of a window between 8am and 4pm on 21 June (mid winter).

- ii) At least 50% of the **Principal** landscaped areas of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).
- iii) Where existing development currently receives less sunlight than this requirement, the new development is not to reduce this further.

5.2 Natural ventilation and energy efficiency

Explanation

Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

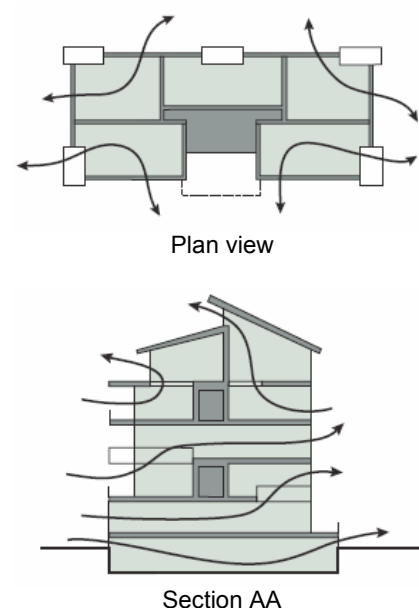
Objectives

- To ensure that dwellings are designed to provide all habitable rooms with direct access to fresh air and assist in promoting thermal comfort for occupants.
- To provide natural ventilation in non-habitable rooms, where possible
- To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.

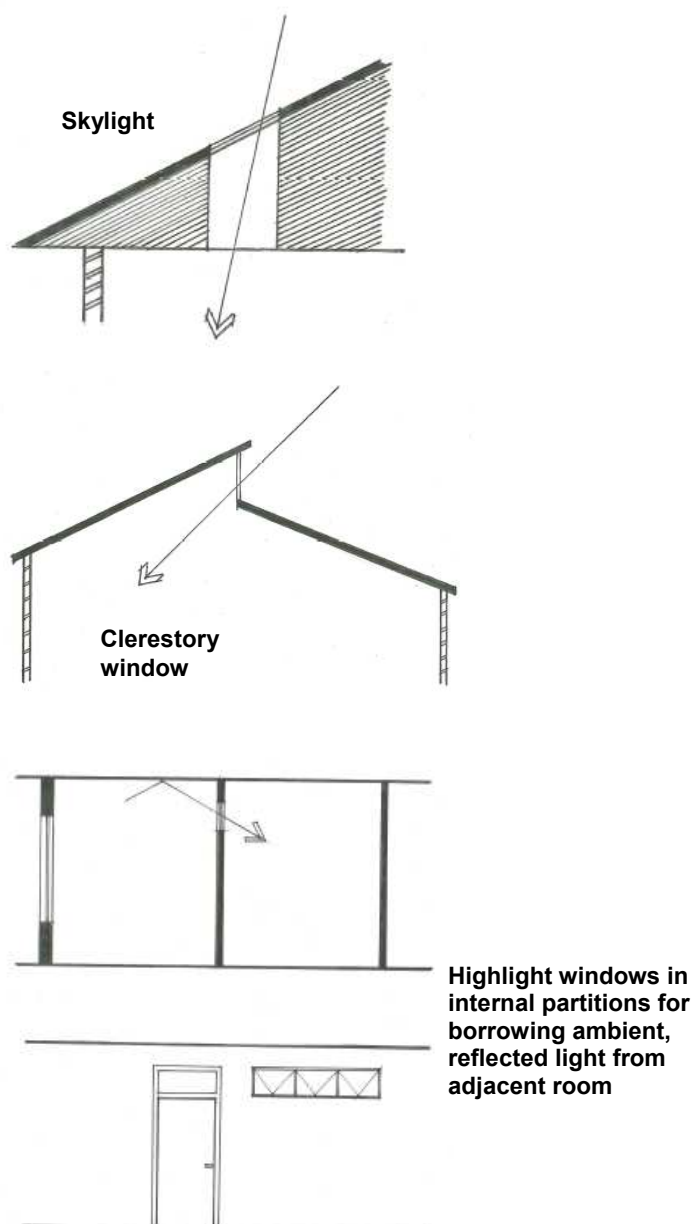
Controls

- i) Provide daylight to internalised areas within each dwelling (for example hallways and stairwells) and any poorly lit habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) via measures such as ventilated skylights, clerestory windows, fanlights above doorways and highlight windows in internal partition walls.

- ii) Sun shading devices appropriate to the orientation should be provided for the windows and glazed doors of the building.



Achieving natural cross-ventilation in residential flat buildings
(Source: Residential Flat Design Code)



Measures for optimising daylight access to interior space of dwellings

- iii) All habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory windows for natural lighting and ventilation is not acceptable.
- iv) All new residential units must be designed to provide natural ventilation to all habitable rooms. Mechanical ventilation must not be the sole means of ventilation to habitable rooms.
- v) A minimum of ninety percent (90%) of residential units should be naturally cross ventilated.

In cases where residential units are not naturally cross

ventilated, such as single aspect apartments, the installation of ceiling fans may be required'.

- vi) A minimum of twenty five percent (25%) of kitchens within a development should have access to natural ventilation and be adjacent to open able windows.
- vii) Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

5.3 Visual Privacy

Explanation

Sensitive design of buildings can optimise visual privacy by minimising cross viewing and overlooking to adjoining dwellings.

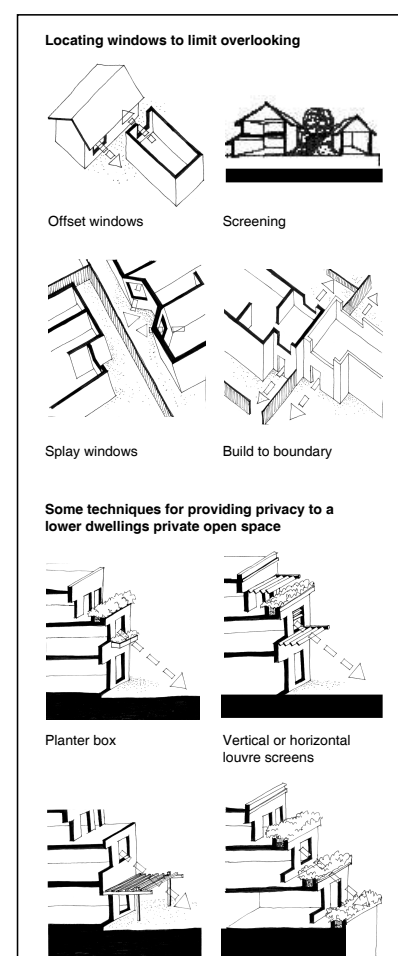
Objectives

- To ensure a high level of amenity by providing for reasonable level of visual privacy for dwellings and neighbouring properties
- To ensure new development is designed so that its occupants enjoy visual and acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.

Controls

- i) Locate windows and balconies of ~~main living areas~~ **habitable rooms** to minimise overlooking of ~~similar windows or glassed doors~~ in adjoining dwellings ~~and areas of private open space~~ (whether part of the development or on adjoining properties). Refer to the figure above on techniques to protect privacy.
- ii) Orient balconies to the front and rear boundaries or courtyards as much as possible. Avoid orienting balconies to any habitable room windows on the side elevations of the adjoining residences.
- iii) Orient buildings on narrow sites to the front and rear of the lot, utilising the street width and rear garden depth to increase the separation distance.
- iv) Locate and design areas of private open to ensure a high level of user privacy. Landscaping, screen planting, fences, shading devices and screens are used to prevent overlooking and improve privacy.
- v) Incorporate materials and design of privacy screens including (but not limited to):
 - Translucent or obscured glazing
 - Fixed timber or metal slats mounted horizontally or vertically

Some techniques for privacy protection



- Fixed vertical louvers with the individual blades oriented away from the private open space or windows of the adjacent dwellings
- Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However, they must not be used as the sole privacy protection measure.

5.4 Acoustic Privacy

Explanation

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces.

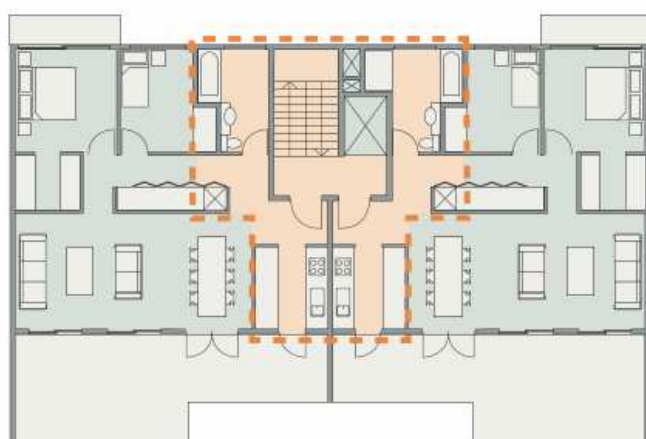
Objectives

- To ensure a high level of amenity by providing for reasonable level of acoustic privacy for dwellings and neighbouring properties
- To ensure dwellings are designed so that its occupants enjoy acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.
- To ensure dwellings are designed to minimise impacts from significant exterior noise sources such as arterial roads, flight paths, industries and ports.
- To design buildings with adequate separation within the development and from adjoining properties

Controls

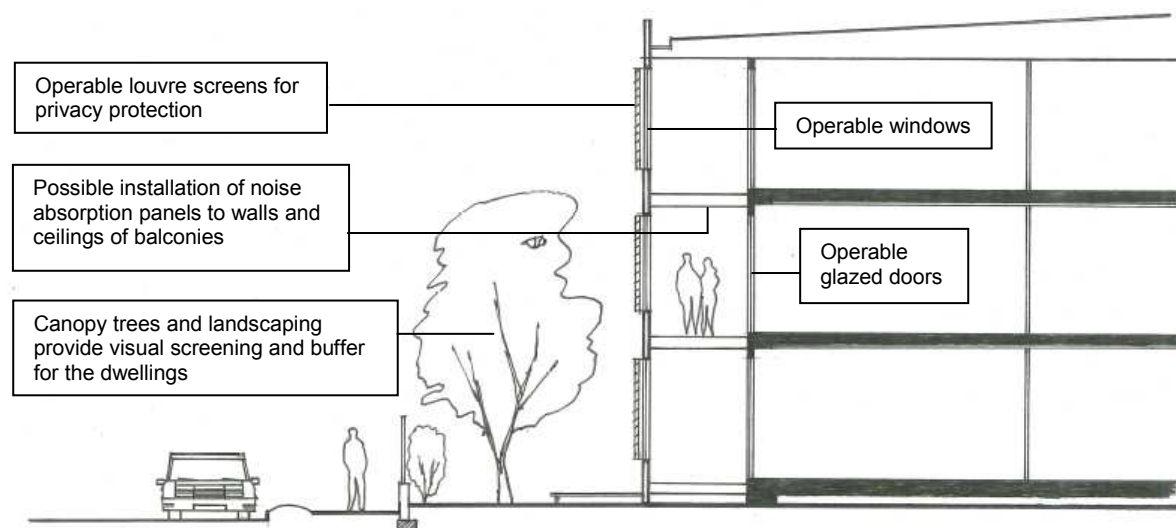
- i) Design the building and layout to minimise transmission of noise between buildings and dwellings by:

- locating busy, noisy areas near each other and quiet areas such as bedrooms near each other
- use storage and circulation areas to buffer noise where possible
- minimise the extent of part walls



This example locates sleeping rooms away from the main living areas of the units and common circulation. The extent of party walls is minimised. (Source: Residential Flat Design Code)

- ii) Separate “quiet areas” such as bedrooms from common recreation areas, parking areas, vehicle access ways and other noise generating activities.
- iii) Utilise appropriate measures to maximise acoustic privacy such as:
 - double glazing
 - operable screened balconies
 - walls to courtyards
 - sealing of entry doors.
- iv) For developments fronting arterial roads, provide noise mitigation measures to ensure an acceptable level of living amenity for the dwelling units is maintained. A noise assessment report prepared by a qualified acoustic consultant must be submitted with suitable noise mitigation solutions. The intention is to achieve an acceptable level of noise exposure in the interior space, without relying on mechanical ventilation.
- v) Adopt design solutions for developments fronting arterial roads such as provision of an enclosed, recessed balcony or loggia to the dwelling units to function as a buffer between the outdoor environment and the interior living space.



Enclosed balconies / loggias may be used as a buffer to attenuate traffic noise in arterial roads and improve living amenity for the dwelling units

5.5 View sharing

Explanation

Many residences and public places in Randwick City enjoy views to the ocean, coastline, parks and distant skyline of Sydney CBD and Bondi Junction. Some elements are recognised as prominent natural landforms (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing concerns with the equitable distribution of views between developments and neighbouring dwellings and the public domain. View sharing control aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practicable and reasonable.

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, developments would inevitably cause varying degree of view loss. ~~The retention of views is even more difficult for medium density residential areas.~~ The intent of the DCP is to ensure developments are sensitively and skilfully designed, so that a reasonable level of views is retained for the surrounding areas.

The NSW Land and Environment Court has developed a planning principle relating to view sharing based on the case of *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

Where view loss impact is likely to occur, development proposals must address this Section of the DCP as well as the aforementioned planning principle in detail.

Objectives

- To acknowledge the value of views to significant scenic elements, such as ocean, bays, coastlines, watercourses, bushland and parks; as well as recognised icons, such as city skylines, landmark buildings / structures and special natural features.
- To protect and enhance views from the public domain, including streets, parks and reserves.
- To ensure developments are sensitively and skilfully designed to maintain a reasonable amount of views from the **development**, neighbouring dwellings and the public domain.

Controls

- i) The location and design of buildings must reasonably maintain existing view corridors or vistas to significant elements from the streets, public open spaces and neighbouring dwellings.
- ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and

kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.

- iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain.
- iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring residences and the public domain.
- v) Adopt a balanced approach to privacy protection and view sharing, and avoid the creation of long and massive blade walls or screens that obstruct views from the neighbouring dwellings and the public domain.
- vi) Clearly demonstrate any steps or measures adopted to mitigate potential view loss impacts in the development application.

Advisory:

In order to facilitate assessment of potential view loss impacts, Council may request the installation of height poles on the development site to demonstrate the height and envelope of the works. The height poles must be checked and certified by a Registered Surveyor as being accurate with relevant certification submitted to Council.

5.6 Safety and security

Explanation

Design of buildings and spaces can influence actual and perceived safety and security. These controls aim to minimise such risks and create a residential environment in which people will feel secure.

Objectives

- To consider safety and security of residents and the security of the neighbourhood through building and landscaping design.
- To provide for casual surveillance of footpaths and driveways important for the safety of residents and passing pedestrians, and for the security of the neighbourhood.

Controls

- i) Design buildings and spaces for safe and secure access to and within the development. Design solutions include, but are not limited to:
 - sheltered, well lit and highly visible entries to building and mail collection areas.

- direct entry to ground level dwellings from the street rather than from a common foyer.
 - a clear line of sight between one circulation space to the next.
 - Avoiding recessed alcoves or potential entrapment points adjacent to entries, along hallways and within car parks.
 - Providing direct access between car park and residential levels:
- ii) For multi dwelling housing and attached dwellings, provide direct access between the private garages and the dwellings where possible.
 - iii) For residential flat buildings, provide direct, secure access between the parking levels and the main lobby on the ground floor.
 - iv) Design window and door placement and operation to enable ventilation throughout the day and night without compromising security. The provision of natural ventilation to the interior space via balcony doors only, is deemed insufficient.
 - v) Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development.
 - vi) Resident car parking areas must be equipped with security grilles or doors
 - vii) Control visitor entry to all units and internal common areas by intercom and remote locking systems
 - viii) Provide adequate lighting for personal safety in common and access areas of the development.
 - ix) Improve opportunities for casual surveillance without compromising dwelling privacy by designing living areas with views over public spaces and communal areas, using bay windows which provide oblique views and casual views of common areas, lobbies/foyers, hallways, open space and car parks.
 - x) External lighting must be neither intrusive nor create a nuisance for nearby residents.
 - xi) Provide illumination for all building entries, pedestrian paths and communal open space within the development.

Note:

All outdoor illumination must be designed to minimise light overspill and nuisance to the surrounding areas and comply with AS 4282: *Control of the Obtrusive Effects of Outdoor Lighting*.

6 Car parking and access

Explanation

Car parking and access facilities have significant implications on the streetscape, site layout and façade configuration. It is important that vehicular access is integrated with site planning at the early design stage to balance any potential conflicts between pedestrian movements, local traffic patterns and the streetscape character.

Objectives

- To ensure the location and configuration of car parking are integrated with the site planning and building design.
- To ensure that car parking and access facilities do not visually dominate the property frontage or adversely detract from the streetscape character.
- To minimise hard paved surfaces occupied by driveways and parking, so as to maximise opportunities for deep soil planting and permeable surfaces.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants, pedestrians, cyclists and motorists.

Note:

See Part B7 Traffic, parking and access for vehicle parking rates

Drafting note: The following notation is proposed to be included for ease of reference

6.1 Location

Controls

- Car parking facilities must be accessed off rear lanes or secondary street frontages where available.
- The location of car parking and access facilities must minimise the length of driveways and extent of impermeable surfaces within the site.
- Setback driveways a minimum of 1m from the side boundary. Provide landscape planting within the setback areas.

Where the adjoining property has its driveway abutting the common boundary, the new driveway may be built to that boundary. In this scenario, a combined crossing must be created to serve the two neighbouring properties.

- Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane boundary.

Note:

See section B7 Traffic Parking and Access: 3.2 for Vehicle Parking Rates.

- v) For residential flat buildings and multi dwelling housing, comply with the following:
 - (a) Car parking must be provided underground in a basement or semi-basement for new development.
 - (b) On grade (surface) car park may be considered for sites potentially affected by flooding. In this scenario, the car park must be located on the side or rear of the allotment away from the primary street frontage.
 - (c) Where rear lane or secondary street access is not available, the car park entry must be recessed behind the front façade alignment. In addition, the entry and driveway must be located towards the side and not centrally positioned across the street frontage.
- vi) For attached dwellings, where rear lane or secondary street access is not available, garages may be provided on the primary street elevation of the buildings provided they are:
 - (a) Single car width only.
 - (b) Recessed behind the front façade alignment.

6.2 Configuration

Controls

- i) With the exception of hardstand car spaces and garages, all car parks must be designed to allow vehicles to enter and exit in a forward direction.
- ii) For residential flat buildings and multi dwelling housing, the maximum width of driveway is 6m. In addition, the width of driveway must be tapered towards the street boundary as much as possible.
- iii) For controls on the configuration of hardstand car spaces, carports, garages and driveways for attached dwellings, refer to the Low Density Residential chapter.
- iv) Provide basement or semi-basement car parking consistent with the following requirements:
 - (a) Provide natural ventilation.
 - (b) Integrate ventilation grills into the façade composition and landscape design.
 - (c) The external enclosing walls of car park must not protrude above ground level (existing) by more than 1.2m. This control does not apply to sites affected by potential flooding.
 - (d) Use landscaping to soften or screen any car park enclosing walls.
 - (e) Provide safe and secure access for building users, including direct access to dwellings where possible.
 - (f) Improve the appearance of car park entries and avoid a 'back-of-house' appearance by measures such as:

- Installing security doors to avoid 'black holes' in the façades.
 - Returning the façade finishing materials into the car park entry recess to the extent visible from the street as a minimum.
 - Concealing service pipes and ducts within those areas of the car park that are visible from the public domain.
- v) Where on-grade (surface) car park cannot be avoided, incorporate the parking area into the landscape design of the site:
- (a) Use planting to screen the parking areas from view from the communal and private open space and the public domain.
 - (b) Provide canopy or shade trees among parking bays.
 - (c) Use a combination of paving materials to divide the parking surface.

6.3 Parking Facilities Forward of Front Façade Alignment

Controls

- i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing building), parking facilities may be provided forward of the front façade alignment as follows:

Attached Dwellings

- Take the form of an uncovered single car space; or
- Take the form of a single carport having an external width of not more than 3m (excluding eaves); and
- Landscaping must be incorporated into the site frontage.

Residential Flat Buildings and Multi Dwelling Housing

- Minimise the length and height of the car park enclosing walls and driveway entries.
- Use high quality external finishes and materials for any visible car park enclosing walls and roller doors.
- Incorporate landscaping in the site frontage.
- The car park will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.
- The car park location will not pose an undue risk on the safety of pedestrians.

7 Fencing and ancillary development

7.1 Fencing

Explanation

Fences demarcate property ownership and provide definition between the public and private domain. Fences must be designed to promote high quality streetscapes, adequate privacy and security protection for dwellings, and appropriate surveillance and interaction with the public domain.

Objectives

- The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences complement the building on the site and the streetscape.
- Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment.
- Fences are designed to minimise opportunities for graffiti and malicious damage.

General - Fencing

Controls

- Fences are constructed with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering.
- Sandstone fencing must not be rendered and painted.
- The following materials must not be used in fences:
 - Steel post and chain wire
 - Barbed wire or other dangerous materials
- Expansive surfaces of blank rendered masonry to street frontages must be avoided.

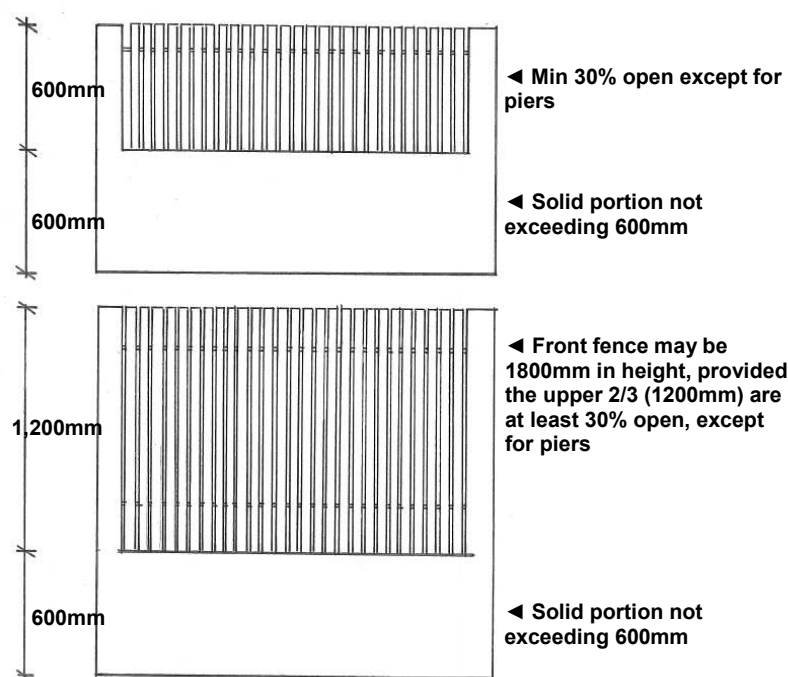
7.2 Front Fencing

Controls

- The fence must align with the front property boundary or the predominant fence setback line along the street.
- The maximum height of front fencing is limited to 1200mm, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers.

The maximum height of front fencing may be increased to 1800mm, provided the upper two-thirds are partially open, except for piers.

- iii) Construct the non-solid portion of the fence with light weight materials (such as timber or metal panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.



Configuration of front fencing

- iv) Solid front fence of up to 1800mm in height may be permitted in the following scenarios:
- Front fence for sites facing arterial roads.
 - Fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence once pasts the front façade alignment.

Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), so as to avoid continuous blank walls.

- v) The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping.
- vi) The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape.
- vii) Gates must not open over public land.

- viii) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3 Side and Rear Fencing

Controls

- i) The maximum height of side, rear or common boundary fences is limited to 1800mm, as measured from the ground level (existing).

For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).

- ii) In the scenario where there is significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit.
- iii) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment.
- iv) Side or common boundary fences must be finished or treated on both sides.

Advisory:

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining land owners, where an owner wishes to erect a new dividing fence or undertake work to an existing dividing fence. The Act also sets out the procedures for resolving disputes involving the cost, type and position of a fence. A copy of the Dividing Fences Act may be obtained in the following web site:
www.legislation.nsw.gov.au.

7.4 Outbuildings

Controls

- i) Locate behind the alignment of the front building façade.
- ii) Position to optimise backyard space and must not be located within the required permeable surfaces.
- iii) Outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.

7.5 Swimming and Spa Pools

Controls

- i) Locate behind the alignment of the front building facade.
- ii) Locate to minimise damage to the root system of existing trees on the adjoining properties, as well as trees on the subject site proposed or required to be retained.
- iii) Locate to minimise noise and privacy impacts on the adjoining dwellings.

7.6 Storage

Explanation

Storage is important in the proper functioning of a residential unit. Lack of sufficient storage space can result in cramped living accommodation and displacement of vehicles from allocated parking spaces on site on to the street for parking.

Objective

- Provide adequate storage for everyday household items within easy access of the dwelling.

Controls

- i) The design of development must provide for readily accessible and separately contained storage areas for each dwelling.
- ii) Storage facilities may be provided in basement or sub floor areas, or attached to garages.

Where basement storage is provided, it should not compromise any natural ventilation in the car park, reduce sight lines or obstruct pedestrian access to the parked vehicles.

- iii) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:
 - (a) Studio apartments – 6m³
 - (b) One bedroom apartments – 6m³
 - (c) Two bedroom apartments – 8m³
 - (d) Three plus bedroom apartments – 10m³

7.7 Laundry facilities and air conditioning units

Controls

Laundry and drying facilities

- i) Provide a retractable or demountable clothes line in the courtyard of each dwelling unit.
- ii) Provide internal laundry for each dwelling unit.

- iii) Provide a separate service balcony for clothes drying for dwelling units where possible.

Where this is not feasible, reserve a space for clothes drying within the sole balcony and use suitable balustrades to screen it to avoid visual clutter.

Air conditioning units:

- i) Avoid installing within window frames. If installed in balconies, screen by suitable balustrades.
- ii) Air conditioning units must not be installed within window frames.

8 Area Specific Controls

Explanation

Throughout Randwick City there are a number of areas that for a variety of reasons possess special qualities warranting specific controls that supplement those generally applying in this DCP. These areas may be identified for any number of reasons, including, but not limited to, historic, landscape and/or scenic or localities where it may be desirable to retain or provide for particular uses or characteristics.

In these situations Council has taken the initiative to:

- Identify such areas of special significance in terms of their landscape, scenic, historic or other development qualities.
- Formulate objectives and design controls for development in each of the identified areas of special significance.

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

8.1 Coral Sea Park Estate, Maroubra

Explanation

The Coral Sea Park Estate is a distinctive and historically important precinct. It is located in Maroubra and generally bounded by Fitzgerald Avenue, Malabar Road, Beauchamp Road and Anzac Parade. The Estate is characterised by a mixture of single storey bungalows and low to medium rise multi-unit housing, most of which harmonises with the single storey detached bungalows.

The relative scale, placement and configuration of buildings in the Estate is testimony to careful urban design and how low scale residential precincts can sustain increased density and housing choice. The Estate was developed by the then NSW Housing Commission in the early to mid 1950's. It is an early example of a planned neighbourhood in Australia. Subsequent private development has occurred, also within the low-medium rise scale of the original development.

The significant characteristics of the Estate are:

- It is a neighbourhood made up of a balanced combination of dwelling types housing a wide population mix ranging from young families to aged persons.
- The provision and spatial arrangement of facilities whereby open space, schools, shops and community facilities are centrally located on the Estate.
- The arrangement and mix of cottages, duplexes and blocks of flats. An important feature is the open rear gardens of cottages and flats alike which provide quality access to sunlight and maintain high levels of privacy.
- The curvilinear street pattern responding to the local topography forming an amphitheatre type effect to the central open spaces.



Residential flat buildings with similar form, roof pitch, material finishes and colour as other housing of the estate



Row housing with open front yards and grassed roadside verges

Objectives

- To ensure new development reflects the scale and massing of existing development in the Estate.
- To ensure new development maintains the characteristics of building setbacks and garden areas prevalent throughout the Estate.
- To maintain the planned neighbourhood and garden suburb characteristics of the Estate.

Controls

- i) Building materials and external finishes are to be consistent with the dominant themes in the Estate.
- ii) Site area and dimensions, particularly width, are of sufficient size to allow and maintain the existing themes of large rear garden areas and open spaces between buildings to continue.
- iii) Sites have a minimum frontage of 20 metres for development of more than 2 dwellings.
- iv) Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than one metre high.
- v) Front setbacks of development must consider consistency with the surrounding buildings. Front façade design must consider compatibility with the form, massing and articulation of existing development.



Consistency of building forms, finishes and colour provide a backdrop to landscape features

8.2 58- 64 Carr Street, Coogee

Explanation

The land at 58-64 Carr Street Coogee comprises three separate lots located between Kurrawa Avenue and Beach Street Coogee. The sites are currently zoned for residential purposes and are developed with the following uses:

- 58-60 Carr St: 8 storey residential flat building, strata titled (with ground level parking)
- 62 Carr Street: 2 storey shop top building with café at ground floor and yoga studio on 1st floor
- 64 Carr Street: Private hotel (heritage listed)



58-64 Carr Street, Coogee

The subject sites form the southern end of the horseshoe shaped built form of the Coogee business centre and residences opposite the foreshore reserve of Coogee Beach. The local context includes the northern and eastern sections of the business centre providing an active street edge of commercial, retail and food related uses which services resident and visitor needs.

Land uses immediately to the west of these sites include ground floor retail and café and visitor accommodation. Land uses to the south of the block along Kurrawa Avenue and Beach Street comprise multi-unit housing and some single dwellings.

The RLEP zones these sites residential, while permitting restaurants or cafes, subject to development consent. The purpose of this section is to provide site specific controls to ensure that any development of these sites for restaurant or cafe use does not adversely impact on residential amenity of surrounding residences. The zoning also permits other limited business premises including a neighbourhood shop for which these provisions are also relevant. Development for residential purposes must address other relevant sections of this DCP section relating to medium density residential.

Objectives

- To enable ground level small scale **neighbourhood shop**, restaurant or cafe development whilst protecting the amenity of nearby residents.
- To ensure any development improves the public domain of Carr Street.
- To promote pedestrian activity and safety in the public domain.
- To encourage high quality design and enhance the street frontage of buildings.

Controls

- i) Proposals for a **neighbourhood shop**, restaurant or café must be limited to the ground floor of these buildings and must present an active street front to Carr Street only.
- ii) Any outdoor seating must be limited to the Carr St frontage only.
- iii) Business signage must address Carr Street only and must be limited to the ground or first floors.
- iv) Proposals must specify likely sources of noise or odour generated from the premises and measures to be implemented in order to minimise these and other amenity impacts on adjoining residents.
- v) The standard hours of operation for non-residential uses will be limited to 7am – 10pm.
- vi) Outdoor lighting must limit light spillage, including light emitted from signage to minimise impacts on residents, living on, or adjoining the subject sites.
- vii) High quality awnings, complimentary to the adjoining building design shall be provided along Carr St to achieve a continuous awning with adjoining properties.
- viii) Awnings should be a minimum 3 metres deep and setback a minimum 600mm from the kerb.
- ix) Cantilever awnings from the building must have a minimum soffit height of 3.5metres
- x) Colonnades along the street edge are inappropriate.
- xi) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection.
- xii) Signage on canvas blinds is inappropriate.
- xiii) Ensure all awnings are structurally sound and safe and comply with relevant BCA requirements.
- xiv) The minimum floor to ceiling heights for the ground floor must be 3.5m. *Note: (Ceiling heights shall be measured from finished floor level (FFL) to finished ceiling level (FCL)).*
- xv) The loading and unloading of goods associated with a proposal for a **neighbourhood shop**, restaurant or café at 58-60 Carr Street shall be from Carr Street frontage only.
- xvi) Development including upgrading of existing buildings shall be designed to achieve high quality urban design and a high level of pedestrian amenity at street level having regard to the coastal context, adjoining heritage item and pedestrian traffic movement.

Note:

Any proposal for 58-60 Carr Street will be referred to the Joint Randwick/Waverley Design Review Panel. State Environmental Planning Policy No.65 (Design Quality of Residential Flat Development) may also be relevant to development proposals for upgrading works to this building.

See

<http://www.planning.nsw.gov.au/design-quality-of-residential-flat-buildings>

xvii) New development including upgrading of buildings shall incorporate passive surveillance of public and communal spaces (including, but not limited to balconies over public spaces, effective lighting, landscaping to reduce opportunities for crime prevention, design with clear boundaries between private and public areas) and shall have regard to the principles of Crime Prevention through Environmental Design (CPTED) in *Section B (General Control)* of this DCP and guidelines available at: http://www.planning.nsw.gov.au/rdaguidelines/documents/duapguide_s79c.pdf

xviii) Any alterations and/or refurbishment proposals at 58-60 Carr Street must address Part C section on Medium Density Residential of this DCP and address the following:

- Retain current side and rear building setbacks for residential uses onsite.
- Minimise change to the size and location of balconies.
- Minimise overlooking and privacy impacts on other balconies and adjacent dwellings.

xix) Any proposal for a **neighbourhood shop**, restaurant or café at 58-60 Carr Street must be within the developable area as shown in the figure below subject to meeting all other site requirements including parking assessment; and:

- provide for a continuous street façade and zero lot line to Carr Street. This zero lot line should also extend to the corner of Carr Street and along Kurrawa Avenue, as shown in the figure below; and
- remove the existing driveway crossing along Carr Street in order to improve pedestrian amenity and safety.
- **Street facade should display proportions and detailing which respect the prevailing building facades of the sites at 62 and 64 Carr St.**

Developable area for proposed restaurant or café at 58-60 Carr Street, Coogee



-  Outline of revised 'developable area' for a restaurant or café at 58-60 Carr St
-  Outline of original 'developable area' for a restaurant or café at 58-60 Carr St



8.3 Barker Street / Willis Street, Randwick

Explanation

This subject sites is rectangular in shape, split in two by Kennedy Lane. It is bound by Barker Street to the north, Willis Street to the west, a five storey residential flat development to the east and four storey residential flat buildings as well as a single storey dwelling to the south. Kennedy Lane reduces in width as it passes through the block, facilitating pedestrian connections only. There are existing services located in Kennedy Lane. The block falls approximately 7 to 9 metres on either side of the ridge at Kennedy Lane (see the Figures below on Building envelope – typical section).

The site comprises six lots, with six single storey detached dwellings and a two storey flat building. The five storey strata titled residential flat building to the east of the site is unlikely to redevelop.

There are excellent views from the block towards the City to the north-west and outlook to the south west towards Botany Bay. Due to the topography of Barker Street, there is no direct pedestrian or vehicular connection from the block to Barker Street. There is a footpath along Barker Street adjacent to the Block, accessed by Willis Street and Kennedy Street. Due to the steeply sloping topography, Willis Street is characterised by blank retaining walls with dwellings above.

The sites have unique opportunities and constraints. A building envelope has been developed for the sites that respond to context, streetscape and the sites characteristics.

Objectives

- To encourage residential uses including affordable housing that reflect the needs of key workers and students in the adjacent Randwick Education and Health Specialised Centre.
- To reinforce Kennedy Lane as part of the urban structure.
- To maintain public pedestrian access and visual connection along Kennedy Lane.
- Locate residential lobbies along Kennedy Lane.
- Locate private open space at ground floor.

Controls

- i) **Building Envelope Plan:** The building envelope plan shows the maximum envelope including balconies (while excluding the roof structure and roof envelope). Development Applications are to demonstrate that the proposed building fits within the envelope. To achieve the envelope, the sites must be developed holistically as shown in the plan for blocks A and B.
- ii) **Height:** RLEP identifies a maximum height of 15m. The building envelope illustrations show four storeys, excluding

the roof envelope and structure. Between Willis Street and Kennedy Lane, with the building envelope is articulated as four equal forms, stepping with the sloping topography. Any habitable roof space provided above the maximum building envelope must be setback an additional 4m from the street front at Barker Street, Kennedy Street and Kennedy Lane.

iii) **Building Depth:** Refer to setbacks.

iv) **Setbacks**

Block A:

Barker Street	5m	Ground floor and above.
Kennedy Lane	4m	Ground floor and above
Willis Street	0m	Ground floor.
	5m	First floor and above.
Rear	6m	All floors.

Block B:

Barker Street	5m	Ground floor and above.
Kennedy Lane	5.5m 2.5m	Ground floor and above First floor and above
Willis Street	0m	Ground floor.
	5m	First floor and above.
Rear	6m	All floors.
Side	6m	Ground floor and above

v) **Form and articulation:** For Block B, the built form envelope may comprise two separate buildings or demonstrate sufficient articulation. Vertical articulation is to be provided between stepped forms along Barker Street to reduce the apparent length of the facade to a proportion that is compatible with the surrounding built form.

vi) **Building Uses:** Residential only.

vii) **Mix:** The following residential mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
	An additional 50% can be provided if they are dual key units.
3 Bed	No requirement.

viii) **Parking and access:** Access to parking is to be provided from Willis Avenue. Depending on how these sites are amalgamated, there are two options:

1. Develop the two blocks concurrently and provide all parking in a basement within Block A, or
2. Provide parking directly to each Block. At grade parking may be provided for Block B provided it is not visible from the public domain.

ix) **Open space**

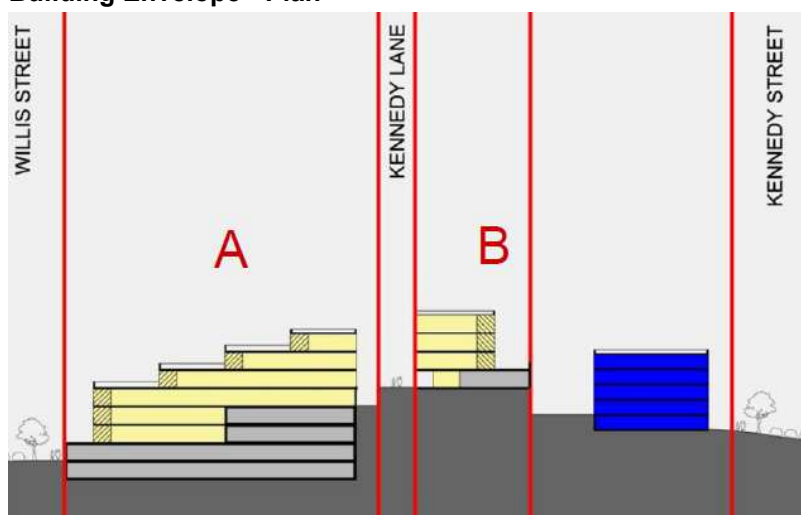
Communal open space	15% of site area.
	Roof top communal open space is encouraged for Block A.
	Communal open space at first floor is encouraged.
Deep soil zone	25% of communal open space.

- x) **Public dedication:** A public dedication is to be provided in the form of a 2.5m road widening to Kennedy Lane to provide better pedestrian amenity and visual connection along Kennedy Lane.

Site Plan – Existing



Building Envelope - Plan



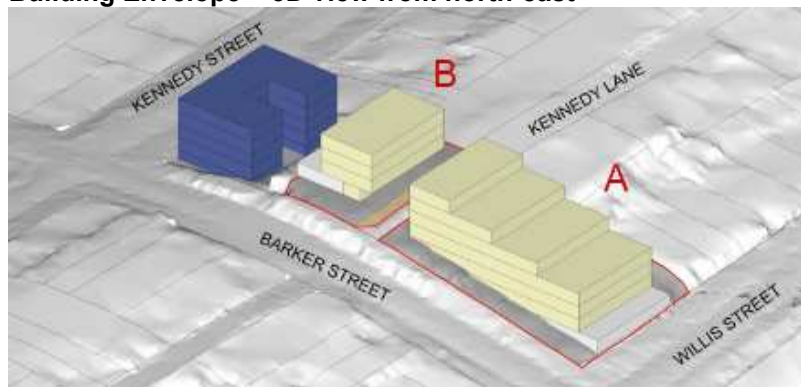
Legend

	1 storey
	2 storeys
	3 storeys
	4 storeys
	5 storeys
	6 storeys +
	Block boundary
	Building envelope
	Deep soil zone
	Open space
	Existing strata-titled building
	Balcony zone
	Right of way
	Public dedication
	Carpark
	Setback - all levels
	Setback - ground level only
	Preferred building entry
	Preferred carpark entry
	Pedestrian connection

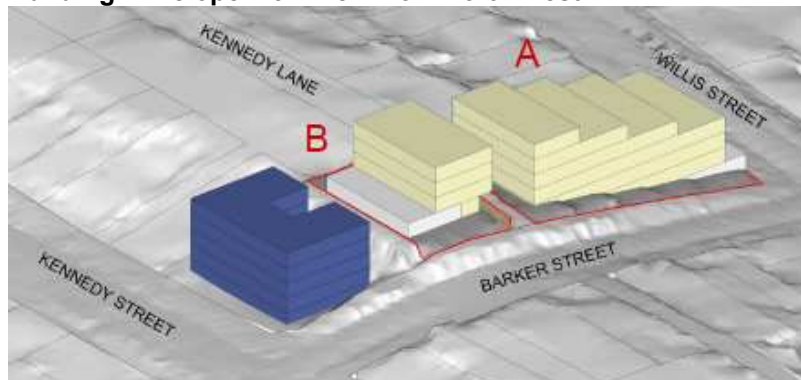
Building Envelope – Typical section



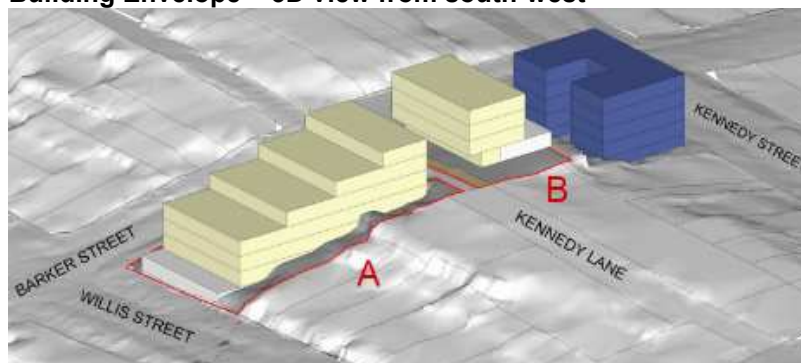
Building Envelope – 3D view from north-east



Building Envelope – 3D view from north-west



Building Envelope – 3D view from south-west



8.4 Blenheim House curtilage, 15 Blenheim Street, Randwick

Explanation

Specific Site 1 is located at 15 Blenheim Street and is a single lot, rectangular in shape with a single frontage to Blenheim Street. It is bound by a 4 storey residential flat building to the west, single detached dwellings and a three storey residential flat building to the north. Immediately to the east are Blenheim House and its former stables building, listed as heritage items under RLEP 2012. The site falls approximately 1 metre towards the west across the site.

Most lots along Blenheim Street are strata-titled, with only a few lots remaining in single ownership. Blenheim Street is lined with large street trees. Existing buildings within the block comprise single detached dwellings, attached dwellings and residential flat buildings, ranging in size from one storey to four storeys. There are some health services facilities located within the block, but the predominant use is residential.

Blenheim House (17 Blenheim Street) is Randwick's oldest remaining house and was completed in early 1848 by Simeon Pearce who later became the first Mayor of Randwick. The two storey sandstone building is a fine example of simple Colonial Georgian design. Blenheim House was originally constructed on 1.6 hectares with its main façade and entrance facing west with a driveway providing access from Botany Street. Subdivisions of the original site of Blenheim House have resulted in Blenheim House having a Blenheim Street address to its south, and a western boundary with 15 Blenheim Street. Both Blenheim House and its stables building are well set back from Blenheim Street. A double carport at the front of the site encloses a private garden to the south of the dwelling.

The height, length and setbacks of existing residential flat building at 15 Blenheim Street have significantly impacted on the amenity and heritage curtilage of Blenheim House. The siting and envelope of the existing building affects sunlight and privacy to Blenheim House, blocks views towards its original front façade, and detracts from its setting. Redevelopment of the site presents to opportunity to improve the curtilage and amenity of Blenheim House and to allow it to be viewed in a more sympathetic setting. A building envelope has been developed for the sites that respond to the heritage context, streetscape and site characteristics, while retaining potential development floor space and improving amenity.

Objectives

- Improve the curtilage and amenity of Blenheim House.
- Create a strong built edge to Blenheim Street
- Provide articulation to the built edge along Blenheim Street.
- Manage stepping of built form with the topography behind the primary building line to Blenheim Street.

Controls

Building Envelope Plan

The building envelope plan shows the **maximum** envelope including balconies. DAs are to demonstrate that the proposed building fits within the envelope.

Height

Four storeys along Blenheim Street and two storeys at the rear of the site.

Building Depth

Refer to Building Envelope Plans.

Setbacks

Blenheim Street	3m	All levels
East boundary	3m	All levels
Rear	3m	All levels

For west boundary setbacks, refer to Building Envelope – Plan.

Building Uses

All levels	Residential
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Mix

If residential units are provided the following mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
3 Bed	No requirement.

Parking and access

If parking is provided, no parking is to be located within the front setback zone.

There is no requirement for car parking on the site for studio or 1 bedroom units and their visitors.

Open space

Communal open space	25% of site area
Deep soil zone	25% of communal open space

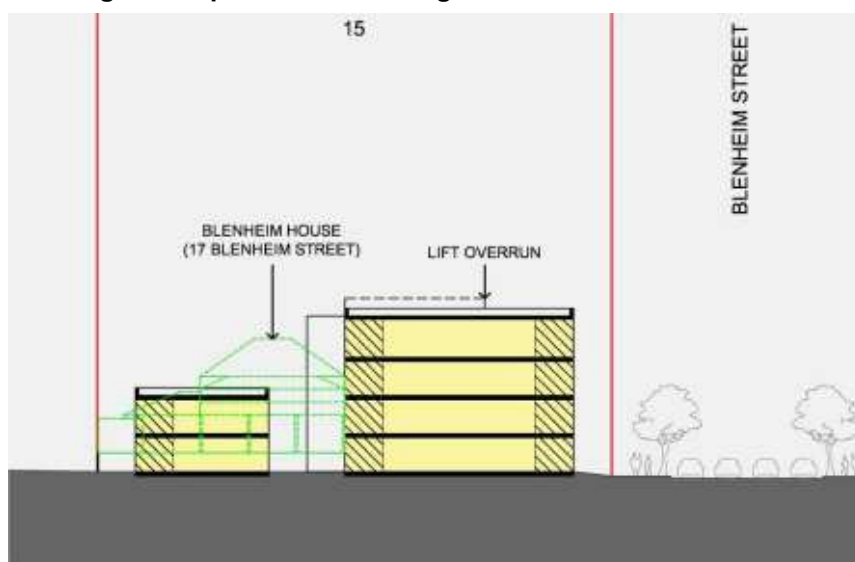
Site Plan – Existing



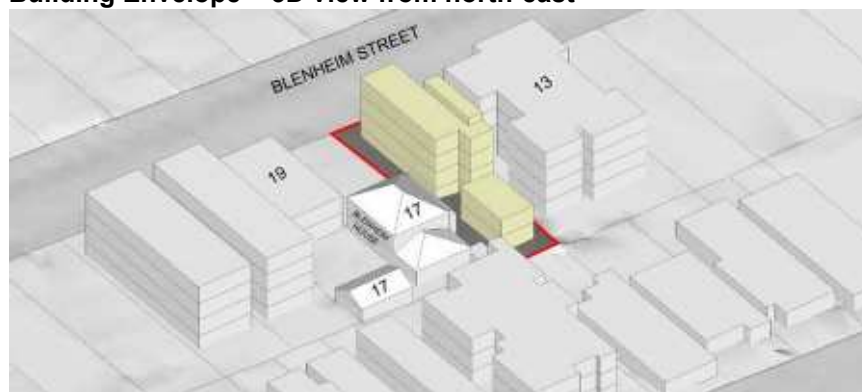
Building Envelope - Plan



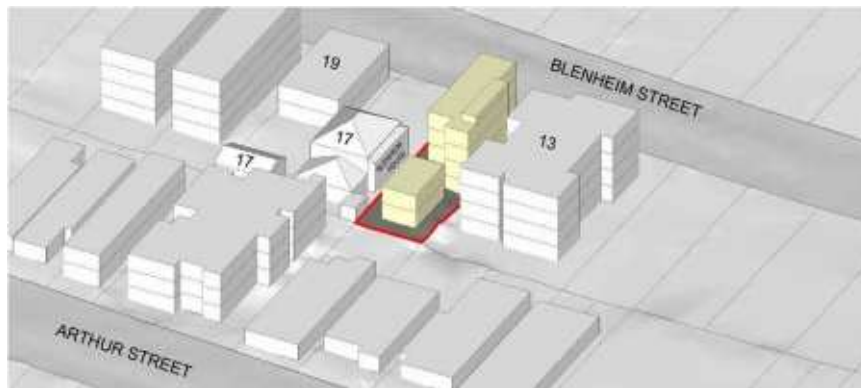
Building Envelope –Section through Block A



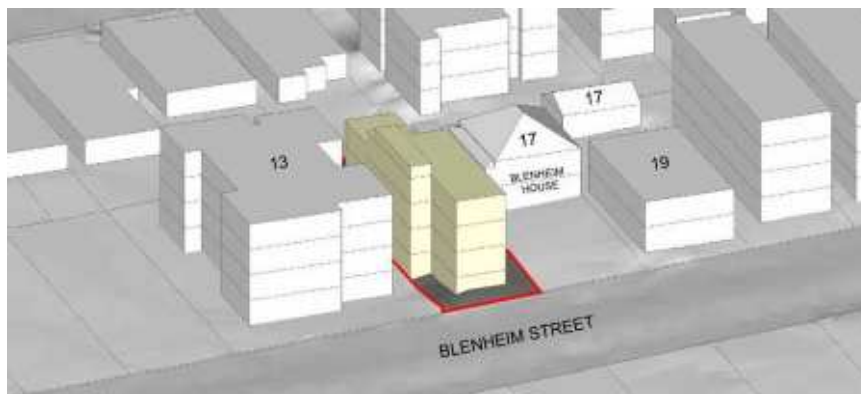
Building Envelope – 3D view from north-east



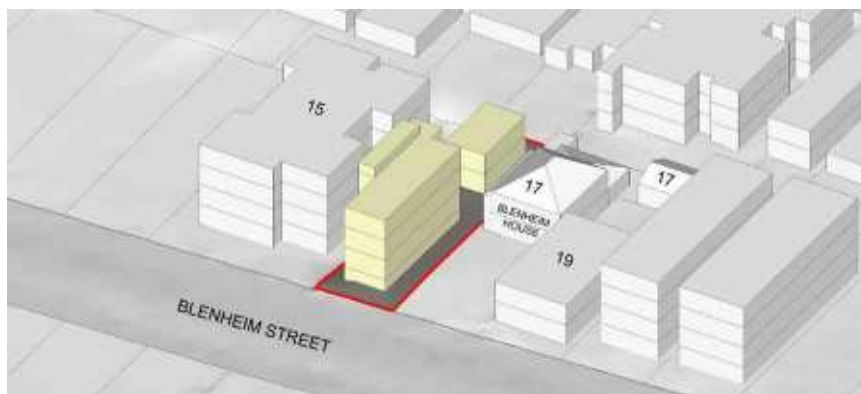
Building Envelope – 3D view from north-west

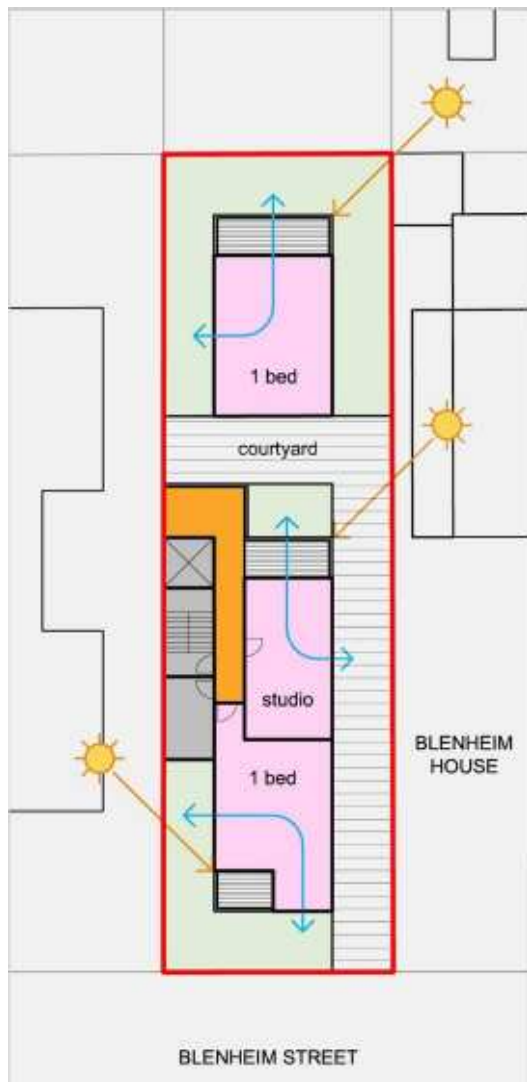


Building Envelope – 3D view from south-west

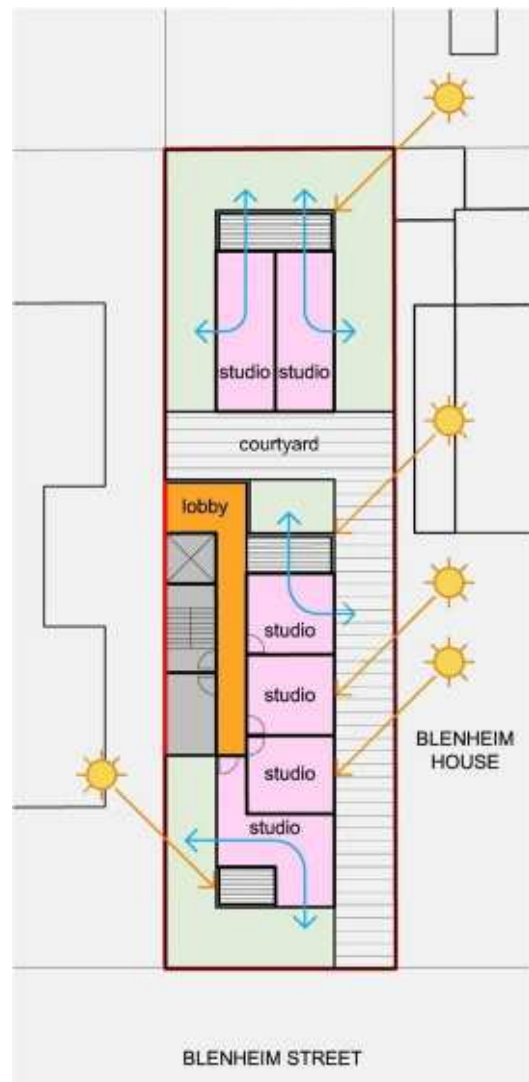


Building Envelope – 3D view from south-east





Indicative Layout – Plan (Residential)



Indicative Layout – Plan (Boarding Houses)

8.5 Hill 60, La Perouse

Explanation

The land at known as Hill 60 has a total site area of approximately 12 ha and comprises the following parcels:

- 9-23 Karoo Ave (Lot 5300 DP 48768),
- 1-7 Karoo Ave (Lot 5299 DP 48768),
- 42 Yarra Rd (Lot 5235 DP 821317),
- 2-14 Koorngai Ave (Lots 56-62 DP 752015), along with several Crown road reserves adjoining these parcels.

Hill 60 is an undulating, predominantly vacant site and its topography has been greatly altered through its history of sand mining and landfill. There are pockets of remnant vegetation retained towards the southern end of the site. The site is bounded by the Chinese Market Gardens to the north (which is listed on the State Heritage Register), the Yarra Bay Beach and Bicentennial Park to the west (a local heritage item and conservation area), La Perouse Public School to the east and a row of dwelling houses along Yarra Rd to the south.



The site also comprises internal unmade/informal access roads known as Karoo Avenue and its unnamed extension connecting to Baragool Avenue. The site **may** contain the Eastern Suburbs Banksia Scrub (ESBS) listed as an endangered ecological community under the *Threatened Species Conservation Act, 1995*. **This requires further investigations.**

The site is owned by the La Perouse Local Aboriginal Land Council (LPALC) and has significant social and cultural significance for the Aboriginal community.

The majority of the site has a residential zoning that permits low to medium density housing development as well as a range of community uses including child care centres, churches, schools and recreation facilities. A portion of the site on the south-western side is zoned for public recreation (along Koorngai Avenue).

The RLEP cl.6.11 requires that a site specific DCP must be prepared for large sites (over 10,000 sqm). This section of the DCP provides guidance on the key issues for any such future planning for the site.

Objectives

- To ensure any future development on the site is planned in a holistic and orderly manner.
- To ensure **the any identified** biodiversity value of the site is protected and conserved.
- To promote, recognise and protect the cultural and social significance of the site to the Aboriginal community.
- To provide for appropriate and legible public access and open spaces through the site.

- To maintain appropriate view corridors from surrounding development including the public domain.
- To provide key design principles for any future planning and development of the site.
- To encourage a diverse range of housing, including affordable and adaptable dwellings.

Controls

i) Prepare a site-specific DCP for the entire Hill 60 site to guide any future redevelopment in a holistic suitably staged manner and must address (but not limited to) the following specific matters:

- Overall vision and design principles for the site in the context of its significant Aboriginal history, social and environmental considerations;
- identification of and provision for the social and cultural needs of the Aboriginal community and consideration of Council's *La Perouse Needs Study*
- a suitable and clearly dimensioned buffer zone to the adjacent Chinese Market Garden site
- clarification of the **existence and** extent of Eastern Suburbs Banksia Scrub (ESBS) at the site, appropriate curtilage and future zoning and management measures to ensure its ongoing conservation;
- provision for a minimum of ~~30%~~ **10%** of the total site area as public open space that suitably connects with existing open space and serves the needs of the new and existing community. Open space provision should have regard to the existing open space zone boundary and extent of **any identified** biodiversity significance;
Note: This 10% threshold requirement for public open space does not include any land identified for connections/pathways or environmental conservation purposes (e.g. ESBS).
- clear street hierarchy and legible street network;
- strong pedestrian and cycle linkages through the site and connections to the surrounding street network;
- legible access and entry points to the site that aim to integrate the site with the surrounding neighbourhood;
- potential soil and groundwater contamination, potential flooding and stormwater management.

Note:

Variations to the existing zoned open space boundaries will require a rezoning application. When clarified, the specific ESBS locations should also be zoned for Environmental ~~Protection~~ **Conservation.**