

STRATEGIC PLANNING

Randwick Development Control Plan A1 Welcome

D06205880

27 July 2026



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Prepared by	DA	September 2024	
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Acknowledgement of country

Randwick Council pays respect to the traditional owners of the land, the Bidjigal and Gadigal people, and we acknowledge the living and continuing culture of the traditional custodians of this country.

We recognise that the traditional owners have occupied and cared for this Country over countless generations, and we celebrate their ongoing contributions to the life of the area.

1. About this DCP

1.1. Purpose of this plan

The Randwick Development Control Plan (DCP) has been prepared in accordance with Division 3.6 of the Environmental Planning and Assessment Act 1979 (the Act) and Part 3 of the Environmental Planning and Assessment Regulation, 2021 (EP&A Regulation). It serves as a key planning instrument that provides detailed guidance to support the implementation of the Randwick Local Environmental Plan (RLEP).

This DCP outlines objectives and controls to promote high quality, well-designed development across the Randwick Local Government Area (LGA). It aims to enhance the character, liveability and sustainability of Randwick City, reinforcing its identity as a vibrant, inclusive and desirable place to live, work and visit.

The plan is intended to assist:

- Applicants in preparing Development Applications (DA)
- Council officers in assessing proposals
- Community members in making informed submissions on applications.

Compliance with the provisions of this DCP does not necessarily guarantee that consent to a DA will be granted. This DCP supersedes all previous versions, including the Randwick DCP 2013 and the Stage 1 DCP update of 2023 and applies to all land within the Randwick LGA.

1.2. Objectives

The objectives of this DCP are to:

1. Provide clear and consistent guidance that supports and complements the objectives and controls of the RLEP
2. Promote integrated land use and transport planning to facilitate sustainable housing, employment and community infrastructure
3. Encourage high quality design that reflects a site's character and context
4. Support development that is economically, socially and environmentally responsible, contributing to long term sustainability
5. Ensure architectural excellence utilising high quality materials, finishes and innovative design approaches
6. Protect and enhance the natural environment including remnant native vegetation, habitat corridors, biodiversity and wetland ecosystems
7. Improve public domain outcomes, including streetscapes, open spaces and pedestrian amenity to foster a vibrant and liveable City
8. Encourage climate-responsive design, including energy and water efficiency, passive design principles and resilience to natural hazards.

1.3. Plan name and commencement

This DCP is an amendment to the Randwick DCP 2013 and is referenced as DCP 2025 - Stage 2. This plan was adopted by Council on 30 June 2026 and commenced on 24 July 2026.

The following sections of the Randwick DCP 2013 are repealed and replaced with the following chapters:

Randwick DCP 2013 Chapter	Replaced with DCP 2025 – Stage 2 Chapter
A1 Introduction	A1 Welcome
B1 Design	Repealed
	B1 Local character areas
B2-Heritage	B2 Heritage
B3 Ecologically sustainable development	B3 Sustainability & resilience
B4 Landscaping & biodiversity	B4 Landscaping & biodiversity
B5 Preservation of trees and vegetation	B5 Preservation of trees and vegetation
B7 Transport, Traffic, parking and access	B7 Transport, Traffic, parking and access
B8 Water Management	B8 Water Management
B9 Management plan	B9 Management plan
B10 Foreshore scenic protection area	B10 Foreshore scenic protection area
B11 Development in laneways nominated for widening	B11 Laneway widening
C1 low density residential	C1 low density residential
C2 Medium density residential	C2 Medium density residential
C3 Adaptable and universal housing	C3 Universal & accessible housing
C4 Boarding houses	C4 Co-living & boarding houses
D1 Kensington centre	D1 Kensington & Kingsford (K2K)
D2 Kingsford centre	D1 Kensington & Kingsford (K2K)
D4 Maroubra Junction centre	D3 Maroubra Junction
D6 General controls	D4 Local centres
D7 Maroubra Beach centre	D6 Maroubra Beach
D8 The Spot, Randwick	D7 The Spot
D9 Amusement centres	C5 Amusement centres
D10 Backpackers' accommodation	C12 Visitor & tourist accommodation
D11 Child care centres	C6 Child care centres
D12 Footpath dining and trading	C7 Footpath dining & trading
D13 Late night trading	C8 Night time economy
D14 Sex services premises	C9 Sex services premises
D15 Industrial areas	C10 Industrial areas
E1 Bundock Street, Randwick	D8 Defence Site

Randwick DCP 2013 Chapter	Replaced with DCP 2025 – Stage 2 Chapter
E2 Randwick Education and Health Specialised Centre	D9 Randwick Education and Health Specialised Centre
E3 Royal Randwick Racecourse	D10 Royal Randwick Racecourse
E4 Prince Henry Site, Little Bay	D11 Prince Henry Site
E5 Newmarket Green, Randwick	D12 Newmarket Green
F1 Development in recreation zones	C13 Recreation zones
F3 Sydney Airport planning and noise impacts	C11 Sydney Airport
F4 Telecommunications and radiocommunications	B14 Communications & power lines
F5 Undergrounding overhead power lines	B14 Communications & power lines

1.4. Transitional provisions DCP 2025 – Stage 2

Controls

- a) An application made before Randwick DCP 2025 – Stage 2 came into effect that has not been finally determined is to be determined as if Randwick DCP 2025 – Stage 2 had not come into effect.
- b) Clause a) does not apply to an application that relies upon, or seeks to utilise, any provision of the following Parts or Chapters of State Environmental Planning Policy (Housing) 2021:
 - i. Chapter 2, Part 1 or Part 2 (Affordable housing)
 - ii. Chapter 3, Part 3 (Co-living housing) or
 - iii. Chapter 6 (Low and Mid-Rise housing)
- c) In this clause, a reference to an application includes:
 - i. A development application under Part 4 of the Act
 - ii. An application to modify a development consent under section 4.55 or 4.56 of the Act
 - iii. An application for review of a determination of a development application under section 8.2 of the Act
 - iv. An application for a review of a determination of a modification application under section 8.2 of the Act.

1.5. Land to which this DCP applies

This DCP applies to all land within the Randwick LGA except land identified within Chapter 5 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 within the NSW Port Botany Lease Area.

1.6. Interpretation

Unless otherwise stated, terms used in this DCP have the same meaning as defined in the Randwick LEP 2012, the EP&A Act and the EP&A Regulation. Where additional or differing definitions apply, these are provided in the glossary or within the relevant parts of this DCP.

A reference in this DCP to any legislation, planning instruments or Australian Standard include any amendments, replacements or updates to those documents.

Each DA will be assessed having regard to:

- The Randwick LEP
- This DCP
- The matters for consideration under Section 4.15 of the Act
- Any other Council policies or guidelines adopted by the consent authority.

1.7. Relationship to other plans

This DCP is to be read in conjunction with the Randwick LEP, the Act and applicable planning instruments and policies. Where there is any inconsistency between this DCP and the Randwick LEP, the provisions of the LEP prevail to the extent of the inconsistency. In addition, the DCP has been prepared in conjunction with the following informing strategies:

- Arts and Culture Strategy
- Economic Development Strategy
- Environment Strategy
- Housing Strategy
- Inclusive Randwick Strategy
- Integrated Transport Strategy
- Open Space and Recreation Strategy

1.8. How to use this plan and structure

This DCP is structured to assist users in locating relevant provisions for the preparation, submission, and assessment of DAs. The Plan is organised into four parts (A to D), progressing from general principles to specific controls:

Part A – Introduction

Part B – General Controls

Part C – Land Use Controls

Part D – Location Specific Controls.

This structure is designed to support a logical and user-friendly approach to navigating the DCP, ensuring clarity for applicants, Council officers, and community members.

Council's [website](#) contains easy to follow information on the six stages in the life of a DA involving preparation, lodgement, assessment, determination and consent.

Part A – Introduction

This Part establishes the statutory and strategic planning framework for the DCP. It outlines the legal basis for the DCP under the EP & A Act and EP&A Regulation and sets the context for its application across the Randwick LGA.

This part also includes:

- An explanation of DA processes and lodgement requirements via the NSW Planning Portal, documentation requirements and assessment pathways
- Guidance on how the DCP numerical controls are applied and the process for seeking any variations in accordance with the objectives of the relevant controls
- Reference to Council's Community Engagement Strategy 2025 which guides how and when the community is notified and engaged in relation to DAs, DCPs and LEPs
- Provisions for Connecting with Country that apply to certain sites and scales of development encouraging respectful engagement with Aboriginal communities and knowledge systems. This DCP part promotes design responses that reflect cultural values, landscape features and the enduring connection of First Nations peoples to Country.

Part B – General controls

Part B applies to all DAs and should be read first to understand how the general provisions may apply to a proposed development. This Part sets out overarching controls that support quality, sustainable and context-sensitive development across Randwick City.

Topics covered in Part B include:

- Local character and heritage conservation
- Ecologically sustainable development
- Landscaping, biodiversity and tree protection
- Waste minimisation and recycling
- Transport, parking and access
- Water management
- Management plans
- Foreshore scenic protection areas
- Laneways and rear access
- Advertising and signage
- Noise management and amenity
- Communications infrastructure and powerlines
- Public art and creative hoardings.

Applicants must ensure their development proposal references and responds to the relevant provisions in this Part, in addition to any site-specific or development-type controls outlined in Part C. Where variations to numerical controls are proposed, they must be clearly justified against the objectives of the relevant control.

Part C – Land use controls

Part C sets out specific planning objectives and development controls for various land uses within the LGA - residential, commercial, industrial and recreational. These provisions support context-sensitive development that responds to the character, function and strategic role of different zones.

This Part includes controls for:

Residential Development

Residential controls are structured around two primary zones:

- Low Density Residential, such as dwelling houses
- Medium Density Residential, such as multi-unit housing and apartments.

Additional provisions apply to:

- Universal, adaptable and accessible housing,
- Co-living and boarding houses.

Commercial, general industrial and recreational land uses

Land use controls are provided for a range of non-residential development types, including:

- Amusement centres
- Child care centres
- Footpath dining and trading
- Night time economy
- Sex services premises
- Industrial areas
- Sydney Airport
- Visitor and tourist accommodation
- Recreational zones.

The land use controls provide guidance on key planning elements such as:

- Building envelopes and design
- Setbacks and site layout
- Open space and landscaped area
- Car parking and access
- Environmental amenity.

All development proposals must address the relevant provisions in this Part, in conjunction the general controls under Part B. Where variations to controls are proposed, they must be clearly justified against the objectives of the applicable provisions.

Part D – Location specific controls

Part D provides additional planning for specific commercial centres (zoned E2), Local Centres (zoned E1) and for planned precincts in the Randwick LGA. These controls respond to the unique character, strategic role and development opportunities of each location.

Where applicable, the provisions in this part override similar controls in other parts of the DCP, unless otherwise stated.

The specific precincts and locations are:

- Kensington and Kingsford (K2K)
- Randwick Junction
- Maroubra Junction
- Local Centres - general controls
- Matraville
- Maroubra Beach
- The Spot
- Defence Site (Randwick Barracks)
- Randwick Education and Health Specialised Centre
- Royal Randwick Racecourse
- Prince Henry Site, Little Bay
- Newmarket Green - Randwick
- Little Bay Cove
- Well Located Housing Areas (formally HIAs)
- Specific sites

Where a development provision is not specified in this part, proposals must comply with all other relevant provisions of the DCP, including the general controls in Part B and land use controls in Part C. These location-specific controls provide tailored guidance on matters such as:

- Building envelopes and heights
- Setbacks and site layout
- Public domain interface
- Heritage and character integration
- Access, parking, and movement
- Environmental and amenity considerations.

2. Development applications

2.1. What is a DA?

A Development Application (DA) is an application that seeks consent to carry out development under the EP&A Act. Development may include:

- Constructing a new building or structure for residential, commercial or industrial purposes
- Altering or adding to an existing building or structure
- Subdividing land or buildings
- Changing the use of land or a building.

To lodge a DA, applicants must submit a completed DA form along with relevant supporting documentation, including (at minimum):

- Site survey
- Architectural and engineering drawings or plans
- A written Statement of Environmental Effects (SEE) addressing relevant environmental and planning matters. To assist you in preparing and lodging a DA, Council has prepared explanatory guidelines, available on Council's website – linked [here](#)

Council provides detailed guidelines and resources to assist applicants in preparing and lodging a DA, available on the Council website under the Planning and Building section. A step-by-step guide to common development types and an overview of the DA assessment process is also available online – link [here](#).

DAs are assessed on their merits under the requirements of Section 4.15 of the Act which requires, among other things consideration of:

- Relevant Environmental Planning Instruments
- This DCP
- The likely impacts of the development
- The suitability of the site
- Submissions received during the notification process
- The public interest

Council is committed to delivering a fair, transparent, and efficient development assessment service to our community. Council will do this by undertaking a fair and proper assessment of applications against our existing planning controls. DAs lodged and received by Council can be tracked through Council's Online Services – linked [here](#).

2.2. DA requirements

Seeking accurate and relevant information is an important first step in preparing a DA. Council offers a Pre-lodgement Meeting service, particularly recommended for large or complex proposals. This service provides early advice from senior Council officers on key issues and assists in improving application quality and a more streamlined assessment process. In addition, for general planning enquiries, a Duty Town Planner is available during business hours.

Applicants should refer to the following Council resources:

- The Pre-Development Application Guide
- Development Application Guide
- Development Application (DA) Form and Checklist.

These resources are available on-line – linked [here](#), or at Council’s Customer Service Centre.

A complete DA submission typically includes:

- A Statement of Environmental Effects (SEE)
- Context and site analysis
- Architectural drawings and survey plans to show what is being proposed and its impact (if any) on adjoining sites
- Assessment of the transport network and parking demand studies
- Assessment of acoustic/noise impacts report
- Assessment of contamination and remediation reports
- Heritage assessments and reports
- Other specialist reports as specified in this DCP or by Council officers relating to environmental and amenity impacts.

Depending on the development type the following may also be required:

- Landscape plans & planting schedule
- Drainage/stormwater management plans
- Other specialist reports as relevant within the DCP or as required by Council planning officers.

All DAs are expected to comply with the National Construction Code (NCC) and relevant Australian Standards (AS).

Depending on the nature of the proposed development, one or more parts of this DCP would need to be considered. For example, Part B General controls is relevant for all DAs. Referral to other parts will also be necessary depending on the type of development. For example, redevelopment, such as alterations and additions, to a dwelling house or commercial development would need to also refer to Part C – Land use controls, for design guidance. The applicant should refer to DCP sections relevant to the zoning of the land and the location of the development within the Randwick LGA.

Once the plans and SEE have been prepared, a DA form will need to be completed, and all material lodged via the NSW Planning Portal – linked [here](#). A formal process of notification and assessment will then follow.

Note

Details of the assessment and decision process can be found on Council’s website page ‘Planning and Development’ – linked [here](#)

2.3. DCP framework

The provisions of this DCP are structured into two components:

- Objectives – outlining the desired planning outcomes and guiding principles
- Controls – comprising both numerical standards and qualitative criteria.

Some sections may commence with an Explanation section to provide background information and assist in the interpretation of the controls. All DAs must address both the Objectives and Controls relevant to the development type and location.

2.4. Achieving numerical controls

Proposals are expected to comply with the numerical controls set out in this DCP. Any proposed variation from the controls may be considered where the applicant successfully demonstrates that an alternative solution achieves equal or better planning and urban design outcomes.

This flexibility acknowledges the unique characteristics of individual sites including:

- Site topography
- Orientation
- Allotment configuration
- Existing structures on site to be retained.

Proposals seeking to vary numerical controls must be supported by a robust context and site analysis, and will be assessed against the following criteria:

- i) Consistency with the Objectives of Randwick LEP 2012, and the Objectives and specific Controls in this DCP
- ii) The degree or numerical extent of variation from the control (typically expressed as a percentage)
- iii) The presence of any existing site constraints, rendering strict compliance difficult to achieve, such as:
 - Site topography
 - Site orientation
 - Allotment configuration
 - Allotment dimensions
 - Existing building structures to be retained
- iv) Potential impacts on adjoining properties such as structural stability, visual amenity, solar access, privacy and views
- v) Potential impacts on the public domain in terms of streetscape character, views and vistas and pedestrian amenity
- vi) Whether strict compliance with the controls would unreasonably limit the ability to achieve adequate internal amenity, reasonable building width, open space provision and architectural character.

3. Community engagement

Community engagement is a key part of the DA process and broader strategic planning activities, including the preparation and amendment of Local Environmental Plans (LEP) and Development Control Plans (DCP). Under the EP&A Act and Regulation there are statutory requirements for public notification and consultation for planning matters. These include minimum exhibition periods, notification methods, and opportunities for public submissions.

Randwick City Council is committed to meaningful, inclusive, and transparent engagement with the community. This DCP aligns with Council's Community Engagement Strategy 2025 (CES), which outlines how and when the community will be consulted on planning matters, including DAs, amendments to DCPs, and LEPs. Council's CES details the specific notification requirements for each type of development and can be found [here](#).

All DAs are to comply with Council's Community Engagement Strategy 2025 ensuring that the community is informed and has the opportunity to participate in shaping the future of Randwick City.



STRATEGIC PLANNING

Randwick Development Control Plan B1 Local character areas

D06205885

27 July 2026



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Prepared by	PM	June 2026	
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1. Introduction

Local character is the identity of a place, and a recognition of what makes a particular neighbourhood distinctive. Character is expressed through the interrelationships between built form and natural elements, in both the public realm and private domain. Character is a rich combination of topography and landscape, the built environment and urban history, culture and operations, including the interplay between buildings, architectural style, subdivision patterns, human activity and natural systems.

Neighbourhood character is not a static concept - it is dynamic and evolves over time to meet the changing criteria of both urban and natural environments, including contemporary housing needs and changing demographics. Protecting and enhancing character does not mean preventing change; instead respecting the character of a neighbourhood ensures that development is designed in response to its context, adding further richness, diversity and quality.

Reinforcing local character ensures that future built form, open space and community outcomes in our suburbs are informed by, and derived from their location, context and social setting. These objectives are place-based, relevant to, and resonant with the identified local character and the community's aspirations.

This part of the development control plan (DCP) provides strategic guidance for preserving and enhancing local character across the Randwick local government area (LGA). The direction on local character established under this DCP part has been informed by a comprehensive assessment of existing local character, incorporating extensive community engagement. This analysis is documented in Council's draft Local Character Statements, which serve as the key reference documents guiding the strategic planning framework and development outcomes across the LGA.

This DCP part includes locality and desired future character statements, along with supporting principles and guidelines for development within specific areas and neighbourhoods within Randwick City identified by Council.

Localities are determined based on their character, including topography, landscape setting, heritage, streetscape, land uses and built form. A range of social, economic and environmental indicators, density analysis and the community's shared values and future aspirations have also been considered for each locality to establish character.

Eleven character statements have been prepared across Randwick City, identified as:

01	Parklands North Randwick	07	Bunnerong Creek
02	West Kensington	08	The Port
03	North Anzac	09	Northern Coast
04	Randwick	10	Southern Coast
05	Bundock Street	11	The Bays
06	Maroubra Central		

Structure

While overarching Character principles are provided for the overall LGA, each local character area (LCA) includes the following considerations and criteria that all development applications (DAs) lodged with Council must respond to:

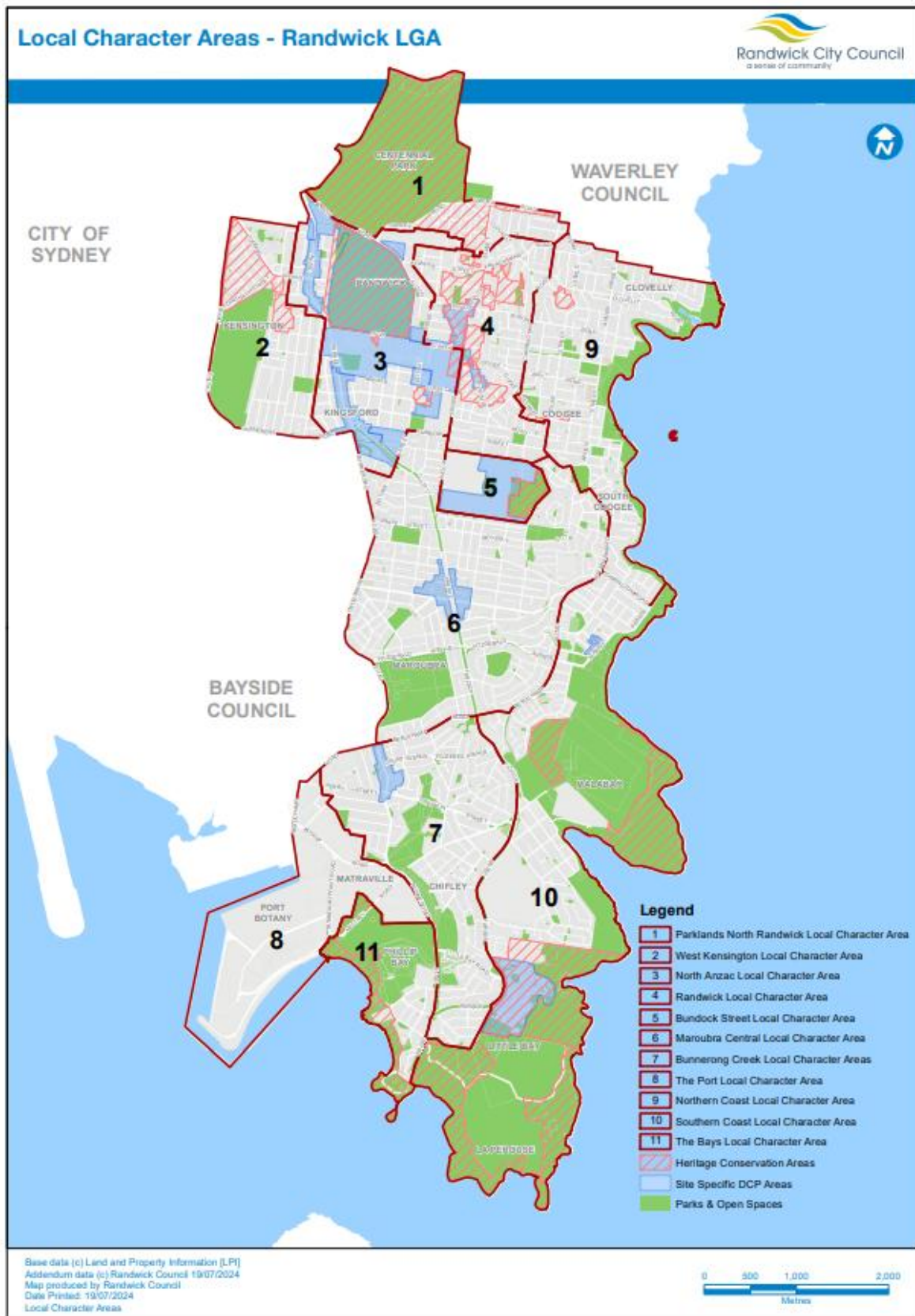
- Locality statement - describes the geographical boundary of the local character area
- Locality map - illustrates the local character area and identifies park and open space, heritage character areas, and location specific control areas
- Desired future character statement - provides guidance for interpreting and implementing development controls and built form guidelines found elsewhere in this DCP and within the Randwick Local Environmental Plan 2012 (RLEP 2012)
- Key characteristics - principal conditions that contribute to the area's unique character
- Development guidelines - outlines specific principles to adopt to protect and enhance the character of an area. The aims are to preserve this character and complement it through exemplary buildings, cohesive landscapes and integrated topography, delivering spatial continuity and visual unity in form, scale and density.

Application of this DCP Part

1. This Part applies to development that involves changes to the exterior of a building which are visible from the public domain
2. This DCP part does not apply to land covered by Part D Location Specific Controls of the DCP, outlines distinct character and built form outcomes for specific localities, including:
 - Part D1 - Kensington and Kingsford
 - Part D2 - Randwick Junction
 - Part D3 - Maroubra Junction
 - Part D5 - Matraville
 - Part D6 - Maroubra Beach
 - Part D7 - The Spot
 - Part D8 - Defence Site
 - Part D9 - Randwick Education and Health Specialised Centre
 - Part D10 - Royal Randwick Racecourse
 - Part D11 - Prince Henry Site, Little Bay
 - Part D12 - Newmarket Green
 - Part D13 - Little Bay Cove
 - Part D14 - Well Located Housing Areas
3. This Part must be read in conjunction with the controls and requirements for heritage items and Heritage Conservation Areas (HCAs) as set out in RLEP 2012 and Part B Heritage of the DCP
4. An assessment of the proposed development must address the Character Principles, Desired Future Character Statement, Key Characteristics and Development Guidelines. The depth of assessment should be proportionate to the scale of the proposed development
5. Where a local character area identified under this Part of the DCP overlaps with HCAs and/or Part D Location Specific Controls, DAs must consider the relevant provisions of the HCA and/or Part D locality to guide character and development outcomes within each of these areas
6. Development must be consistent with both Character Principles and Design Guidelines derived from the character statements of identified character areas, in addition to the requirements of other relevant parts of the DCP.

Locality areas map

Figure 1: Local Character Areas - Randwick LGA



2. Character principles

The following Principles apply to all Local Character Areas (LCAs).

1. Retain and enhance the unique character of each locality
2. Ensure future development supports the intended outcomes identified in the Desired future character statement for the relevant locality
3. Ensure development reflects the cultural significance of place by responding to cultural heritage values, supporting community-led placemaking, and fostering inclusive spaces that honour both historical and contemporary Aboriginal presence
4. Development must respond to the unique character of place by respecting its cultural foundations, engaging with community knowledge, and incorporating meaningful references to the stories, traditions, and values that continue to define it, through both community association and ongoing cultural practices
5. Ensure new development makes a positive contribution to the surroundings
6. Development is to respond to the existing fabric and character of each area, using scale, proportion, materials, landscaping, landscape elements, front gardens, site layout, built form, architectural refinement, streetscape relationships, fencing, roofscapes, view lines and vistas, to reinforce the distinctive character of the area
7. Development is to respond to and compliment both heritage items and contributory buildings within heritage conservation areas, including streetscapes and laneways
8. Protect and enhance contributory buildings, heritage items and their settings
9. Ensure the amenity of the public domain is not compromised by out-of-character new development or intrusive built form
10. Retain and respond to the prevalent lot pattern and streetscape proportions
11. Maintain street presentation and reinforce the spacing between buildings through appropriate setbacks, building footprints and building envelopes
12. Infill development is to respond to the height, massing and predominant horizontal and vertical proportions of heritage items and contributory buildings
13. Ensure local and district views are retained from public and private land
14. Maintain and strengthen the landscape settings of buildings and streets, while retaining and improving continuous tree canopy along streets and across backyards
15. Ensure access and connectivity within, to and from an area are supported by an integrated transport network that is safe, efficient, and responsive to local movement priorities
16. Ensure new driveways, carports, garages and car spaces are not detracting from the existing and/or desired future character of the locality
17. Encourage a high quality of building detailing and materiality that references and responds to details and materials of buildings in the area, without mimicking
18. Conserve existing uses and ensure proposed land uses are complementary and contribute towards local character and community needs
19. Support demographic diversity by safeguarding land uses that reflect and sustain the established local character, including housing types, community facilities and commercial activities that serve established diverse population groups.

3. General Development Guidelines

To inform the outcomes of desired future character, development across all Local Character Areas must satisfy the following controls:

a) Locality

- i. Development affecting heritage items, contributory buildings and heritage conservation areas must retain and conserve significant built form, setting and streetscape elements, including original building fabric, architectural detailing, and established streetscape character
- ii. Development in proximity to, or adjoining, heritage items, contributory buildings and heritage conservation areas must be designed to respond to and complement their identified significance and setting. This includes consideration of building scale, height, massing, setbacks, proportions, architectural detailing, materiality and streetscape relationships, ensuring new development does not dominate or diminish the significance of the heritage context
- iii. Development must reflect the historical development pattern and architectural character of the locality
- iv. Ensure that new development does not negatively impact the public domain, public amenity and the enjoyment of public spaces through excessive overshadowing, inappropriate driveway location, vehicle and pedestrian conflict, reduced casual surveillance, and reduced impacts on walkability and opportunities for active transport
- v. Sightlines and connections beyond the site boundaries are important considerations for building placement, orientation, paths of movement and framed views
- vi. Minimise impacts on residential amenity by managing overlooking and, where reasonable, limiting the loss of significant views from surrounding properties.

b) Built form elements

- i. Development must respect the predominant building height and streetscape presentation, incorporating hipped, pitched or gable roof forms where these present as dominant character elements in the streetscape and wider Local Character Area
- ii. In low density residential areas, first floor massing must be setback from the ground floor front building facade to minimise visual bulk at upper levels and ensure the building presents as two distinct levels, with a dominant ground floor and a recessive upper level, to maintain compatibility with single storey dwellings in the streetscape
- iii. In low density residential areas, basement or lower ground levels must be designed to respond to site topography and must not result in the presentation of three storey street facade
- iv. Development must minimise demolition of building elements that contribute to the character of the streetscape and local character area, including original facades, roof forms, materials and architectural detailing
- v. Alterations and additions must retain the predominant scale, massing and original roof form of the front elevation as viewed from the primary street frontage
- vi. To ensure modern contemporary designs integrate with traditional pitched and gabled built roof forms, in residential areas, flat roof buildings shall feature slender roof profiles to minimise building and visual massing at roof level
- vii. Development is required to respond to prominent datum lines represented by original and intact streetscapes to ensure visual continuity between buildings

- viii. In residential areas, development on larger lots must provide front setbacks that are consistent with the prevailing streetscape and of sufficient depth to accommodate landscape treatment that reinforces the established character of the locality
- ix. Development in areas subject to increased building heights or density, including where planning controls permit mid-rise or higher density housing, must:
 - demonstrate a graduated transition in built form scale, height and density between higher intensity development and adjoining lower density residential areas
 - be designed so that taller elements are set away from lower scale interfaces, with building height and bulk stepping down towards adjoining properties
 - incorporate articulated building forms, modulation and recessive upper levels to reduce perceived bulk and maintain a human-scale streetscape
 - provide setbacks and landscaping that reinforce the established street rhythm, subdivision pattern and landscape character, even where building height and density increase
 - ensure that where a change in built form is anticipated, development contributes to an evolving local character, by:
 - o maintaining consistent building alignment and street definition
 - o reflecting the established grain, spacing and proportions of development
 - o integrating landscape elements, including canopy planting, that maintain continuity of the streetscape character.

c) Landscaping

- i. Retain mature street trees and expand canopy tree planting within public and private land to strengthen streetscape character, enhance residential amenity, and increase urban tree canopy coverage, reinforcing green grid and biodiversity connections throughout the Local Character Area
- ii. Retain and enhance existing landscapes, their topography and natural ground levels
- iii. Design built form and landscapes that minimise the use of cut and fill
- iv. Retain existing retaining walls in the public and private domain where they form part of the historical subdivision pattern, respond to the natural topography, or contribute to the built form character of the locality
- v. Fencing shall be low and transparent to maintain visual connection between the street and the dwellings, including gardens
- vi. Retain and enhance generous front and rear setbacks in residential areas to accommodate deep soil zones and canopy tree planting, supporting continuous urban tree canopy, green links between street blocks, and reinforcing the established subdivision pattern and landscape character of the locality.

d) Materiality

- i. Ensure high quality and contemporary design references without mimicking existing building design and materiality
- ii. Where masonry construction, stucco rendering, sandstone, slate, and terracotta roof tiles are characteristic of the street or Local Character Area, new development is to incorporate these materials to reinforce and maintain the established local character
- iii. Masonry (brick) facades are to be implemented, notably at street facing ground level, where this forms the predominant material of the streetscape
- iv. Fences shall be constructed of materials and a style that is complementary to the dwelling architectural style and era, as well as predominant material and style within the streetscape.

e) Car parking and movement

- i. Car parking in the front setback is discouraged where it requires significant amendments to an original dwelling, fence and gardens that make positive contributions to the streetscape
- ii. In residential areas, garages and carports are to be designed and sited as visually recessive elements that do not dominate the dwelling or primary street elevation. Their location, scale and materials must respond to the established streetscape character and contribute positively to the architectural rhythm of the area
- iii. Basement parking in residential areas must be non-discernible from the street
- iv. Ensure development contributes to a safe, legible and well-connected network of pedestrian and cycle routes within the Local Character Area by providing and enhancing connections to surrounding streets, open spaces and key destinations, supporting the broader active transport network.

f) Land use and subdivision

- i. New development must respond to the established development pattern by having regard to prevailing lot sizes and configuration, setbacks, and building siting, including alignment with typical building footprints and envelopes
- ii. New development must reinforce the scale, rhythm and orientation of surrounding development, having regard to the prevailing subdivision pattern, and ensure that building width, alignment and form are consistent with this pattern when viewed from the street.

g) Mixed-use and non-residential development

- i. Ensure ground floor retail and commercial uses that reinforce the established land use character of each centre
- ii. Development is to retain original parapets contributing to the streetscape and building. Where retention is not feasible, new parapets are to replicate the form, scale and rhythm of existing parapets in the streetscape
- iii. Flat-roofed buildings must feature well-articulated parapet designs along street-facing elevations
- iv. Flat roof buildings must reflect and enhance the distinctive architectural character of commercial buildings within the Local Character Area.

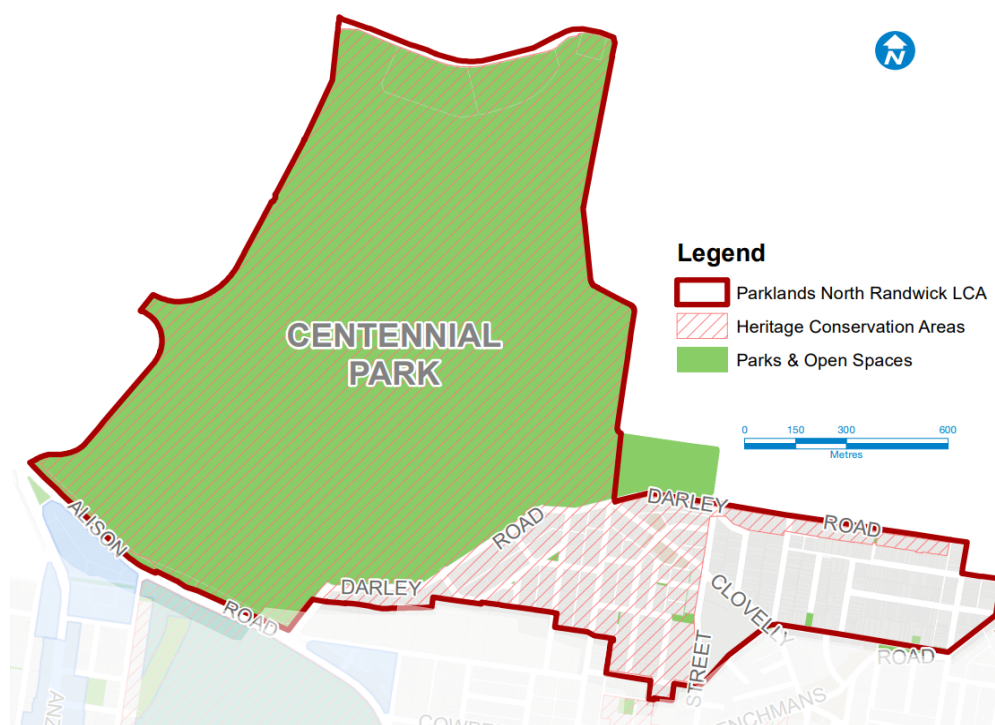
4. Parklands North Randwick

4.1. Locality statement

Parklands North Randwick Local Character Area (LCA) is situated on the north-western boundary of Randwick City, adjacent to the City of Sydney, Woollahra and Waverley LGAs. The LCA includes the regional open space area of Centennial Park and some residential land in the north of Randwick.

4.2. Locality map

Figure 2: The Parklands North Randwick Local Character Area



4.3. Desired future character

The Parklands North Randwick LCA comprises buildings that contribute to Centennial Parklands and its landscape setting. New buildings or additions are to offer innovative and contemporary design responses while complementing the existing building form and scale of the area to ensure new development sits comfortably within predominantly Federation streetscapes.

Consistent front setbacks reinforce the building edge along the streets. Building heights and forms complement rather than dominate the rhythm of development, including roof pitch and massing at ground and upper levels when viewed from the public realm. Materials complement and give appreciation to the predominant construction style and material of the area.

Well-designed gardens contribute to the softening of the streetscape and the leafy character of the precinct, as well as providing important green corridors and links to Centennial Park and Queens Park. They will compliment dwellings and respond to lot sizes, with larger lots providing opportunities for substantial planting that contributes to the existing canopy, including within rear setbacks. Use of sandstone in landscaping, including retaining walls, will complement its use amongst dwellings and where visible within the public domain.

Low or permeable front fences provide views of building facades and front gardens. Where present, car parking structures are located at the rear of buildings with access from rear lanes to provide continuous, uninterrupted footpaths for pedestrian friendly streets. Where car parking occurs in the front setback, hardstand and ancillary structures are recessive to the dwelling and landscape.

Clovelly Road will continue to provide small scale commercial uses with opportunities for outdoor dining protected by building awnings.

4.4. Key characteristics

- a) Spatially generous and dimensionally consistent front setbacks
- b) Front gardens in the setbacks that are densely planted while also offering usable spaces
- c) Continuous tree canopy along streetscapes and in front and back setbacks
- d) Modulated and variegated building forms, rather than monolithic massing
- e) Clearly expressed ground-floor building elements with recessive upper storeys
- f) Mixed palette of earth and masonry-based materials: brick, sandstone, render, slate and terra cotta.

4.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines.

In addition, development in this Local Character Area must satisfy the following:

a) Locality

- i. Establish clear connections to Centennial Park and Queens Park and respond to the area's distinctive topography through landscaping and built form. Design is to reflect the historical development pattern and architectural character of the locality
- ii. Preserve and enhance district and street view corridors, including views across Queens Park and Centennial Park.

b) Built form elements

- i. Ensure large lots fronting Centennial Park, provide generous front setbacks for substantial formal landscaping with canopy trees.

c) Landscaping

- i. Retain mature street trees and extend street tree planting on both public and private land, particularly along streets such as Figtree Avenue, Earl Street, Dangar Street, Stephen Street, Monmouth Street, Castle Street, Challis Street, Mort Street, and Avoca Street, to reinforce the established landscape character, enhance residential amenity and reinforce green grid and biodiversity connections throughout the Local Character Area
- ii. Retaining walls and landscaping structures visible to the public domain is required to be constructed of sandstone or brick, and a style that is complementary to both the dwelling style and era, as well as the predominant streetscape.

d) Car parking and movement

- i. Design development to support pedestrian and cycle movement throughout the locality, with direct and legible connections to the surrounding street network and nearby open spaces, including Centennial Park and Queens Park

- ii. Development adjacent laneways must support these spaces as shared zones for increased pedestrian and cycle permeability by ensuring built form provides passive surveillance, active frontages, and direct access where appropriate
- iii. Garages and carports must be positioned and detailed to ensure they do not dominate the dwelling or disrupt the established character of the streetscape. Their placement, scale, and materials are to reinforce the prevailing architectural rhythm and contribute positively to the local context.

e) Land use and subdivision

- i. Residential and ancillary development must contribute to the enhancement of rear laneways by promoting pedestrian movement, active frontages, and high-quality residential amenity
- ii. Development must retain and expand laneway activation through thoughtful design, landscaping, and passive surveillance.

f) Mixed-use and non-residential development

- i. Retain the existing pattern of retail and small-scale commercial uses fronting Clovelly Road
- ii. Ground floor retail and small-scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shop frontages with awnings
- iii. Retail and small-scale commercial uses will meet local convenience demands from the community, including retail, food and beverage services.

5. West Kensington

5.1. Locality statement

The West Kensington Local Character Area (LCA) is located on the western corner of the Randwick LGA. It borders the City of Sydney local government area (LGA) to the north-west and Bayside LGA to the south-west. It includes the Australian Golf Course and significant areas of residential land within Kensington and Kingsford west of Anzac Parade.

5.2. Locality map

Figure 3: West Kensington Local Character Area



5.3. Desired future character

The West Kensington LCA comprises buildings that contribute to the West Kensington and Sacred Heart HCAs, as well as respond appropriately to the topography setting that informs the prevalent street and subdivision pattern.

New buildings or additions offer innovative and contemporary design responses while complementing the existing building form and scale of the area to ensure new development sits comfortably within predominantly one and two storey Federation and inter-war style streetscapes.

Subdivision patterns continue to reflect the established pattern created by the settlement period of the LCA, noting its generous lot sizes and lot widths. Consistent front setbacks reinforce the building edge along streets, particularly where built form changes with topography. Building heights and forms complement rather than dominate the rhythm of development, including roof pitch and massing at ground and upper levels when viewed from the public realm. Materials complement and give appreciation to the predominate construction style and material of the area.

Well-designed gardens contribute to the softening of the streetscape and the leafy character of the precinct, as well as providing important green corridors and links with the Australian Golf Course and parks. Gardens will compliment dwellings and respond to lot sizes and topography with larger lots providing opportunities for substantial planting that contributes to the existing canopy, including within front and rear setbacks. Use of sandstone in landscaping, including retaining walls, will complement its use amongst dwellings and where visible within the public domain.

Low or permeable front fences provide views of building facades and front gardens. Where present, car parking structures are located behind the building line. Where car parking occurs in the front setback, hardstand and ancillary structures are designed to be visually recessive, ensuring the dwelling and landscape remain the dominant features.

Vistas created by the unique topography and subdivision pattern are retained and enhanced, particularly local views to Sacred Heart Monastery and district views across the LGA and beyond.

Small scale commercial uses that serve the requirements of the local community are encouraged where historically located at street corners and along streets.

5.4. Key characteristics

- a) Spatially generous and dimensionally consistent front setbacks
- b) Front gardens in setbacks are visually and spatially connected to each other, and connected to the street, only separated by low brick walls
- c) Continuous tree canopy along the street verge, with footpaths adjacent to property
- d) Clearly expressed ground-floor building elements with recessive upper storeys
- e) Modulated and variegated building forms, rather than monolithic massing
- f) Generous spacing between adjacent buildings allow spatial and visual connections to densely planted back garden landscapes.

5.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development in this Local Character Area must satisfy the following:

a) Locality

- i. Establish clear connections to the Australian Golf Course, Kensington and local parks, and respond to the area's distinctive topography through landscaping and built form
- ii. Preserve and enhance district and street view corridors, including views to the Sacred Heart Monastery and across the LGA.

b) Landscaping

- i. Retain mature street trees and extend tree planting within streetscapes, particularly along Shaw Avenue, Leonard Avenue, Eastern Avenue, Cottenham Avenue, Day Avenue, Tedwin Avenue, Milroy Avenue, and Balfour Road, to reinforce the established landscape character, enhance residential amenity and reinforce green grid and biodiversity connections
- ii. Retaining walls and landscaping structures visible to the public domain is required to be constructed of sandstone, and a style that is complementary to both the dwelling style and era, as well as the predominant streetscape.

c) Car parking and movement

- i. Integrate pedestrian and cycle movement with the surrounding street and open space network, including Kensington Park, Kingsford and Kensington Town Centres, as well as UNSW
- ii. Utilise local streets as thoroughfares for increased pedestrian and cycle permeability away from higher order roads.

d) Land use and subdivision

- i. Retain the existing and historical pattern of retail and small-scale commercial uses fronting Todman Avenue, Borrodale Road, Lenthal Street and Gardeners Road.

e) Mixed-use and non-residential development

- i. Ground floor retail and small-scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shop frontages with awnings
- ii. Retail and small-scale commercial uses will meet local convenience demands from the community, including retail, food and beverage services.

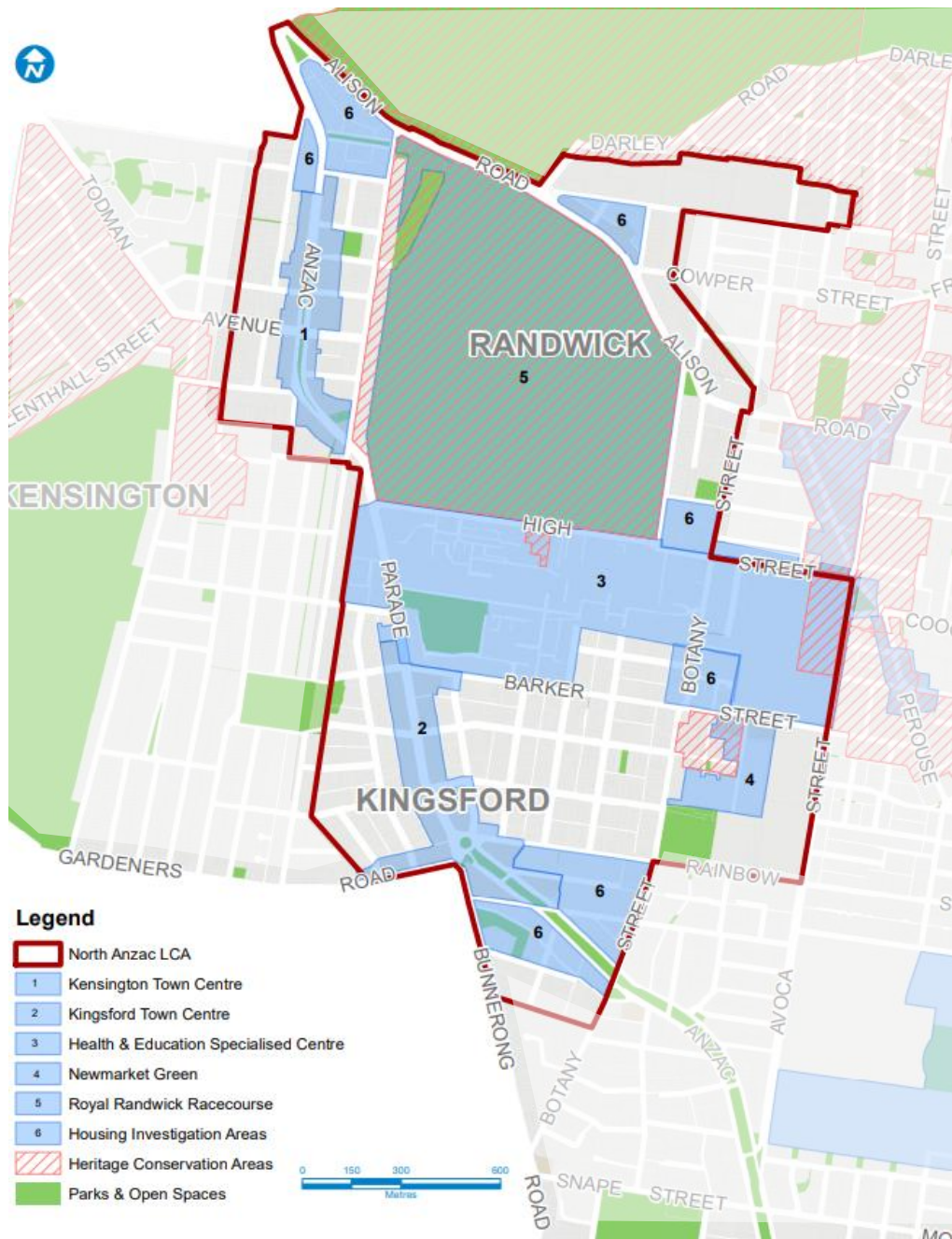
6. North Anzac

6.1. Locality statement

The North Anzac Local Character Area (LCA) is the economic heart of Randwick, including the centres and surrounding areas of Kensington and Kingsford, Royal Randwick Racecourse and the Randwick Health and Education Precinct comprising of UNSW Sydney and the Randwick Hospitals Campus including the Prince of Wales Hospital, the Prince of Wales Private, the Sydney Children's Hospital and the Royal Hospital for Women.

6.2. Locality map

Figure 4: The North Anzac Local Character Area



6.3. Desired future character

The Randwick Health and Education Precinct is set to remain a leading hub for health, education, and innovation in Australia, driving employment and economic growth in Randwick City. It will play a key role in shaping future development and land use within the North Anzac LCA, alongside the Kensington and Kingsford town centres, and the Royal Randwick Racecourse.

Serviced by the light rail and bus network, development of the Randwick Health and Education Precinct will align with the outcomes envisaged for Kensington and Kingsford town centres, including new commercial and residential developments that activate the commercial centres, whilst providing innovative solutions and a diverse housing provision including affordable housing to meet the needs of the Randwick City community.

Residential development is to respond to the LCAs location, including its proximity to open space, services and facilities, public transport and employment supported the Randwick Health and Education Precinct by providing a diverse range of housing to meet the community needs, including shop top housing and residential flat buildings.

New development is to promote design excellence, enhance the existing heritage character and promote economic vibrancy within the LCA, including the roles of Kensington and Kingsford centres. Anzac Parade as the main thoroughfare of the LCA will leverage from new dwellings and student housing to further activate Anzac Parade and connect the two town centres. Nominated Well Located Housing Areas, along with Council's Kensington to Kingsford (K2K) Strategy, will encourage appropriate and sustainable development by adopting a strategic and coordinated approach to create vibrant precincts where people live, work and visit. The town centres of Kensington and Kingsford will evolve to become iconic destinations with vibrant, bustling streets, diverse businesses and a strong community feel, leveraging off their proximity to the Randwick Health and Education Precinct.

Future development is to reinforce opportunities for active transport including separated cycleways along Doncaster Avenue, Houston Road and Sturt Street which will connect with the cycleway on Alison Road, providing a safe connection towards the Sydney central business district (CBD). Additional landscaping and pedestrian facilities will enhance local streetscapes.

Well designed bicycle parking facilities will be incorporated around light rail stops to improve public amenity and encourage active travel. Streetscape improvements will enhance the public domain, increasing walkability and support town centres by integrating surrounding health, education, and residential precincts. Further, improvements to the public domain will support the revitalisation of Kensington and Kingsford centres and their commercial core functions, with increased arts and cultural facilities to support the local population and visitors to the area, particularly their night time economies.

The area's unique green character will be enhanced with additional pocket parks, the preservation and promotion of reserves, as well as the reinstatement of Anzac Parade as a tree lined boulevard, along with increased tree canopy throughout the LCA. Larger landholdings, including UNSW Kensington Campus and Randwick Racecourse will make significant contributions to the establishment of indigenous ecologies with the plantings of local species at varying scales.

6.4. Key characteristics

- a) Spatially generous and dimensionally consistent front setbacks
- b) Front gardens in setbacks are visually and spatially connected to each other, and connected to the street, only separated by low brick walls
- c) Building, fences and external spaces respond to local topography, via terraces, step-downs and variegated forms
- d) Continuous tree canopy along the street verge, with footpaths adjacent to property
- e) Identifiable entries and associated built form elements legible within front gardens
- f) Verandas, balconies and sheltered outdoor spaces address front gardens and streets, at both ground floor and upper levels.

6.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development in this Local Character Area must satisfy the following:

a) Locality

- i. Development must reinforce the role of Kensington and Kingsford as strategic commercial centres along Anzac Parade
- ii. Development must maintain and enhance the relationship to the Anzac Parade light rail corridor and stops
- iii. Establish clear connections to formal and informal open spaces, as well as the distinctive topography through landscaping and built form, drawing on the area's connection to historical development pattern and architecture
- iv. Preserve and enhance district and street view corridors from the public domain, streets and lanes, including Alison Road, Meeks Street, High Street, Barker Street, Rainbow Street, Middle Lane and Houston Lane.

b) Built form elements

- i. Development adjoining low density residential areas must:
 - provide setbacks, stepping and modulation of built form to reduce perceived bulk
 - incorporate landscaped buffers to soften the interface
 - ensure that building height and scale do not overwhelm or dominate adjoining development

c) Landscaping

- i. Retaining walls and landscaping structures visible to the public domain is required to be constructed of sandstone, and a style that is complementary to both the dwelling style and era, as well as the predominant streetscape
- ii. Retain and enhance natural landscape features including sloping topography, sandstone or bedrock walls.

d) Car parking and movement

- i. Ensure pedestrian and cycle movement throughout the precinct is integrated with the surrounding streets and open space network
- ii. Utilise streets as thoroughfares for increased pedestrian and cycle permeability, particularly higher order streets that connect Kingsford and Kensington centres, as well as lower order streets and lanes that connect residential areas with commercial areas, the Randwick Education and Health Specialised Centre, and UNSW

- iii. Garages and carports must be positioned and detailed to ensure they do not dominate the dwelling or disrupt the established character of the streetscape. Their placement, scale, and materials must reinforce the prevailing architectural rhythm and contribute positively to the local context.

e) Land use and subdivision

- i. Residential and ancillary development is to enhance rear laneways and maintain a high a standard of residential amenity.

f) Mixed-use and non-residential development

- i. Residential and ancillary development is to enhance rear laneways and maintain a high a standard of residential amenity
- ii. Ground floor retail and small scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shop frontages with awnings
- iii. Upper-level massing of new developments is to ensure building facades have a clear and legibility street wall height of a pedestrian scale.

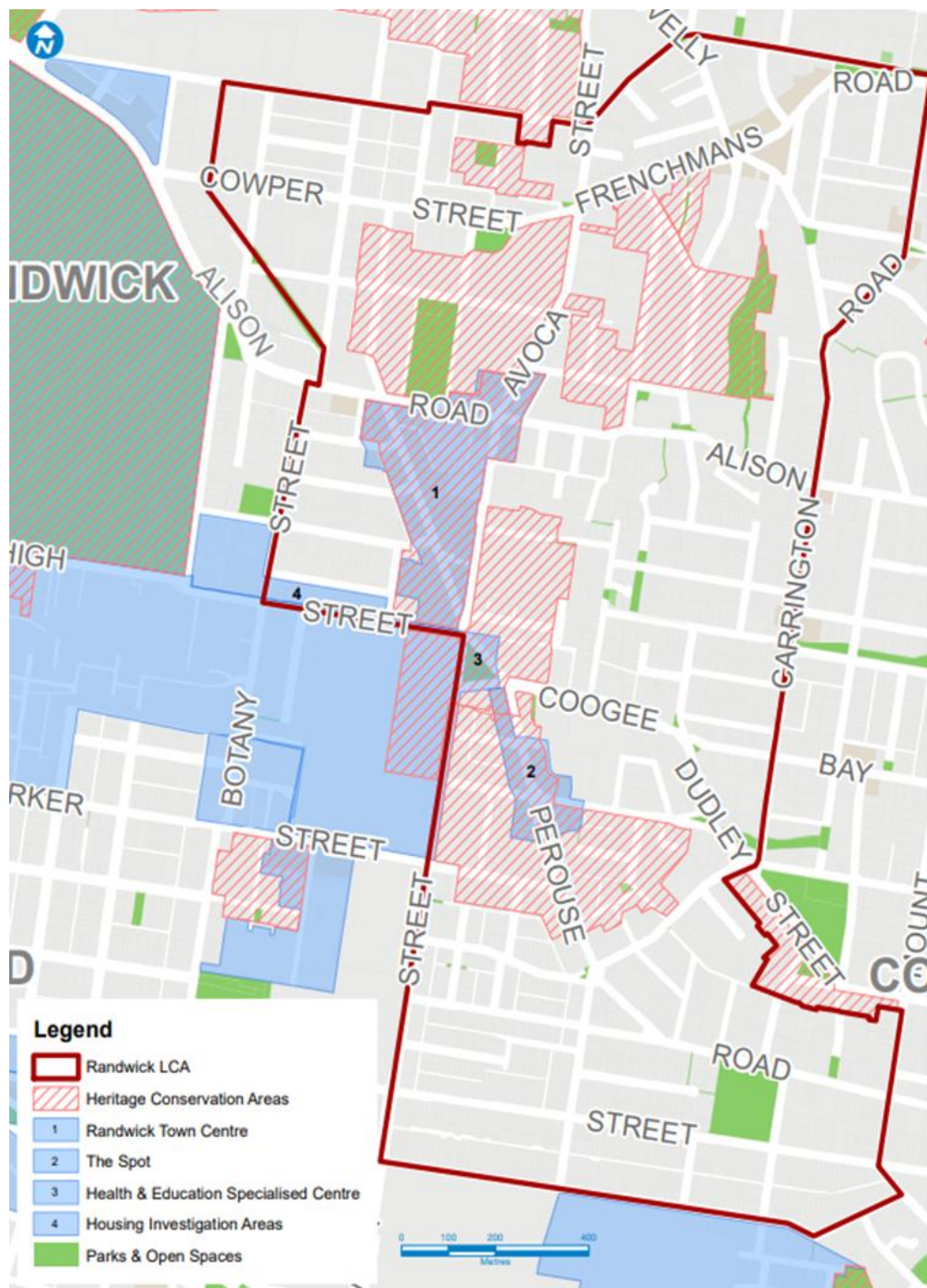
7. Randwick

7.1. Locality statement

Randwick Local Character Area (LCA), situated on an elevated plateau in the northern part of Randwick City, is one of the oldest areas of the LGA. Bounded by Avoca and Botany Street to the west, Carrington Road to the east, Bundock Street to the South and Gilderthorpe and King Street to the north. This area features divers landscapes and historic built form, notably Fred Hollows Reserve, Alison and High Cross Parks, Randwick Junction Town Centre, and The Spot.

7.2. Locality map

Figure 5: Randwick Local Character Area



7.3. Desired future character

Randwick will be a diverse and vibrant area that recognises its historical importance as a centre of administration, commercial and civic function with a diversity of land uses. Randwick Junction will be the primary centre and support increased opportunities for housing as part of new mixed-use developments. The Spot will function as one Randwick's main entertainment districts, with a continuing concentration of restaurants, cafés and services leveraging opportunities to sustain its dynamic status during day and night. Frenchmans Road commercial centre will continue to provide retail and hospitality services at a smaller, intimate village scale. Each commercial centre will retain 2-3 storey street wall heights to provide pedestrian scale and retain existing built form.

The environment will be aesthetically pleasing and welcoming for both visitors and residents, achieved through streetscape enhancements that form an integral part of Council's broader strategy for open space and tree planting. Pedestrian and cycling safety along Avoca Street and its surroundings are prioritised which is essential to create a liveable and accessible community. Larger lots will provide opportunities for planting of large canopy trees within front and rear setbacks. Smaller lots will provide front gardens that are enhanced by low and permeable fencing to provide connections with the street and adjoining public domain.

View corridors across the Coogee Basin and south to Maroubra Junction, as well as internal vistas provided by the street pattern is maintained.

New developments incorporate consistent front setbacks to reinforce the building edge along streets, ensuring a cohesive streetscape that contribute the overall aesthetics and walkability of the area. Built form responds to and conforms with the varied topography. The use of natural building materials, such as sandstone, are incorporated into sites where they interface with the public domain. Car parking structures and driveways within the front setback are to be minimised to ensure streetscapes characterised by building facades, front fencing, gardens and street tree planting is reinforced.

Building heights and forms are carefully considered to complement the surrounding built form reflecting roof pitches and architectural styles that define the area's character. Construction materials are selected to complement and reflect the predominant construction style and materials of the street and local area.

The aim is to preserve and harmonize with local heritage and surrounding land uses in terms of sense of continuity and visual unity, form, scale, and density, safeguarding the unique character of the LCA.

The tree canopy cover across the region further contributes to the overall greenery, promoting a healthier and more sustainable environment. Embracing art and culture as key elements in both Randwick Junction and The Spot fosters a vibrant community identity. An inclusive urban environment is created by promoting active transport opportunities throughout the area.

7.4. Key characteristics

- a) Identifiable entries and associated built form elements legible within front gardens
- b) Building, fences and external spaces respond to local topography, via terraces, step-downs and variegated forms
- c) Generous spacing between adjacent buildings allow spatial and visual connections to densely planted back garden landscapes and local parks and reserves
- d) Verandas, balconies and sheltered outdoor spaces address front gardens and streets, at both ground floor and upper levels.
- e) Compressed front gardens within reduced setbacks contribute to street panting and public amenity

- f) Car parking entries, driveways and carport structures integrated into built form and landscape spaces.

7.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Establish clear visual and physical connections to formal and informal open spaces, including Alison Park and Fred Hollows Reserve, through building siting, orientation, landscaping and pedestrian access. Development must respond to the area's topography and reinforce the established streetscape pattern and architectural character of the locality
- ii. Preserve and enhance key views from and across the public domain, such as district and street view corridors across Coogee basin and to Maroubra Junction.

b) Built form elements

- i. Ensure larger lots, provide generous front setbacks for substantial formal landscaping with canopy trees

c) Landscaping

- i. Retain existing retaining walls in the public and private domain where they form part of the historical subdivision pattern, respond to the natural topography, or contribute to the built form character of the locality
- ii. Retaining walls and landscaping structures visible to the public domain is required to be constructed of sandstone, and a style that is complementary to both the dwelling style and era, as well as the predominant streetscape
- iii. Retain and enhance natural landscape features including sloping topography, sandstone or bedrock walls.

d) Car parking and movement

- i. Ensure pedestrian and cycle movement throughout the precinct is integrated with the surrounding streets and open space network
- ii. Design development to support pedestrian and cycle movement throughout the locality, with direct and legible connections to the surrounding street network and nearby open spaces, including Alison Park, Fred Hollows Reserve and Bangor Park
- iii. Utilise streets as thoroughfares for increased pedestrian and cycle permeability, particularly higher order streets that connect the commercial centres of Frenchmans Road, Randwick Junction and The Spot
- iv. Garages and carports must be positioned and detailed to ensure they do not dominate the dwelling or disrupt the established character of the streetscape. Their placement, scale, and materials must reinforce the prevailing architectural rhythm and contribute positively to the local context.

e) Land use and subdivision

- i. New development must reinforce the scale, rhythm, and orientation of the surrounding built form
- ii. Retain the existing and historical pattern of retail and commercial uses within Randwick Junction, The Spot and Frenchmans Road commercial centres

- iii. Residential and ancillary development enhance rear laneways and maintain a high standard of residential amenity
 - iv. Maintain and support a diverse mix of land uses. Development must respond to the established land use pattern and reinforce the presence of residential, commercial, community, civic, and recreational uses that reflect the neighbourhood's diverse residential and employment demographics, social, cultural, and economic identity.
- f) **Mixed-use and non-residential development**
- i. Retain the existing pattern of retail and small-scale commercial uses fronting Clovelly Road, Frenchmans Road, Carrington Road and Canberra Street
 - ii. Ground floor retail and small-scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shopfront articulation
 - iii. Awnings must be provided to street frontages of commercial premises along Clovelly Road, Frenchmans Road, Carrington Road and Canberra Street to support pedestrian amenity and streetscape continuity
 - iv. Where existing built form, heritage constraints or architectural design limit the provision of awnings, development must demonstrate how alternative design responses maintain a consistent and coherent street frontage
 - v. Retail and small-scale commercial uses will meet local convenience demands from the community, including retail, office, food and beverage services.

8. Bundock Street

8.1. Locality statement

The Bundock Street Local Character Area (LCA) is situated in the middle of the Randwick LGA and includes two significant local items, the Army Barracks and the Randwick Environment Park. It is bounded by Avoca Street to its west, Bundock Street to its north, and residential areas to its east and south.

8.2. Locality map

Figure 6: Bundock Street Local Character Area



8.3. Desired future character

The future character of the LCA will reflect its purpose and function for defence employment and training, housing, environmental sustainability, recreation, as well as community and Council employment and education uses.

New developments compromise the delicate balance of the Environment Park safeguarding its biodiversity and ensuring the continuation of its communal spaces with improved accessibility for the wider community. The objective is to preserve the ecological and social qualities of the Environment Park, whilst supporting greater interaction with surrounding areas. The Community Centre provides valuable space for community focused recreational, educational and arts programs with a focus on sustainability.

The accessibility of the LCA is improved by creating a north-south connection through the LCA. It will support greater interaction between the facilities and activities of the Environment Park and surrounding areas.

In line with the ecological sensitivity of the LCA, mature trees are preserved, not only for their intrinsic value but also to provide vital support for the local wildlife.

New developments create seamless and contextually appropriate architectural blend with the surrounding structures in terms of building heights, front setback, roof pitch, building materials.

Well-designed gardens and low garden fences will contribute to the softening of the streetscape and the unique green character of the LCA, as well as providing important green corridors and links to nearby Environment Park.

A sizeable portion of the Bundock Street LCA is captured by both heritage conservation area (HCA), and site-specific development outcomes. Future development is expected to be consistent with the desired future character, objectives and planning controls set out in Part D8 - Defence Site, of the DCP. Future development must also give consideration to the heritage provisions and attributes identified across the site, including the objectives and provisions outlined in Part B2 – Heritage of the DCP.

8.4. Key characteristics

- a) Continuous tree canopy along the street verge and within street, with footpaths adjacent to property
- b) Generous spacing between adjacent buildings allow spatial and visual connections to densely planted back gardens, local parks and landscape reserves
- c) Car parking entries, driveways and carport structures integrated into built form and landscape spaces
- d) Identifiable entries and associated built form elements legible within front setbacks
- e) Buildings and sheltered outdoor spaces address open space and streets, at both ground floor and upper levels.

8.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Establish a connection to formal and informal open spaces, as well as the distinctive topography through landscaping and built form, drawing on the area's connection to the environment and defence uses
- ii. Preserve and enhance street view corridors from the public domain.

b) Built form elements

- i. Development shall respect the predominant building height and streetscape presentation
- ii. Setbacks shall enable substantial landscaping and planting of canopy trees
- iii. Building massing and scale must be complementary to the height, bulk and form of surrounding development
- iv. Massing of new development is to be setback from boundaries to ensure appropriate and sympathetic alignment with adjoining sensitive land uses.

c) Landscaping

- i. Retain established trees within the public and private domain, and include perimeter planting to increase shade and amenity, provide green links and visual buffers to adjacent sensitive land uses
- ii. Retain and extend street tree plantings on all streets to enhance the streetscape character, provide green links and improve pedestrian amenity
- iii. Fencing shall be transparent to maintain visual connection between the site and the street
- iv. Ensure new planting responds to and supports the areas biodiversity
- v. Maintain and enhance the landscape characteristics of the site, ensuring new development does not diminish the ecological significance of the area
- vi. Landscaping is to be used with fencing to soften and provide variation to solid construction.

d) Materiality

- i. Ensure external materials, finishes and architectural detailing reflect the coastal character of the locality and are compatible with surrounding built form and heritage significance, while incorporating durable and sustainable design outcomes.

e) Car parking and movement

- ii. Facilitate and improve pedestrian and cycle movement throughout the LCA, ensuring connections to defence, civic and commercial uses, adjacent streets and residential areas
- iii. Ensure car parking is provided on-site and vehicular entry/exit locations clearly visible
- iv. Pedestrian movement to and from sites must be clear and legible from the street and separate from vehicular entries.

f) Land use and subdivision

- i. New development is to relate to the envisaged development pattern, lot size and arrangement for the LCA
- ii. Ensure the areas ability to function for defence purposes, including its associated development is retained
- iii. Ensure the location and scale of commercial uses are complementary to the areas residential, civic, community and recreational uses.

g) Mixed-use and non-residential development

- i. Development associated with defence uses across the LCA, including campus style buildings, must be designed to integrate with both existing built form and future development within the LCA. Such development must demonstrate responsiveness to adjacent development patterns, including building typologies, street layouts, and open space networks, while also accommodating projected growth and land use transitions
- ii. Building layout, scale, and setbacks must respond to adjacent development patterns, both existing and proposed
- iii. Designs must support permeability and open spaces. Development proposals must demonstrate adaptability to evolving land uses and contribute positively to the public realm, ensuring long-term integration with surrounding residential uses.

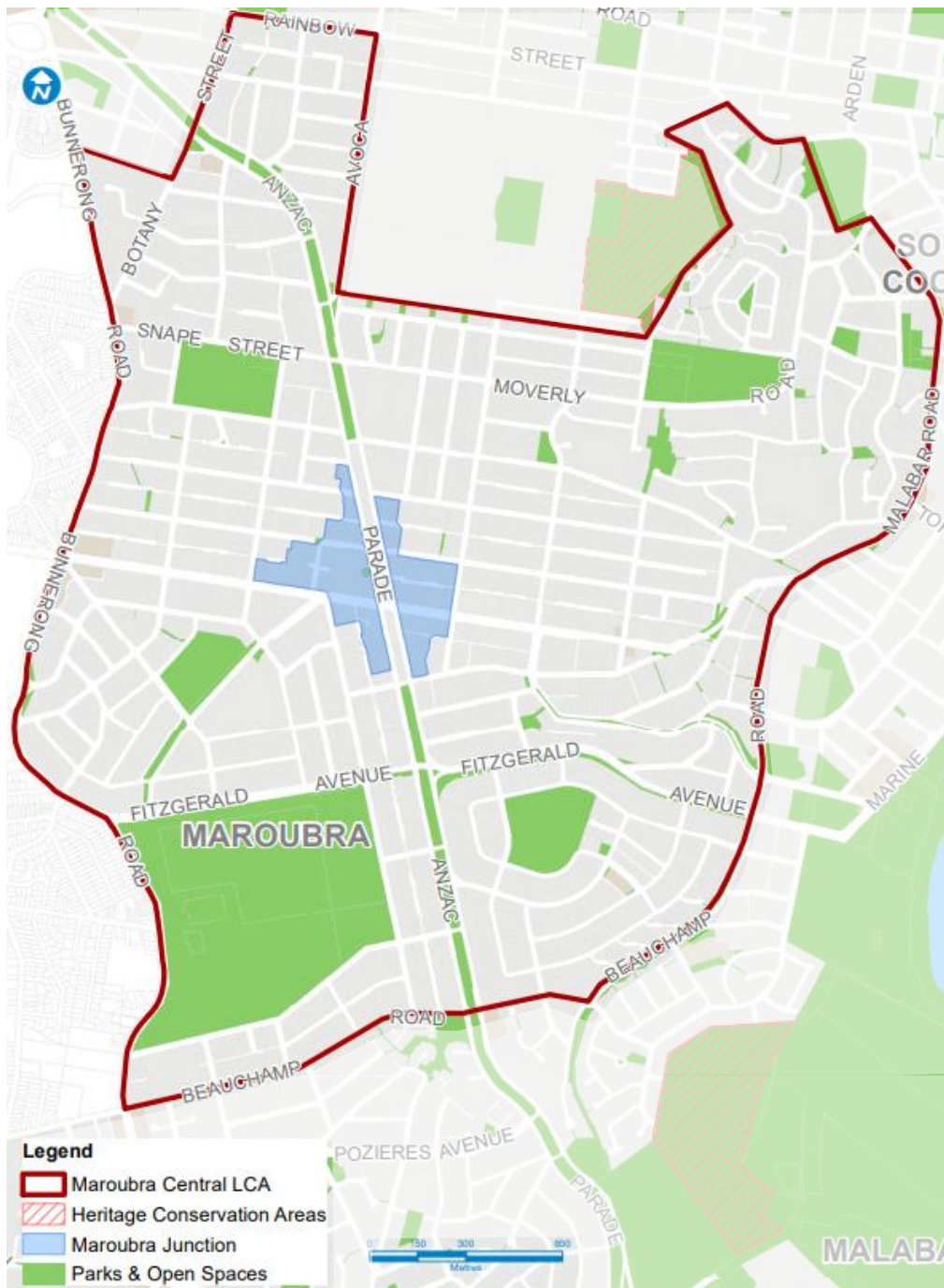
9. Maroubra Central

9.1. Locality statement

The Maroubra Central Local Character Area (LCA) is located at the geographical core of the Randwick LGA and covers the inland part of the Maroubra suburb (west of Malabar Rd and north of Beauchamp Rd) to the LGA boundary at Bunnerong Road. It includes the regional sport and recreational facility of Heffron Park and Maroubra Junction town centre at the intersection of Anzac Parade and Maroubra Road.

9.2. Locality map

Figure 7: The Maroubra Central Local Character Area



9.3. Desired future character

Maroubra Central LCA will provide a range of housing styles and densities that responds to its diverse community and demographics.

New development will capitalise on the flat terrain to improve walking and cycling infrastructure for enhanced connectivity between the LCA and Kingsford Light Rail Station.

In other areas to the east where the terrain is more undulating, development will complement the topography rather than amend existing ground levels through excessive cut and fill.

Development in these areas will be carefully articulated in terms of bulk and scale to ensure consistency with adjoining development and streetscape, as well as retention of views from public and private land. View corridors east across to Maroubra Beach and west across the LCA, as well as internal vistas provided by the street pattern is maintained.

Maroubra Junction town centre will be the primary commercial centre and support increased opportunities for housing as part of new mixed-use developments. New development within the centre will support economic vibrancy along with streetscape and public domain improvements. Active street frontages will ensure the centre functions as a key economic hub of the LCA and provide for enhanced safety and experience for visitors both during the day and night.

Smaller commercial centres along Maroubra Road, Anzac Parade and Bunnerong Road will continue to provide retail and hospitality services at a smaller, intimate village scale. Each commercial centre will retain 2 storey street wall heights to provide pedestrian scale and retain existing built form.

The establishment of green grid connections enriches the open space network across the LCA, promoting ecological sustainability and a sense of natural continuity. Rear yards of residential lots, as well as public parks will provide opportunities for planting of canopy trees. Street planting will further provide opportunities for increased canopy trees and green links, noting significant mature planting and ecological communities along Anzac Parade. Improved access to Heffron Park will ensure both residents and visitors can enjoy the recreational amenities it offers.

The LCA will retain its balanced lot size and frontage character. The distinct built form character of The Coral Sea Estate and surrounding social housing area will be preserved in terms of its subdivision layout following a radial pattern around the park, connected by ring roads.

Building heights and forms are carefully considered to complement the surrounding built form integrated by the roof pitch and contextually fitting the predominate architectural style.

Construction materials are selected to complement and appreciate the predominant construction style and materials of the street and local area. The use of masonry facades, terracotta tiles and sandstone within fencing and landscaping elements will ensure new development translates with the historic development pattern of the area. Low or permeable front fences provide views of building facades and front gardens.

New developments incorporate consistent front setbacks to reinforce the building edge along the streets ensuring a cohesive streetscape that contributes to the overall aesthetics and walkability of the area. The use of natural building materials, such as sandstone, are incorporated into sites where they interface with the public domain. Basement car parking should be non-discernible from the street and not result in building heights and building façade presentations incongruous to the predominant character of the area. Car parking structures and driveways within the front setback are to be minimised to ensure streetscapes characterised by building facades, front fencing, gardens and street tree planting is reinforced.

The environment will be aesthetically pleasing and welcoming for both visitors and residents, achieved through streetscape enhancements that form an integral part of Council's broader

strategy for open space and tree planting. Pedestrian and cycling safety along Anzac Parade and its surroundings are prioritised which is essential to create a liveable and accessible community. Larger lots will provide opportunities for planting of large canopy trees within front and rear setbacks. Smaller lots will provide front gardens that are enhanced by low and permeable fencing to provide connections with the street and adjoining public domain.

9.4. Key characteristics

- a) Continuous tree canopy along typically generous street verges, with footpaths adjacent to property
- b) Front gardens in setbacks are visually and spatially connected to each other, and connected to the street, only separated by low brick walls
- c) Local topographical changes, between properties and streets, is managed with low sandstone retaining walls
- d) Verandas, balconies and sheltered outdoor spaces address front gardens and streets, at both ground floor and upper levels
- e) A constantly changing skyline of variegated roofscapes defines the streetscapes, generally at 2-3 storeys
- f) Car parking entries, driveways and carport structures integrated into built form and landscape spaces.

9.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Establish clear visual and physical connections to formal and informal open spaces, including Snape Park, Nagle Park, Latham Park, Heffron Park, Coral Sea Park and the Anzac Parade corridor, through building siting, orientation, landscaping and pedestrian access. Development must respond to local topography and reinforce the established streetscape pattern and architectural character of the locality
- ii. Preserve and enhance key views from and across the public domain, including district and street view corridors, such as views east to Maroubra Beach and west across the LCA and beyond.

b) Landscaping

- i. Retaining walls and landscaping structures visible to the public domain is required to be constructed of sandstone, and a style that is complementary to both the dwelling style and era, as well as the predominant streetscape
- ii. Retain and enhance natural landscape features including sloping topography, sandstone or bedrock walls.

c) Car parking and movement

- i. Ensure development facilitates and improves pedestrian and cycle connectivity between key open spaces areas throughout the Local Character Area, including Snape Park, Latham Park, Nagle Park, Heffron Park and Coral Sea Park
- ii. Utilise streets as key movement corridors to support increased pedestrian and cycle permeability, particularly along higher order and commercial streets, including Anzac Parade, Maroubra Road and Fitzgerald Avenue. Development must contribute to safe,

legible and continuous pedestrian and cycle connections between centres, open spaces and surrounding neighbourhoods.

d) Land use and subdivision

- i. Retain the existing and historical pattern of retail and commercial uses
- ii. Residential and ancillary development must contribute to the enhancement of rear laneways by promoting pedestrian movement, active frontages, and high-quality residential amenity
- iii. Development adjacent laneways must incorporate design measures that support laneway activation, landscaping, passive surveillance, and pedestrian amenity
- iv. Development is to maintain the diversity of demographics in the area
- v. Maintain and support a diverse mix of land uses. Development must respond to the established land use pattern and reinforce the presence of residential, commercial, community, and recreational uses that reflect the neighbourhood's diverse residential demographics, social, cultural, and economic identity.

e) Mixed-use and non-residential development

- i. Retain the existing pattern of retail and small scale commercial uses fronting Maroubra Road, Moverley Road, Avoca Street and Bunnerong Road
- ii. Ground floor retail and small scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shop frontages with awnings
- iii. Retail and small scale commercial uses will meet local convenience demands for retail, food and beverage services.

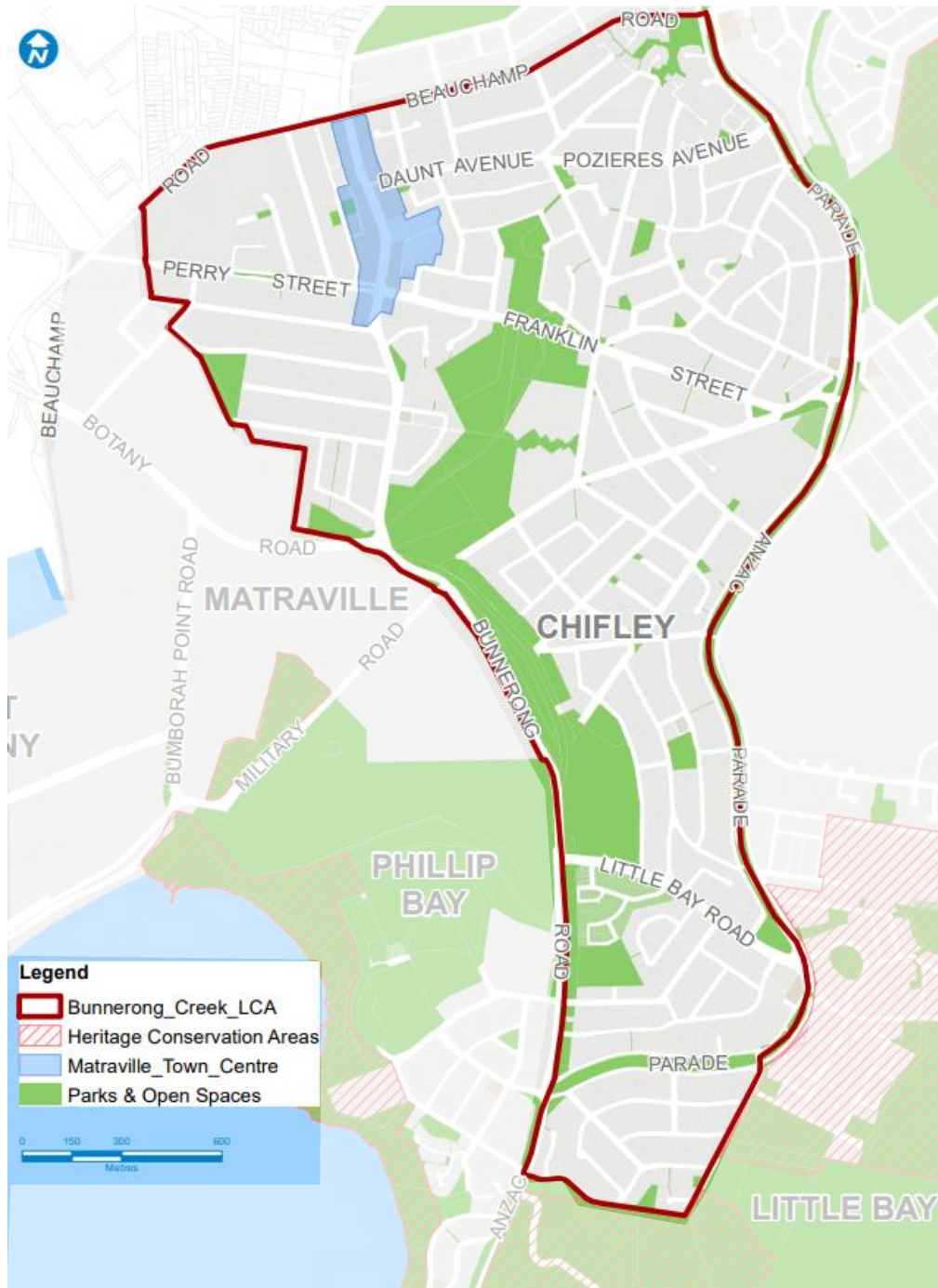
10. Bunnerong Creek

10.1. Locality statement

Bunnerong Creek Local Character Area (LCA) is located in the south east of the LGA and includes the northern part of Matraville, Chifley and the western part of Little Bay. It is characterised by low density residential housing stock and large areas of open space.

10.2. Locality map

Figure 8: Bunnerong Creek Local Character Area



10.3. Desired future character

The LCA's unique landscapes and open space are preserved further. New developments acknowledge and respect the cultural significance of Indigenous landscapes and sites as an integral part of the development, fostering a harmonious coexistence between development and heritage.

Building on the existing green grid and biodiversity connections within the LCA will further reinforce the commitment to environmental sustainability and ecological balance. The Bunnerong Creek Area from Barwon Park in the north to Woomera Reserve in the south, including the La Perouse Pony Club and Chifley Sports Reserve, will be protected to maintain the unique remnant coastal creek character of the area. Opportunities for bushland regeneration and improved biodiversity will include:

- Further extension of native vegetation, replacing weeds throughout Bunnerong Road bushland, Wassell Street, Anzac Parade and Woomera Reserve
- Improvement in the ecological condition of creek and riparian zone on the Crown Land between Franklin Street and Bunnerong Road
- Connecting areas of high biodiversity at Kamay Botany Bay National Park (La Perouse), Malabar Headland National Park and Botany Wetlands through strategic habitat reconstruction along the Bunnerong Road and Franklin Street corridors
- Continued mitigation of threats affecting habitat loss and reduced biodiversity.

The environment will be aesthetically pleasing and welcoming, achieved through streetscape enhancements that form an integral part of Council's broader strategy for open space and environmental restoration. Improvements to the active transport network will make movement across and within the LCA by bicycle more appealing to a wider demographic. Improved accessibility around the coastal area with improved signage and wayfinding will benefit tourists and visitors to the area. Improved pedestrian and bicycle paths along Anzac Parade will provide direct north south connectivity along the edge of the LCA. East west paths that connect into the Anzac Parade route will ensure accessibility around the LCA is strengthened, including connections to Matraville Centre and Botany Bay. Improved signage and wayfinding will benefit both residents and tourist visitors in the area.

The maintenance of the predominantly 1-2 storey detached brick bungalow residential character will ensure that new developments seamlessly integrate with the established architectural identity, preserving the community's unique suburban charm reflected in the strong grid subdivision pattern and prevalent lot sizes. Basement car parking should be non-discernible from the street and not result in building heights and building façade presentations incongruous to the predominant character of the area. Car parking and car parking structures are set behind building lines to ensure setback lines of dwellings within the streetscapes are not disrupted and front gardens and landscaping is the predominant feature within the streetscape.

Simultaneously, Matraville town centre as the LCAs main commercial centre will evolve into a vibrant community-focused local village that is compact and pedestrian friendly, with plenty of choice in housing styles and affordability, great speciality shopping, and enjoyable walks to parks, sporting and outdoor play areas. New mixed-use development within the centre will seek to improve the economic vibrancy and enhance the public domain with active ground floor day and night uses sustaining a revitalised centre, supported by high quality architecture and high amenity buildings.

The LCA's unique industrial functionality will be preserved. Designated industrial lands which are crucial for supporting the employment of the local population and the establishment of local industry and business are retained. The precinct will maintain a range of small and medium size lots (including strata buildings) to continue to cater for smaller industrial operations. Managing the residential interface is also important to protect residential amenity.

Access and connectivity of industrial lands to the wider LCA and Randwick City will be improved with pedestrian and cycle connections.

10.4. Key characteristics

- a) Low walled front gardens visually and spatially connected to each other and the street, with large canopy trees within the gardens
- b) Generous spacing between adjacent buildings allow spatial and visual connections to densely planted back gardens and local and regional topography and the ocean
- c) Parking entries, driveways and carports beside buildings, and set either behind buildings or well back from the street
- d) Building entries are distinct from driveways, identifiable within the front gardens and directly address the street
- e) The space of the wide streets and generous verges are punctuated by individual high canopy trees, and singular building elements, typically 2 storeys high
- f) Verandas, balconies and sheltered outdoor spaces address front gardens and streets, at both ground floor and upper levels.

10.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Ensure view corridors within the Local Character Area and to the coast are maintained from public spaces.

b) Built form elements

- i. Development must avoid large, continuous building forms and achieve a fine grain built form that reflects the established subdivision pattern of the Local Character Area. This is to be achieved through:
 - articulation of façades, including recesses and projections
 - modulation of building width and depth
 - variation in roof forms and materials
 - clear expression of individual building components
 - designing development on consolidated lots to read as multiple smaller built forms
- ii. Upper level built form must minimise visual bulk and reinforce the predominant low-scale streetscape character, including through appropriate setbacks from street frontages and site boundaries
- iii. Development must provide a graduated transition in scale, bulk and intensity at interfaces with open space, ecological corridors, low density residential areas and industrial land
- iv. At interfaces with ecological corridors, public reserves and open space:
 - buildings must be set back to accommodate deep soil planting and canopy trees that extend the landscape character of adjoining land
 - built form must minimise visual and physical impacts on the ecological setting
- v. At residential–industrial interfaces:
 - development must incorporate setbacks, landscape buffers and building orientation to minimise impacts from noise, light spill and activity
 - building design must incorporate appropriate acoustic mitigation measures, including orientation of habitable rooms, building materials or use of non-habitable spaces as buffers.

c) Landscaping

- i. Landscaping is to work in conjunction with built form to provide ecological buffers, visual screening and transition between development and sensitive landscapes, including Bunnerong Creek and associated corridors
- ii. Retain and enhance natural landscape features including sloping topography, sandstone or bedrock walls
- iii. Development must strengthen connections to adjoining open space and ecological corridors, including the Bunnerong Creek corridor, through building siting, orientation and landscaping that reinforces the subdivision pattern, landscape character and ecological function of the locality
- iv. Development must retain and strengthen ecological corridors between identified open space areas through the provision of continuous native planting, with particular emphasis on sites adjoining public open space, drainage corridors and road verges forming part of the Bunnerong Creek landscape system
- v. Sites adjoining identified ecological corridors, including the Bunnerong Creek area, Barwon Park, Woomera Reserve and Wassell Street Reserve, must provide deep soil zones that align with adjoining public land and neighbouring properties to facilitate continuous planting and habitat connectivity across boundaries
- vi. Where fencing is provided within or adjacent to ecological corridors, it must be designed to be permeable to fauna movement, including through open fencing types, gaps at ground level, or similar design measures
- vii. Development adjacent to open space and ecological corridors must minimise hard boundaries and incorporate landscaping that visually and ecologically integrates private land with the adjoining public domain
- viii. Landscaping across Local Character Area must prioritise locally endemic species to support biodiversity, habitat creation and ecological resilience
- ix. Development adjacent to identified ecological corridor streets (Anzac Parade, Bunnerong Road, Wassell Street) must contribute to continuous canopy planting and landscaping that reinforces the ecological and visual connection of the corridor.

d) Car parking and movement

- i. Utilise streets as thoroughfares for increased pedestrian and cycle permeability, such as Anzac Parade, Little Bay Road, Franklin Street, Daunt Avenue and Pozieres Avenue.

e) Land use and subdivision

- i. Development is to maintain the existing diversity of population demographics in the Local Character Area through retention of existing land uses
- ii. Maintain and support a diverse mix of land uses. Development must respond to the established land use pattern and reinforce the presence of residential, commercial, industrial, community, and recreational uses that reflect the neighbourhood's social, cultural, and economic identity.

f) Mixed-use and non-residential development

- i. Retain the existing and historical pattern of retail and commercial uses within the Local Character Area, including those along Anzac Parade and Bunnerong Road
- ii. Development must demonstrate alignment between built form and the public domain, ensuring access, sustainability and residential amenity improvements are achieved.

11. The Port

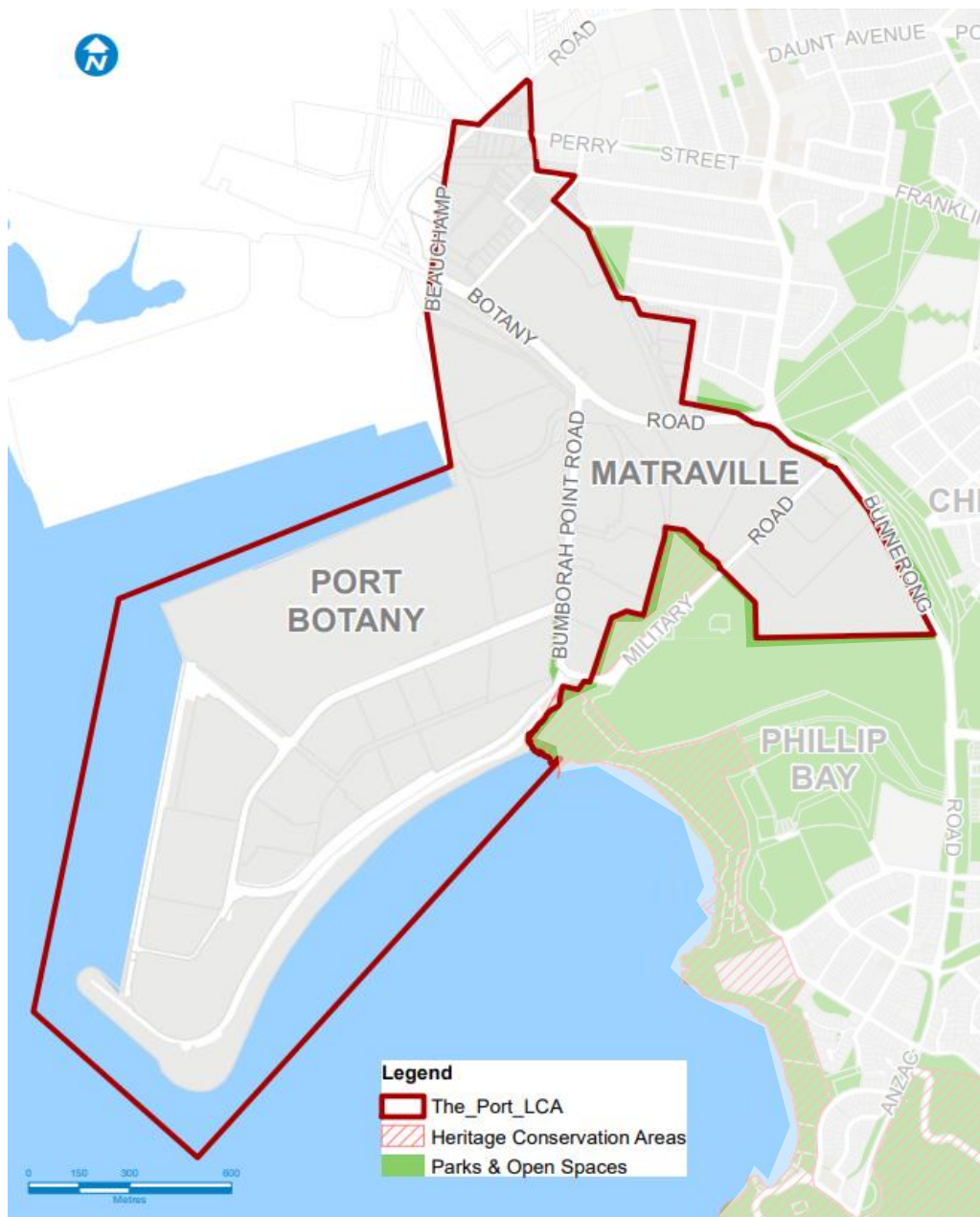
11.1. Locality statement

The Port Local Character Area (LCA) encompasses the port and industrial land of Randwick City aligning with boundaries established under State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP) for land nominated as Port Botany. The LCA includes the southern section of Brotherson Dock and the Bulk Liquids Berth area and supporting industrial lands. At its southernmost point is Molineux Point which contains a lookout and green space.

This DCP Part does not apply to land within the Port LCA that is governed by the Transport and Infrastructure SEPP.

11.2. Locality map

Figure 9: The Port Local Character Area



11.3. Desired future character

The LCA's unique industrial functionality will be preserved. Designated industrial lands which are crucial for supporting the efficient operation of the port will be maintained. The precinct will retain large lots and avoid strata and small lot subdivision to cater for large and port related industries.

New developments will be of a bulk and scale that is compatible with adjoining residential areas and public open space, incorporating generous setbacks and landscaping, including layered planting and canopy trees, to provide a visual buffer between industrial, residential, private and public recreation zones.

Landscaping will play a key role in mitigating the visual scale of large industrial buildings and protecting the amenity of adjoining areas.

Development must have regard to and not compromise the heritage qualities associated with adjacent heritage conservation areas.

New developments preserve the picturesque views extending to Molineaux Point and Botany Bay, protecting the natural beauty of the waterfront. Molineaux Point lookout will be transferred into a significant environmental and scenic site to enhance public spaces while preserving the ecological integrity of the area. Increased tree canopy will promote the greenery and biodiversity of the area.

Environmental qualities and marine ecosystems of adjacent Yarra and Frenchmans Bays will not be compromised by new developments. The remnants of a row of Canary Island Palms along McCauley Street are preserved, as are the group of Norfolk Island Palms on the corner of Beauchamp and Botany Roads and Port Jackson Figs on Botany Road. Similarly, remnant Eastern Suburbs Banksia Scrub (ESBS) found around, and mature landscape elements associated with the former Bunnerong Electricity Substation should be preserved.

The LCA will achieve a greater accessibility through increasing transportation options, incorporating public transport, walking, and cycling routes to seamlessly connect the community to this waterfront locality.

Trucks are the main mode employed to move and deliver products, materials and equipment around the industrial area. The larger sites on Military, Botany and Beauchamp Roads are serviced by large and b-double vehicles, while the smaller operations around Raymond Avenue and Perry Street are serviced by smaller light weight trucks/ vans, and some larger vehicles.

11.4. Key characteristics

- a) Expansive views to landscape and water between large-scale buildings and at ends of streets
- b) Setbacks from street propagate major landscape offerings, with low-level planting, mature canopy trees and water management within the landscape
- c) Transparent fences to properties connect internal landscapes to street planting, and mediate scale of development
- d) Setbacks between sites manage level changes between sites with heavily planted landscapes, retaining walls and water management
- e) Heroic scale of industrial buildings and infrastructure mediated by large openings between them, and equally generous landscapes, including high-level tree canopies
- f) Segregated carriageway, cycleway and pedestrian routes, and distinct access points into sites and buildings.

11.5. Development guidelines

Development within the LCA will largely be guided by the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Preserve and enhance street views corridors from the public domain, particularly views to Botany Bay
- ii. Ensure that new development does not negatively impact the public domain, public amenity and the enjoyment of public spaces through excessive overshadowing, inappropriate driveway location, vehicle and pedestrian conflict, reduced casual surveillance, and reduced impacts on walkability and opportunities for active transport
- iii. Sightlines and connections beyond the site boundaries are important considerations for building placement, orientation, paths of movement and framed views.

b) Built form elements

- i. Setbacks shall enable substantial landscaping and planting of canopy trees
- ii. Ensure setbacks are consistent with the predominant setting in the street
- iii. Building massing and scale must be comparable to surrounding development
- iv. Massing of new development is to be setback from boundaries to ensure appropriate and sympathetic alignment with adjoining sensitive land uses
- v. Taller building elements must be centred within sites away from site boundaries.

c) Landscaping

- i. Retain established trees within the public and private realms and include perimeter planting to increase shade and amenity, provide green links and visual buffers to adjacent sensitive land uses
- ii. Retain and extend street tree plantings on all streets to enhance the streetscape character, provide green links and improve pedestrian amenity. Notably along Beauchamp and Botany Roads, and McCauley Street
- iii. Fencing shall be transparent to maintain visual connection between the site and the street
- iv. Landscaping is to be used with fencing to provide obstruction of views where required for security and/or amenity
- v. Establish a connection to adjoining open space, the waterfront and Botany Bay through landscaping and built form, drawing on the area's topography and coastal setting to reinforce visual relationships and provide a transition between industrial development and surrounding land uses
- vi. At interfaces with residential areas and public open space, development must provide setbacks that accommodate deep soil planting and substantial landscaping, including canopy and layered planting, to form an effective visual and environmental buffer and reduce the visual scale and bulk of large buildings.

d) Materiality

- i. Ensure materials, finishes and architectural detailing contribute to a sustainable and contemporary built form that responds to the coastal character of the locality
- ii. Fences must be of a paling or cyclone style and dark in colour.

e) Car parking and movement

- i. Facilitate and improve pedestrian and cycle movement throughout the precinct, particularly along Botany Road, Military Drive and Prince of Wales Drive
- ii. Ensure car parking is provided on-site and vehicular entry/exit locations clearly visible
- iii. Pedestrian movement to and from sites must be clear and legible from the street and separate from vehicular entries.

f) Land use and subdivision

- i. Retain the existing and historical pattern of industrial development associated with the functions of Port Botany.

g) Mixed-use and non-residential development

- i. Ensure ancillary retail and commercial uses are at ground level, clearly visible and are safely accessible from the street by pedestrians
- ii. Development, including building layout, scale, and setbacks, must demonstrate responsiveness to adjacent development patterns, including building typologies, street layouts, and open space networks
- iii. Designs must support permeability and open spaces
- iv. Development must demonstrate adaptability to evolving land uses and contribute positively to the public realm, ensuring long-term integration with surrounding uses.

12. Northern Coast

12.1. Locality statement

The Northern Coast Local Character Area (LCA) is situated on the northern coastal side of the Randwick LGA and incorporates the ocean bays of Clovelly, Gordons, Coogee and Lurline. It includes many significant and iconic open spaces and coastal vistas, the vibrant Coogee town centre and the urbanised coastal areas of Clovelly, Coogee, the east side of South Coogee and a northern section of Maroubra situated around Lurline Bay with their mix of heritage and contemporary built forms. It also includes Wedding Cake Island, a focal viewpoint offshore. The area has an extremely high natural value, landscape relevance and significant vistas.

12.2. Locality map

Figure 10: Northern Coast Local Character Area



12.3. Desired future character

The Northern Coast LCA comprises buildings that contribute to coastal character and its landscape setting. New buildings or additions offer innovative and contemporary design responses while complementing the existing building form and scale of the area to ensure new development sits comfortably within streetscapes, noting the undulating terrain and prevalence of Federation, Pre-War, Inter-War, Art Deco and mid-century architectural designs. Development will conform to existing landforms rather than amending ground levels through excessive cut and fill. Development will be carefully articulated in terms of bulk and scale to ensure consistency with adjoining development and streetscape, as well as retention of views to the coast and across the LCA from public and private land. Consistent front setbacks reinforce the building edge along the streets. Building heights and forms complement rather than dominate the rhythm of development, including roof pitch and massing at ground and upper levels when viewed from the public realm to contextually fit with the predominate architectural style.

Materials complement and give appreciation to the predominate construction style and material of the area. The use of masonry facades, slate and terracotta tiles, as well as sandstone will ensure new development translates with the historic development pattern of the area.

Buildings must demonstrate high-quality architectural design that is responsive to the coastal setting, incorporating materials, colours, and forms that reflect and complement the natural landforms, vegetation, and visual qualities of the foreshore landscape. Development should minimise visual intrusion, maintain low-scale built form where appropriate, and integrate sensitively with the topography to preserve the scenic and ecological values of the area.

Private gardens will compliment dwellings and respond to lot sizes, with larger lots providing opportunities for substantial planting. Low or permeable front fences provide views of building facades and front gardens. Use of sandstone in landscaping, including fencing and retaining walls, will complement its use amongst dwellings and where visible within the public domain.

Where present, car parking structures are located at the rear of buildings with access from rear lanes to provide continuous, uninterrupted footpaths for pedestrian friendly streets. Basement car parking should be non-discernible from the street and not result in the presentation of a 3-storey building where the predominant character of the area is 2-storeys. Where car parking occurs in the front setback, hardstand and ancillary structures are recessive to the dwelling and landscape.

The commercial centre of Coogee will be the primary commercial centre within the Northern Coast Local Character Area, supporting mixed-use development, retail, tourism and improved public domain outcomes, while maintaining a strong sense of place and human scale informed by its coastal setting. New development will contribute to day and night-time economic vibrancy and active street frontages, supported by streetscape and public domain improvements. These active street frontages will reinforce the centre's role and function as the primary commercial and mixed-use activity centre within the Northern Coast LCA, supporting economic vibrancy, improved safety, and enhanced visitor experiences during both day and night.

Smaller commercial centres, including those on Clovelly Road, will continue to provide retail, business, and hospitality services that support the local community. Development within all commercial centres will retain predominant building street wall heights to provide pedestrian scale and retain existing built form where historical architecture, including building awnings, roof form and façade detailing contribute to the streetscape.

Public open space along the coastline will be prioritised to provide opportunities for planting, recreation and pedestrian movement. Development adjacent areas of public open space will not compromise the enjoyment and amenity received by users, as well as opportunities for the rehabilitation of native fauna and flora.

Improved active transport opportunities, particularly facilitating easy access to the nearby Randwick Health and Education Precinct will improve the connectivity and encourage sustainable and healthy lifestyles.

12.4. Key characteristics

- a) Front gardens in setbacks provide privacy to residences, but are also visually and spatially connected to the street, only separated by low brick walls
- b) Continuous tree canopy along typically generous street verges, with footpaths adjacent to property
- c) Built form responds to dramatic changes in site topography, with stepped buildings, multi-level terraces and retaining walls
- d) Changes in site and precinct topography, between sites, and between properties and streets, are mediated in the landscape with low sandstone walls
- e) Rear lanes are extensively used, for parking and service access, cycling and informal play
- f) The interior of aggregated street blocks create a mass shared landscape, providing amenity to all houses in the block, and creating significant habitat pockets
- g) Building entries are distinct from driveways, identifiable within the front gardens and directly address the street.

12.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Development must respond to adjoining open spaces and the coastline through siting, orientation, landscaping and built form, drawing on the area's distinctive topography to reinforce coastal views and the coastal streetscape character
- ii. Preserve and enhance key views from and across the public domain, including district and street view corridors, such as views towards and along the coast, public open spaces and prominent landmarks, including Coogee Beach, Goldstein Reserve and St Brigid's Parish Church.

b) Built form elements

- i. Development must minimise building bulk and visual prominence when viewed from the coastline, public reserves, and key public vantage points, including streets that provide views to the coast
- ii. Development must not obstruct or visually interrupt identified public view corridors to the coastline, beaches and prominent landmarks, and must be designed to maintain and frame views from streets and public open space
- iii. Development must be designed to respond to the natural landform, including stepping built form with the slope of the site, minimising excavation and avoiding large-scale cut and fill that alters the visual expression of the terrain.

c) Landscaping

- i. Retaining walls and landscaping structures visible to the public domain is required to be constructed of materials and a style that is complementary to the coastal setting and responsive of natural materials endemic to the area

- ii. Retain and enhance natural landscape features including sloping topography, sandstone or bedrock walls
- iii. Establish a connection through landscaping, drawing on the area's distinctive topography and connection to the coastal landscape
- iv. Maintain and enhance formal planting, including avenue planting along Arden Street and around Coogee Beach
- v. Retain and enhance areas of open space, their accessibility, amenity and ability to support recreational, habitat and biodiversity outcomes
- vi. Plant species must be capable of withstanding exposed and windy coastal environments. Where possible, compliment coastal heathland character.

d) **Materiality**

- i. Exterior colour schemes must compliment natural elements in coastal areas.

e) **Car parking and movement**

- i. Utilise streets as thoroughfares for increased pedestrian and cycle permeability, particularly along streets that support commercial and retail premises, provide access to the nearby Education and Health Specialised Centre, as well as coastal open spaces, including Coogee and Clovelly Beaches.

f) **Land use and subdivision**

- i. Where lot subdivision or consolidation occurs, the design of buildings must include modulation to a similar dimension and scale created by the historical subdivision pattern
- ii. Retain the existing and historical patterns of retail and commercial uses within the Local Character Area, particularly those along and around Coogee Bay Road and Clovelly Road
- iii. Secondary dwellings and ancillary development enhance rear laneways and maintain a high standard of residential amenity
- iv. New development must maintain and support a diverse mix of land uses
- v. New development must respond to the established land use pattern and reinforce the presence of residential, commercial, community, and recreational uses that reflect the neighbourhood's social, cultural, and economic identity.

g) **Mixed-use and non-residential development**

- i. Retain the existing pattern of retail and small scale commercial uses fronting Clovelly Road, Carrington Road, Coogee Bay Road, Dolphin Street, Dudley Street, Havelock Avenue and Malabar Road
- ii. Ground floor retail and small scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shopfront articulation
- iii. Awnings must be provided to street frontages of commercial premises along Clovelly Road, Carrington Road, Coogee Bay Road, Dolphin Street, Arden Street, Dudley Street, Havelock Avenue and Malabar Road to support pedestrian amenity and streetscape continuity. Where this is not feasible due to existing built form, heritage constraints or architectural design, alternative design responses must achieve a consistent and coherent street frontage
- iv. Provide active ground floor uses along primary street frontages within local centres, including retail, food and drink premises, and other uses that support the day-to-day needs of residents and visitors.

13. Southern Coast

13.1. Locality statement

The Southern Coast Local Character Area (LCA) stretches from Mistral Point at Maroubra Bay to Congwong Bay. The area is known for its high natural value, landscape relevance, and significant vistas. Key features include Aboriginal cultural places, archaeological sites, landscape heritage, large open spaces, national parklands, dramatic rocky coastlines, bays and beaches. The Local Character Area includes a number of small commercial centres that serve areas of urban development located along the coast.

13.2. Locality map

Figure 11: Southern Coast Local Character Area



13.3. Desired future character

Development which occurs in the Southern Coast Local Character Area (LCA) must be consistent with or seek to achieve the desired future character of the area.

The LCA will retain and enhance its large expanses of open space and national parklands, securing these areas as invaluable resources for future. Increased opportunities for bushland and biodiversity are appropriately resources and expanded through:

- restoration efforts at Council managed sites
- mitigating threats to remnant bushland and prioritising restoration and protection work around areas of high biodiversity value
- increase buffer plantings to protect remnant bushland in the Anzac Parade median, Arthur Byrne Reserve, Pioneers Park, Cromwell Park and the Little Bay fauna corridor
- Continue to link patches of remnant bushland through appropriate indigenous plantings and create effective fauna corridors along Anzac Parade road easement.

New developments ensure that public views of the ocean remain unobstructed, preserving the distinctive coastal scenery and environment of the LCA. These developments are designed to blend seamlessly with the coastal landscape, enhancing rather than diminishing its natural beauty.

Buildings must demonstrate high-quality architectural design that is responsive to the coastal setting, incorporating materials, colours, and forms that reflect and complement the natural landforms, vegetation, and visual qualities of the foreshore landscape. Development should minimise visual intrusion, maintain low-scale built form where appropriate, and integrate sensitively with the topography to preserve the scenic and ecological values of the area.

Urban areas are well connected with the coastline through increased green street links focusing on native trees to seamlessly merge coastal and urban environments. Urban areas will maintain a low density, 1 and 2 storey, residential character supported by active transport connections, including cycle paths and links to the coastal walk.

The environment will be aesthetically pleasing and welcoming for both visitors and residents, achieved through streetscape enhancements that form an integral part of Council's broader strategy for open space and environmental restoration. Improvements to the active transport network will make moving across and within the LCA by bicycle more appealing to a wider demographic. Improved pedestrian and bicycle paths along Anzac Parade will provide direct north south connectivity along the edge of the LCA. East west paths that connect into the Anzac Parade route will ensure accessibility around the coastal area is strengthened, along with improved signage and wayfinding to benefit tourists and visitors in the area.

New developments respect the cultural sensitivity and significance of Indigenous landscapes and sites, fostering a harmonious coexistence.

Public domain upgrades at commercial centres will be more inviting, contributing to a vibrant community atmosphere, notably at Maroubra Beach.

Large-scale redevelopments are approached with a keen understanding of the coastal character, as well as key infrastructure considerations such as public transport access to and within the LCA.

13.4. Key characteristics

- a) Front gardens are spatial buffers from the wide streets, visually and spatially connected to the street through the use of low masonry walls
- b) Front garden planting concentrated to street edge and building edge, leaving large areas of usable space
- c) Generous spacing between adjacent buildings allows expansive views to regional landscapes and the ocean
- d) Due to the separations noted above, individual buildings act as distinct points in variegated streetscape, differing formally, but all within a consistent height datum
- e) Building entries are distinct from driveways, identifiable within the front gardens and directly address the street
- f) Coastal landscapes are predominant, in both private and public domain: rolling, undulating topography, and low, dense endemic plants, sparsely punctuated by low-lying trees
- g) Verandas, balconies and sheltered outdoor spaces address front gardens and streets, at both ground floor and upper levels.

13.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Establish a connection to formal and informal open spaces and the coastline through landscaping and built form, drawing on the area's distinctive topography to reinforce the open landscape character and visual connection to surrounding coastal environments
- ii. Ensure view corridors within the Local Character Area and to the coast are maintained from public spaces
Preserve and enhance key views from and across the public domain, including district and street view corridors, such as views towards and along the coast, public open spaces and prominent landmarks.

b) Built form elements

- i. Development must minimise building bulk and visual intrusion when viewed from the coastline, public open space and surrounding landscapes, ensuring built form remains subservient to the dominant coastal setting
- ii. Development must not obstruct or diminish public views to and along the coastline, including views from open space, coastal pathways and streets, and must maintain the openness of the coastal landscape
- iii. Development must be sited and designed to follow the natural landform, with building elements stepping with the terrain and avoiding extensive cut and fill that would disrupt natural ground levels and coastal landforms.

c) Landscaping

- i. Retaining walls and landscaping structures visible to the public domain is required to be constructed of materials and a style that is complementary to the coastal setting and responsive of natural materials endemic to the area
- ii. Retain existing landform, natural ground levels and rock formations

- iii. Establish a connection through landscaping to formal and informal open spaces, drawing on the area's distinctive topography, coastal landscape, abundance of open space and the presence of national parklands
- iv. Development must incorporate canopy trees within front and rear setbacks
- v. Plant species must be capable of withstanding exposed and windy coastal environments. Where possible, compliment coastal heathland character.

d) **Materiality**

- i. Exterior colour schemes must compliment natural elements in coastal areas.

e) **Car parking and movement**

- i. Utilise streets as thoroughfares for increased pedestrian and cycle permeability, particularly along streets that support commercial and retail premises, and access between Maroubra Beach and Coogee Beach to the north
- ii. Maintain and enhance pedestrian movement along the coast ensuring access to Maroubra and Malabar Beaches, and Little Bay, as well as connections to Coogee to the north.

f) **Land use and subdivision**

- i. Where lot consolidation or subdivision occurs, the design of new dwellings must be built to a similar dimension and scale that reflects the predominant detached dwelling character
- ii. Retain the existing and historical pattern of retail and commercial uses within commercial centres
- iii. Maintain and support a diverse mix of land uses
- iv. Development must respond to the established land use pattern and reinforce the presence of residential, community, government and recreational uses that reflect the neighbourhood's social, cultural, historic and environmental identity.

g) **Mixed-use and non-residential development**

- i. Retain the existing pattern of retail and small scale commercial uses fronting Anzac Parade, Prince Edward Street and Bay Parade
- ii. Ground floor retail and small scale commercial uses are to reinforce the established fine grain lot pattern resulting in narrow shopfront articulation
- iii. Awnings must be provided to street frontages of commercial premises along Anzac Parade and Prince Edward Street to support pedestrian amenity and streetscape continuity. Where this is not feasible due to existing built form, heritage constraints or architectural design, alternative design responses must achieve a consistent and coherent street frontage
- iv. Provide active ground floor uses along primary street frontages within local centres, including retail, food and drink premises, and other uses that support the day-to-day needs of residents and visitors.

14. The Bays

14.1. Locality statement

The Bays Local Character Area (LCA) consists of the coastal zone from Bare Island to Bumborah Point including the coastal environments of Botany Bay, including Yarra Bay, Frenchman's Bay and Bare Island. Its eastern boundary follows Anzac Parade and Bunnerong Road and it is bordered by the industrial area of Port Botany to the north and west. It includes the La Perouse neighbourhood centre, Chinese Market Gardens, Yarra Bay Bicentennial Park, Eastern Suburbs Memorial Park and a pocket of residential zoned land east of Bunnerong Road. Key features of The Bays LCA include the Aboriginal Community's unbroken connection to the land, that can be traced to 7,500 years, the rich variety of marine and estuarine habitats, being First Nation's Gamay Sea Country, and the heritage significance as a first contact area.

14.2. Locality map

Figure 12: The Bays Local Character Area



14.3. Desired future character

The character of The Bays LCA will be established by the protection of its natural landscapes, indigenous storytelling and connection to country, views across the LCA and along the coast, as well as historical built form and landscapes. It will celebrate its relaxed coastal charm and develop an authentic brand which strengthens its coastal and indigenous identity.

Preservation of the area's unique biodiversity and continued protection and rehabilitation of its landscapes and ecosystems will ensure the conservation of local flora and fauna, including:

- improvements to the existing green grid and biodiversity corridors
- extension of native vegetation throughout the Yarra Bay Bicentennial Park
- connecting dune vegetation between Bumborah Point and western edge of Yarra Beach
- mitigating threats affecting remnant bushland

The establishment of green grid connections will enrich the open space network across the LCA, promoting ecological sustainability and a sense of natural continuity. Rear yards of residential lots, as well as public parks will provide opportunities for planting of tree species endemic to the area. Street planting will further provide opportunities for increased canopy trees and green links, noting significant mature planting and ecological communities along coastal zones. Improved access to La Perouse Park will ensure both residents and visitors can enjoy the recreational amenities it offers.

Aboriginal heritage and culture and significant sites will be respected in new developments adhering the cultural richness of the area and the local indigenous population's connection to country.

The existing character of La Perouse will be enhanced by maintaining the low-density detached dwelling scale at 1 to 2 storey building heights. New dual occupancy and semi-detached infill development will present as a single dwelling to the street to ensure this characteristic is achieved. Built form will seamlessly integrate with the coastal character, ensuring that developments coexist with, and enhance the natural beauty of the surroundings. Development will complement the topography rather than amend existing ground levels through excessive cut and fill. Development will be carefully articulated in terms of bulk and scale to ensure consistency with adjoining development and streetscape, as well as retention of views from public and private land. View corridors to Botany Bay and across the LCA are maintained. Front fences are discouraged to promote the coastal landscape setting. In the absence of fences, front boundaries will be delineated with landscaping. Where front fences are proposed, they will be low, permeable, and integrated with vegetation endemic to the area to ensure structures at the interface with the street are non-discernible.

La Perouse neighbourhood centre (generally bounded by Anzac parade, Endeavour Avenue and Goorawahl Avenue) is the primary commercial centre and will support increased opportunities for greater economic vibrancy as a result of transport access to the area and tourism opportunities, capitalising on the Kurnell to La Perouse ferry service. The neighbourhood centre will be characterised by its nil street setbacks and 2-3 storey elevation along Anzac Parade and Endeavour Avenue. It will promote pedestrian activity and street activation, with a focus on retail and hospitality services at ground level to connect with the boatshed café, located between Anzac Parade and the waterfront, to create an intimate coastal village scale.

New development will maintain and enhance the landscape quality of streetscapes, particular for streets that provide a visual connection to the coastline and Botany Bay. New developments incorporate consistent front setbacks to reinforce the building edge along streets, ensuring a cohesive streetscape that contributes to the overall aesthetics and walkability of the area. The use of natural building materials, such as sandstone, are incorporated into sites where they interface with the public domain. Basement car parking should be non-discernible from the

street and not result in the presentation of a 3-storey building heights. Car parking and car parking structures are set behind building lines to ensure setback lines of dwellings within the streetscapes are not disrupted and front gardens and landscaping is the predominant feature within the streetscape.

The environment will be aesthetically pleasing and welcoming for both visitors and residents, achieved through streetscape enhancements that form an integral part of Council's broader strategy for open space and environmental restoration. Improvements to the active transport network will make visiting La Perouse by bicycle more appealing to a wider demographic. Improved accessibility around the coastal area with improved signage and wayfinding will benefit tourists and visitors to the area.

14.4. Key characteristics

- a) The rolling coastal landscape is the main spatial experience, low-lying hills and valleys undulating towards the coastal cliffs, with views of the ocean omnipresent
- b) Built form is a predominant cottage typology, consisting of single-story, flat roof, built form, set well back from wide streets
- c) Generous and continuous spatial curtilage around the houses and between houses and the street, typically without walls or fences between properties and between properties and the street
- d) There are very few hardscape parking areas or parking structures; and fewer in front of the predominant building alignment
- e) The above open spatiality allows for intermittent street parking, in dedicated, brick-paved parallel parking bays along the street
- f) The widely separated buildings allow for continuous spatial connection and views across the rolling local landscape, and to the ocean
- g) Changes in the gentle rolling topography are expressed across the precinct in natural rock outcroppings and shelves, instead of built-up masonry walls.

14.5. Development guidelines

Development must comply with Section B1.3 General Development Guidelines. In addition, development must satisfy the following:

a) Locality

- i. Protect views to Botany Bay, Heritage Items and HCAs from the public domain, including but not limited to Goorawahl Avenue, Anzac Parade, Adina Avenue, Adina Way, Murrong Place, Goonda Avenue, Elaroo Avenue, Tasman Street, Oorana Avenue and Canara Avenue
- ii. Development in the La Perouse local centre is to support local convenience retail for residents and also attract visitors by providing recreational retail, food and beverage services that respond to the area's coastal location and character.

b) Built form elements

- i. Development must minimise building bulk and visual presence within the landscape, ensuring built form does not dominate the open coastal setting when viewed from public spaces along coastal edges and public reserves
- ii. Development must not obstruct or fragment expansive public views across the coastal landscape and towards Botany Bay, and must maintain the visual continuity of the open and connected landscape setting both along the coast and to inland open space areas, including Chinese market gardens, Eastern Suburbs Memorial Park, and beyond

to connected open space areas within Bunnerong Creek and Southern Coast Local Character Areas

- iii. Development must be designed to respond to the natural topography, stepping with the landform and avoiding built-up platforms, retaining walls or cut and fill that disrupt the natural expression of the rolling coastal terrain
- iv. Maintain nil setbacks and 3 storey scaled shop-top housing for development within La Perouse neighbourhood centre, bounded by Anzac Parade, Endeavour Avenue and Goorawahl Avenue.

c) Landscaping

- i. Retaining walls and landscaping structures visible to the public domain is required to be constructed of materials and a style that is complementary to the coastal setting and responsive of natural materials endemic to the area
- ii. Establish a connection through landscaping to formal and informal open spaces, drawing on the area's distinctive topography, connection to Botany Bay and national parklands and the broader coastal cultural landscape
- iii. Development must incorporate canopy trees within rear setbacks
- iv. Front boundary treatments must prioritise landscaping and low planting of locally appropriate species to maintain the open coastal landscape character of the streetscape, respond to natural site topography and support visual and ecological continuity. Solid front fencing is discouraged. Where fencing is provided, it must be visually permeable and designed to allow for fauna movement, including through open fencing types, gaps at ground level or similar measures
- v. Development must maintain visual openness and continuity of the coastal landscape across sites, streets and adjoining open space areas.
- vi. Landscaping must prioritise locally endemic species and be designed to support ecological connectivity, habitat creation and links between coastal and inland environments
- vii. Development adjacent to open space, coastal edges and ecological corridors must minimise hard boundaries and incorporate landscaping that visually and ecologically integrates private land with the public domain.

d) Materiality

- i. Ensure external materials and finishes respond to the natural surrounding environment through the use of lightweight construction, recycled materials, sandstone, timber and natural textures
- ii. Exterior colour schemes must compliment natural elements in coastal areas.

e) Land use and subdivision

- i. Maintain and support a diverse mix of land uses
- ii. Development must respond to the established land use pattern and reinforce the presence of residential, community, and recreational uses that reflect the neighbourhood's social, cultural, historic and environmental identity.

f) Mixed-use and non-residential development

- i. Ensure ground floor retail and commercial uses reinforce the small-scale village character of La Perouse. Retail and commercial uses will support both residents and those visiting the area and be complimented with awnings to protect and promote outdoor dining and pedestrian movement

g) Aboriginal cultural landscape

- i. Development must demonstrate a considered design response to the Aboriginal cultural landscape of The Bays Local Character Area, including its connection to land, water, topography and views, and must reinforce the cultural and spatial significance of the coastal setting and its continuity as part of a broader cultural landscape
- ii. Site planning and landscaping must respond to and reflect the cultural landscape, including through retention of natural landforms, use of locally appropriate plant species, and integration with the open coastal and ecological setting
- iii. Major development must incorporate meaningful design responses that recognise and communicate the Aboriginal cultural significance of the locality, including through public art, landscape design, materials or built form elements integrated into the development and public domain
- iv. Development must be sited and designed to avoid or minimise impacts on Aboriginal cultural heritage and culturally sensitive areas, and where in proximity, demonstrate a design response that respects and responds to their cultural significance.

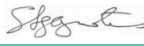
STRATEGIC PLANNING

Randwick Development Control Plan B2 Heritage

D06205900

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1. Introduction

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

It is important to recognise that the legal owners of a state or local heritage-listed property are not merely owners, but custodians entrusted with the care of a significant cultural asset. While they have a legal responsibility, they also have a unique opportunity to help preserve and celebrate the significance and character of these places for future generations. By maintaining and respecting heritage features, owners contribute to a shared sense of identity and help keep the stories of our community alive.

Heritage is a living part of our environment, and its preservation is a collaborative effort that benefits everyone.

This section of the DCP applies to heritage listed items and heritage conservation areas (HCAs) identified under Schedule 5 of the Randwick Local Environmental Plan 2012 (RLEP) and should be read in conjunction with other sections of the DCP for specific development types, locations or sites, if relevant to the application.

Where there are inconsistencies between this section and any other DCP sections, this section will prevail.

General objectives

The general objectives of this section of the DCP are to:

1. Retain and conserve Randwick's rich and diverse environmental heritage.
2. Provide detailed guidelines to manage change to the environmental heritage of Randwick as defined and identified in RLEP
3. Ensure development proposals consider the impacts to the cultural significance of heritage items, HCAs, archaeological sites, and places of Aboriginal cultural significance.

1.1. Burra Charter

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) is widely adopted as the standard guidelines for heritage conservation in Australia and sets out a standard of practice for those who provide advice, make decisions about or undertaking works to places of cultural significance, including owners, managers and custodians.

Development affecting a heritage item or property within an HCA is assessed having regard to the principles and practices contained in the *Burra Charter*.

For the purposes of this DCP, 'Cultural Significance' (significance), 'Fabric', 'maintenance', 'preservation', 'restoration', 'reconstruction', 'adaptation', 'use', 'compatible' and 'setting' definitions are based on the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013 (Burra Charter).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects. Fabric includes building interiors and sub-surface remains, as well as excavated material. Natural elements i.e. bed rocks of a place may also constitute fabric. Fabric may define spaces and views, and these may be part of the significance of the place.

Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material. New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible Use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character. Setting may include structures, spaces, land, water, and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

1.2. Heritage places in Randwick City

This DCP section applies to the environmental heritage within Randwick City as identified in the RLEP:

- Heritage items (local, state, and national)
- Heritage conservation areas
- Archaeological sites
- Aboriginal heritage (places and objects)

The requirements, objectives and controls in this section apply in addition to the heritage conservation requirements, principles and practices contained in the Burra Charter, RLEP *Clause 5.10*, policy guidelines contained in the Heritage Inventory Assessment Report (State Heritage Inventory Report available online at the Department of Environment's heritage website), development requirements of other relevant parts of this DCP, and relevant conservation management plans.

Heritage items, HCAs some archaeological sites and Aboriginal places and significant landscape elements and geological sites are listed in Schedule 5 of the RLEP.

1.3. Heritage advice

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

Where major work is proposed, applicants are strongly advised to obtain professional assistance from a recognised expert in heritage conservation.

1.4. Requirements

1.4.1. Development not requiring consent

Heritage Exemption Certificate for maintenance and repair works to Local items listed under the Randwick Local Environmental Plan

Maintenance and repair works are encouraged for heritage items and properties in HCAs and may not require development consent from Council if they are of a minor nature and would not adversely affect the significance of the item or HCA.

Applicants must consult with Council prior to undertaking any maintenance or repair works to confirm whether development consent (i.e. a Development Application) is required. A written advice must be obtained from Council prior to the commencement of any works.

Where it is determined that the proposed works do not require development consent, and relate to a heritage item or property within a Heritage Conservation Area, the applicant must obtain a Heritage Exemption Certificate (HEC) from Council prior to commencing works.

A Heritage Exemption Certificate application form can be found on [Council's website](#) or [HERITAGE-MINOR-WORKS-WITHOUT-CONSENT.pdf](#).

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

- Essential maintenance and reinstatement of original heritage features
- Replacing broken windows frames, panes and fly screens
- Minor repairs to roofing, brickwork, timberwork, metal work, fencing and tessellated tiles
- Repainting surfaces which are already painted, including timberwork and metalwork
- Repointing brickwork and masonry

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

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

Additionally, the installation of solar panels and associated equipment within a HCA may be considered under a HEC, if they provided the works do not involve:

- Solar panels positioned on the primary roofs or verandahs facing/visible from the main street
- Heritage items that form part of a continuous group or row of properties

- Slate or timber shingle roofs
- Complex primary street facing roofs
- Very small primary street facing roofs (smaller than 4m)
- Any works that require structural modifications to support the solar panels
- Any works that involving removal of roof elements, such as chimneys, capping, parapet walls.

Further, the installation of surveillance systems and devices on heritage items and within HCAs may be considered where they:

- are not visible from the public domain
- do not involve alteration, damage or the removal of significant fabric.

Any new penetrations must be limited in number and made through non-significant fabric or mortar joints only.

Exempt development

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

Standard exemption for State Heritage Register items

Certain activities and work are exempt from approval under the Heritage Act 1977 for items listed on the State Heritage Register or subject to an interim heritage order. Standard exemptions include maintenance works where these have little to no impact on the item's heritage significance and support its ongoing management.

These standard exemptions are made under the *Heritage Act 1977* and published in the NSW Government Gazette - <https://www.environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/state-heritage-register-items/standard-exemptions>

Before any activity or work takes place, follow these steps to:

- understand what 'significant fabric' is
- determine if your proposed activity or work can be carried out under a standard exemption and therefore you do not need to lodge an application for approval
- understand how to comply with standard exemption requirements.

Note

To determine if a property is heritage listed, search the State Heritage Inventory online database using the [Heritage NSW website](#), or check [Schedule 5 of RLEP and Heritage Map](#). You can also search the Australian Heritage Database for National listings and inquire with Council or Heritage NSW for the most accurate information.

1.4.2. Development requiring consent

A DA is required for the carrying out of development which relates to a heritage item, development in an HCA, Aboriginal place or archaeological site. RLEP *Clause 5.10 (2)* identifies those instances where development consent is required.

Additionally, it is important to carefully consider the following guidelines for DAs impacting Aboriginal objects and places of cultural significance, historical archaeological sites, and state listed heritage items.

Aboriginal objects and places of cultural heritage

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

Part 4 of Schedule 5 under the RLEP identifies the former Prince Henry Hospital site as an area containing Aboriginal cultural heritage. Other Aboriginal objects and places in Randwick City are not listed in the RLEP due to the sensitive nature of these sites. This is common practice for protecting Aboriginal cultural heritage in NSW.

Development consent is required to disturb or excavate land containing Aboriginal objects or an Aboriginal place. It is an offence to harm or desecrate an Aboriginal object or place. If Aboriginal objects are present or likely to be present and an activity will harm those objects, an Aboriginal Heritage Impact Permit (AHIP) will be required.

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

Historical Archaeological sites

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

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

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

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

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

State Heritage Register items

Heritage items of State significance are listed on the NSW State Heritage Register (SHR) and should be identified under *Schedule 5* of the RLEP. The NSW Heritage Council is the consent authority for any development proposal affecting SHR Items under the NSW Heritage Act 1977.

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

Note

To view the Codes SEPP, refer to www.legislation.nsw.gov.au Further information on permits relating to Aboriginal objects and places of significance, obtaining approvals relating to archaeological sites, and NSW Heritage Register is available from the NSW Department of Environment and Heritage: www.environment.nsw.gov.au

1.4.3. Development in the vicinity of heritage items and heritage conservation areas

All development adjacent to or in the vicinity of a heritage item or HCA must carefully consider its potential impact on cultural significance, fabric, and setting of the item and/or HCA. Applicants should address any potential impacts of the development on a heritage item or HCA and measures to mitigate this impact in their Statement of Environmental Effects and/or Statement of Heritage Impact (SOHI).

The proposal must also consider how development may impact on heritage items and HCAs in neighbouring's LGAs (i.e. Daceyville in Bayside LGA).

1.4.4. Infill buildings

A new building within a heritage conservation area, referred to as an infill building, must be designed to respect and be sensitive to its heritage context. It should be sympathetic to neighbouring buildings in terms of established setbacks, scale, form and materials.

New development must reflect the established site coverage pattern and urban grain of the original subdivision and development of the suburb. In accordance with the Burra Charter principles, infill buildings should be clearly identifiable as contemporary additions and must not attempt to replicate historic buildings or mimic traditional detailing.

Note

For further guidance refer to “Design in Context: Guidelines for Infill Development in the Historic Environment” jointly produced by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter).

1.4.5. Adaptive reuse

Council supports the continuation of the original use of a heritage building as it helps retain the original floorplan, decorative features and enhances cultural significance. However, where continuation is not feasible due to changes in technology and market/social trends, adaptive reuse of a heritage item may be considered acceptable on heritage grounds.

Development must comply with the Burra Charter definition and guideline for ‘compatible use’:

Compatible use respects the cultural significance of the place and involves no or minimal impact on cultural significance.

Where the original use of a place is of cultural significance it should be retained wherever possible (e.g. Post Office, Bank, Religious, Educational, Library, etc.).

Note

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

1.5. Heritage management documents

Heritage conservation management plans

A Conservation Management Plan/Schedule (CMP/S) and/or a Heritage Asset Action Plan (HAAP) may be required where Council considers that the significance of a heritage item or a contributory item and the extent of proposed changes warrant a more detailed and rigorous assessment.

A CMP/S or HAAP identify conservation policies and management mechanisms to ensure the cultural significance of a place is retained. They are particularly useful where building fabric has deteriorated, and to facilitate master planning of larger sites and long-term asset management is needed. A CMP/S or HAAP must be prepared by a specialist heritage consultant. RLEP *Clause 5.10(6)* of the Randwick LEP outlines HCMP/S or HAAP considerations relevant to the CMP/S and HAAP preparation.

Statement of Heritage Impact

A Statement of Heritage Impact (SOHI) – also referred to as a heritage impact assessment - evaluates the extent to which a proposal may affect the significance of a heritage item or HCA. A SOHI must establish the cultural significance of a place, assess the impact of the proposed development on that significance, and propose design and planning measures to mitigate adverse impacts.

A SOHI is generally required for development effecting heritage significance of a heritage item or a HCA, archaeological sites, and Aboriginal places and objects. A SOHI may also be required for development adjacent to or in the vicinity of a heritage item or HCA, where there is potential for indirect heritage impact.

For major changes or alterations, the required SOHI must be prepared by a specialist heritage consultant who can advise on alternative design solutions to reduce heritage impacts.

Note

For more guidance, refer to “Assessing Heritage Significance” and “Statements of Heritage Impact” (2023) prepared by the then Department of Planning and Environment (DPE). Council’s Heritage Planner can also clarify whether a DA requires the submission of a Heritage Impact Statement, Heritage Conservation Management Plan, and Heritage Asset Action Plan. Additional resources on preparing a Heritage Conservation Management Plan and Heritage Asset Action Plan are available at [Heritage NSW](#)

2. Development controls

2.1. Heritage items and Heritage Conservation Areas

Explanation

This section contains objectives and controls to protect and enhance Randwick City's heritage items and HCAs. It aims to ensure that development affecting heritage items or properties within HCAs or within the vicinity of an item or a HCA is sympathetic to the heritage values by achieving a balanced approach between contemporary design expectations, environmental sustainability, embodied energy, character, and protecting cultural significance.

Buildings and sites within HCAs are identified on the DCP map as being contributory, neutral, or detracting to the character and significance of the HCA.

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

Non-contributory (neutral and detracting) buildings may have limited historic values but nonetheless respects the surrounding context or display qualities which do not add to the character of the heritage conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. Non-contributory buildings may be demolished and replaced by new development sympathetic to the character of the heritage conservation area.

Objectives

1. Protect and enhance Randwick City's heritage items and HCAs
2. Ensure development and alterations and additions to heritage items and/or within an HCA respects and does not distort, obscure or detract from the cultural significance of the place or its interpretation and appreciation
3. Ensure the adaptive reuse of heritage items enhances its historic and cultural significance and does not result the unnecessary removal of significant fabric.

Controls

All development

- a) All new development in an HCA or in the vicinity of a HCA or a heritage item must respect the design, scale and character of neighbouring buildings and the key heritage values of the item and the area
- b) All development proposals within, adjacent to, or in the vicinity of a heritage item or HCA must demonstrate that they have considered the likely impact on cultural significance and fabric of the item and/or HCA
- c) Proposals to alter or add to a heritage item or a building in an HCA must consider assessment of the significance of individual building elements, the broader area, and the relationship to neighbouring properties and the streetscape
- d) Alterations and additions to heritage items and contributory buildings must be designed and sited to retain contributory features of the building and maintain the streetscape character of the HCA

- e) A new building, or additions visible from the street or an HCA, must respect and respond to the HCA and streetscape character. A detailed streetscape analysis must be included in the site analysis submitted with any DA
- f) When proposing adaptive reuse of a heritage item, the proposal must ensure that the significance and original fabric of the heritage item is not adversely affected by the change of use
- g) Alterations and additions to group items must consider the impacts on the entire group, in particular the existing pattern of rear additions and location of alterations.

Neutral buildings

- h) Alterations and additions to a neutral building must:
 - i) remove unsympathetic alterations and additions, including inappropriate building elements
 - ii) respect the original building's bulk, form, scale and height
 - iii) minimise removal of heritage fabric and building elements
 - iv) use appropriate and sympathetic materials, finishes and colours that complement the HCA and do not diminish its significance.
- i) Demolition of neutral buildings will only be considered where it can be demonstrated:
 - i) restoration of the building is not reasonable
 - ii) the replacement building will enhance and not compromise the significance of the HCA.
- j) Where demolition of a neutral building is approved, Council may require a photographic archival record of the building to be submitted to Council as a condition of consent.

Detracting buildings

- k) Development on sites containing detracting buildings must aim to improve the contribution of the site to the character of the HCA
- l) Alterations and additions to, or redevelopment of, detracting buildings must:
 - i) remove inappropriate and unsympathetic additions and modifications that are intrusive to the significance of the HCA
 - ii) respect the prevailing bulk, form, scale and height of the surrounding streetscape.
- m) Contemporary design is acceptable where it is sympathetic to the character of the HCA and/or nearby heritage items.

2.2. Demolition and excavation

Demolition of a heritage item or contributory building in a heritage conservation area is generally not supported, unless there are overriding reasons such as structural damage. The demolition of a non-contributory building and replacement by an appropriately designed infill building can be supported where carefully demonstrated (refer to section 2.1 above).

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

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

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

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

Excavation beneath, adjacent to, or in front of early buildings has the potential to compromise their structural integrity is generally not supported. To assess the impact of excavation applicants must provide detailed information on:

- The nature and method of construction
- The structural condition of all buildings on the site
- The potential impacts on neighbouring heritage-listed buildings and HCA properties
- The ground conditions of the site and adjoining properties

General controls

- a) Demolition of heritage items and contributory buildings is not permitted
- b) Excavation will not be permitted where:
 - it occurs under a heritage item or common walls and footings, freestanding boundary walls, or under any other part of a heritage item
 - it occurs beneath or forward of the front façade of a heritage item
- c) Where excavation is proposed beneath and/or within 1.5m of a heritage item, adjacent heritage items or buildings within an HCA, a Geotechnical Report and Structural Report must be prepared by a professional with heritage experience to demonstrate that the works will not have any adverse effect on the structural integrity of those items.

2.3. Design and character

Explanation

The design of new development should achieve a sympathetic blend of old and new, maintaining the heritage character of the area while allowing for contemporary expression. This can be achieved by respecting the established scale, form, siting, setbacks, materials and finishes of the streetscape without being overly imitative. Careful attention must be paid to adjacent development within the vicinity of heritage items and the character of HCA.

Objectives

1. Promote high quality design that complements and enhances the streetscape character and significance of the heritage item or HCA
2. Ensure new development does not adversely impact on the setting, streetscape character or views associated with any heritage item or HCA
3. Ensure additions or changes to the external appearance of heritage items and contributory buildings within HCAs respect the original, built form, architectural style and character

Controls

All development

- a) Development must demonstrate how it respects or responds to the heritage values of the heritage item or the HCA (including within the statements of significance of the item or the HCA and its key characteristics outlined in Section 4 of this DCP)
- b) A streetscape analysis must be prepared to demonstrate how the development has identified, incorporated, and enhanced the contributory character elements and features of the streetscape such as view corridors, built form, scale, setbacks, fencing styles, extent of soft landscaping, significant trees/landscape elements and garages and driveway locations. A streetscape analysis must be prepared and submitted to Council for review at DA stage
- c) New development should be consistent with important horizontal elements of buildings in the streetscape, in particular ground floor levels and eaves lines, where appropriate
- d) Large blank areas of brick or rendered walls should be avoided. Where this is not possible, contrasting building materials and treatments must be used to break up the visual mass
- e) Alterations, extensions, or additions to the building, and its grounds, that are considered visually or architecturally incompatible with the original character of the site must be removed. Unsympathetic elements should be replaced with new works that are designed to be in harmony with the original building style, scale, materials, and detailing. Original features should be reinstated using materials, construction techniques, and forms that closely match or replicate the original design, ensuring the heritage significance and visual integrity of the property are preserved or enhanced.

Heritage items and contributory buildings

- f) Street-facing elevations and visible side elevations must not be significantly altered. Additions must be located to the rear or side of the building to minimise visual impact on the streetscape
- g) Additions or alterations must complement the existing building in scale, form and detailing while remaining visibly distinguishable from the original fabric on close inspection. New and old design are not to be confused, or the boundaries/junctions blurred.
- h) New work must respect and retain the significant heritage fabric, including internal and external features and proportions, chimneys, fireplaces, doors, windows, openings, balconies, and verandas.

2.4. Scale and form

Explanation

Bulk and scale refer to the height and size of a building, while form and massing relate to the arrangement of its component parts. In heritage contexts, these elements must be carefully managed to ensure new development does not dominate or detract from existing heritage significance.

Objectives

1. Ensure that alterations and additions to heritage items and contributory buildings and other development, including buildings, structures, and works within and in the vicinity of HCAs are consistent with the scale and form of these items or contributory buildings, and do not dominate or compete with the heritage significance, including fabric, design, form, scale, character, and setting

2. Ensure that scale and form of new development is consistent with the heritage significance and character of the HCA, and adjacent heritage items and/or contributory buildings

Controls

All development

- a) In streetscapes characterised by consistent single storey development, upper-floor additions are only appropriate if not readily visible from the street/public domain. Ground floor rear additions are the preferred form of development
- b) Attic style additions may be permissible, where they are sympathetic to the original roof form and not visible from the street/public domain especially for previously unaltered buildings or semi-detached pairs
- c) Front dormer windows are discouraged on heritage and contributory items and on relatively unaltered semi-detached pair or terrace rows as they detract from the integrity of the original roof forms and consistency of the streetscape
- d) Dormer windows and skylights must not be located on street elevations or where they would be visually prominent from a public domain or detract from the original roof form. Dormer windows must be sympathetic in scale and form, proportion, and detailing to the architectural style of the building.

Heritage items and contributory buildings

- e) Additions to existing buildings, and other development on the same site, must be subordinate to the original building, and must not visually dominate, compete with, or obscure its form and massing, including significant roof forms
- f) Additions to heritage items, and other associated development, must not introduce prominent design elements that compete with or detract from the architectural features, materials, or detailing of the existing building
- g) Single storey rear additions to dwelling houses must be designed so as not to compromise the form and integrity of the main roof, and must be lower in scale and visually subordinate to it
- h) Development proposal to the main roof of single storey dwelling houses may be acceptable where they are wholly contained within the existing roof space and do not alter the roof form, pitch, or eaves height
- i) Additions to single storey dwelling houses, particularly two storey additions, should adopt a pavilion-style form, comprising a secondary addition connected to the original building by a lower-scale link, to maintain the visual primacy of the original building. Additions to any single storey dwelling house should preferably use pavilion-type forms, with a lower scale link between the original building and any new two storey addition
- j) Where a pavilion-style form is not feasible or appropriate, an upper floor addition may be acceptable if it is:
 - located significantly to the rear of the building
 - designed to minimise visual impact on the principal roof form
 - discreet or not visible when viewed from the public domain
- k) Unless site-specific controls provide otherwise, within a Heritage Conservation Area, an upper-level addition must not be visible above the ridge line or parapet of the existing building when viewed from the opposite side of the primary street
- l) Where rear lanes exist, additional floor space should be provided in a rear outbuilding, rather than an upper-level addition to the principal dwelling
- m) Rear additions to semi-detached dwellings must not compromise the symmetry or integrity of the front elevation, and must not visually dominate the adjoining dwelling in the pair, including but not limited to its form, massing original roof form

- n) Rear additions to attached dwellings (e.g. terrace houses) must not compromise the integrity of the front elevation or the form of intact rear wings, including but not limited to original roof forms
- o) Development must not compromise the integrity of an intact or original roof form of heritage or contributory items.

Non-contributory buildings

- p) The scale and form of new buildings must be compatible with the streetscape character, typically single storey, or single storey at the front with two storeys to the rear. The roof form and articulation must also be sympathetic and enhance the heritage and streetscape character.

Figure 2: Ground floor rear additions

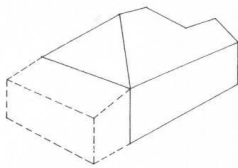


Figure 3: Ground level additions – Pavilion form

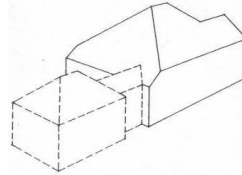
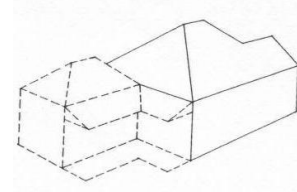
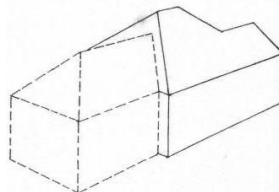
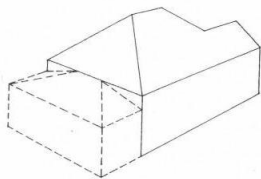


Figure 4, 5 and 6: Ground level additions – Wing form



Source: "Getting the Details Right – Restoring Australian Houses 1890s-1920s. Ian Evans and NSW Department of Planning. 1989. Flannel Flower Press Pty Ltd

2.5. Siting and setbacks

Explanation

The setting of a place comprises its immediate and wider environment, which contributes to its cultural significance and distinctive character. This includes built structures, open spaces, landforms, waterbodies, the sky, and views to and from the place, including along cultural routes. The setting also encompasses historical and contemporary relationships – both tangible and intangible that shape and inform the identity and meaning of the place.

Front and side boundary setbacks are key elements of the setting and make a significant contribution to the character and significance of heritage items and Heritage Conversation Area. New development should respect and maintain the original setback patterns in order to preserve the established rhythm and spatial relationships between buildings and spaces.

Objectives

1. Conserve and maintain established historic street setback patterns
2. Ensure heritage items retain an adequate curtilage and landscape setting that supports their significance
3. Retain the integrity and significance of heritage items, contributory buildings and their settings, and heritage conservation areas, by ensuring the careful siting of new development, including alterations or additions to existing buildings.

Controls

All development

- a) Development must align with the predominant front setbacks of the streetscape
- b) Side setbacks and rear alignments/setbacks must be consistent with those of adjacent and nearby properties to maintain the established spatial pattern and relationships between buildings and spaces
- c) Front and rear setbacks must be sufficient to preserve the existing landscape character of the heritage item or conservation area, including significant landscape features
- d) Significant historic subdivision patterns and lot sizes must be retained. Subdivision or site amalgamation involving heritage items or contributory buildings must not compromise the setting or curtilage of buildings on or adjoining the site.

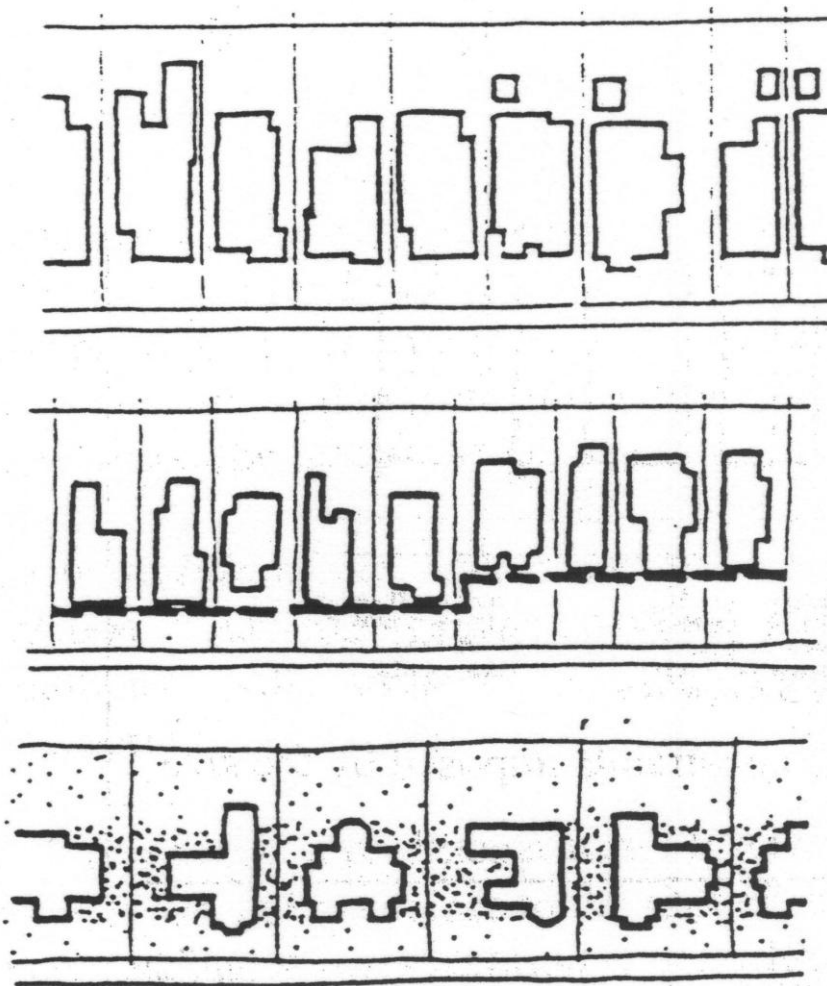
Heritage items and contributory buildings

No additional requirements.

Non-contributory buildings

No additional requirements.

Figure 7: Maintain the established pattern of setback and building siting.



2.6. Detailing

Explanation

The significant features and elements of a heritage item or heritage conservation area are often expressed through fine details such as windows, doors, decorative timberwork, metalwork, brickwork, stonework and cement render. These elements contribute to the cultural significance and distinctive character of the place and are to be carefully conserved.

Objectives

1. Ensure that significant fabric, and both internal and external features and detailing, are retained and maintained in good repair
2. Ensure the reinstatement of original architectural elements and detailing where these have been lost
3. Ensure alterations, additions and new development incorporate detailing that is appropriate to the architectural character and style of the heritage item or heritage conservation area setting
4. Ensure the pattern, proportions, and scale of door and window openings are consistent with original fenestration and detailing of the original heritage fabric
5. Ensure that the alteration to, and addition of, window and door grilles, bars and shutters are visually discreet and do not detract from the character of the building.

Controls

All development

- a) Only detailing that is known to have been part of the original building is acceptable. Decorative elements that were never part of the original design are not to be introduced
- b) Roller shutters will not be permitted to windows or doors
- c) External security bars/ grilles and shutters on front doors and windows are discouraged. Where there is no alternative, the installation of external security bars is permitted provided they consist of simple unembellished rectangular bars in a vertical pattern or a pattern that reflects the configuration of the glazing bars of the window or door frame. They should be painted a dark recessive colour or preferably the same colour as the door to reduce visibility
- d) Clear plastic security film may be attached to the internal face of glazing.

Heritage items and contributory buildings

- e) Retain and repair significant fabric and internal and external features. This included but is not limited to chimneys, hearth and fireplaces, mantels, ceilings, staircases, balustrade, doors, windows, original sunhoods, awnings, gable detailing, verandahs and balconies, and other decorative elements to principal elevations. Original leadlight and coloured glass panes should also be retained and repaired
- f) Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing these original features based on available evidence
- g) Authentic reconstruction of lost elements is encouraged. Decorative elements must not be introduced unless documentary or physical evidence indicates the decorative elements previously existed. Thorough research should be undertaken before attempting to reconstruct lost detail and elements
- h) Alterations and additions should incorporate new doors and windows which are compatible with the position, size, and proportions and detailing with original windows and doors

- i) Alterations and additions should complement the significant fabric and generally be less elaborate than the original, to ensure that the primacy of the original design is maintained.

Non-Contributory Buildings

- j) Decorative elements, detailing, or features should be restrained and not replicate or imitate inappropriate or inauthentic heritage architectural/design style. Any new detailing must be clearly distinguishable from that of heritage items and contributory buildings.

2.7. Materials, finishes and colour schemes

Explanation

In some cases, the replication of original materials may not be feasible due to limited or no availability. In such instances, replacement materials and colour schemes should be selected to visually relate to or approximate the original building elements in terms of scale, size, style, form and finish. Thoughtful use of colour, particularly in the painting of heritage items and contributory buildings, can enhance their visibility and reinforce their historic character.

Original face brickwork is a significant heritage feature and must not be rendered, bagged or painted, as such treatments will detract from and diminish the heritage significance of the building.

Objectives

1. Ensure the selection of materials and colours is informed by the significant fabric and original finishes, and is consistent with those of the heritage item or Heritage Conservation Area
2. Enhance and maintain the visual quality of heritage items and Heritage Conservation Areas by encouraging the use of colour schemes that are appropriate to their character in all development on or within the vicinity of heritage items and Heritage Conservation Areas.

Controls

All development

- a) Materials and finishes for external surfaces and for pathways and driveways must be consistent with the character and setting of heritage items or HCAs.

Heritage items and contributory buildings

- b) Changes to materials (including roofs and walls) on elevations visible from a public place are discouraged. Original face brickwork or sandstone must not be rendered, bagged or painted. The removal of external brickwork skin is not supported
- c) Repairs to external surfaces must use matching materials. For new face brickwork, materials must match the existing colour and texture of the brick, the type of jointing, and mortar colour
- d) New or replacement roof materials must match existing materials. Alternative materials may be considered where they are appropriate and sympathetic to the architectural style of the building and the streetscape character
- e) Alterations and additions must use materials and colours that are consistent with, or complementary to the original material or colours of the building.

Non-Contributory Buildings

- f) New development should consider the original colour schemes of the heritage conservation area to ensure visual cohesion.

Note

Researching the original colour scheme may involve stripping existing layers of paint as well as documentary research. Guidelines on materials and colour schemes typical of different periods of development are available on Council's website

www.randwick.nsw.gov.au

Where possible, second-hand materials or bricks may be sourced to match the original, or new materials that closely replicate the original may be used.

2.8. Roofs and chimneys

Explanation

Roof forms and detailing of heritage items and buildings within a Heritage Conservation Area vary according to building type and architectural style. This diversity contributes significantly to the aesthetic value and visual richness and complexity of heritage items and Heritage Conservation Areas. Fireplaces and chimneys are prominent architectural elements particularly in buildings constructed up to the mid-20th century, and contribute to structural expression and integrity, local character, and rhythm of the roofscape/skyline.

Objectives

1. Retain the characteristic roof forms of heritage items and buildings within Heritage Conservation Areas.

Controls

All development

- a) Attic rooms must be contained within the existing roof form and must not dominate the street elevation or visible side elevation.

Heritage items and contributory buildings

- b) Roofs must not be re-pitched or have their eave lines raised to accommodate attic rooms
- c) Chimneys and associated elements, including but not limited to fireplaces, must be retained.

Non-contributory buildings

- d) Roofs of new development must reflect the predominant roof type (i.e. gabled, hipped), pitch, eaves, and ridge height of the Heritage Conservation Area.

Note

Where roofing materials such as tiles or slate, are difficult to source, consider relocating intact materials from less visible areas. For example, good quality tiles or slates from the rear or sides of the building can replace missing or damaged ones in the front. New materials used at the rear should match the original appearance as close as possible.

2.9. Verandahs and balconies

Explanation

Verandahs and balconies on street frontages are characteristic features of Australian architecture that provide a transitional space between the building and the street or public domain. They contribute to shading, visual interest and the depth and articulation of the front façade, and are important to the heritage character of the streetscape.

Objectives

1. Ensure original verandah and balcony forms are retained, and encourage their reinstatement where removed
2. Ensure alterations and additions do not result in the demolition, removal, obscuring or diminution of the significance of original verandahs and balconies.

Controls

All development

- a) Where verandahs and balconies are characteristic of the Heritage Conservation Area, new development must incorporate these elements in a manner that is compatible in scale and form with the established streetscape character.

Heritage items and contributory buildings

- b) Original front verandahs and balconies must be retained and conserved. This includes elements such as verandah posts and bases, joinery and bargeboards, tiling, cast iron lace, brackets, decorative features and glass panes
- c) Verandahs must not be demolished or altered to facilitate, or allow for, car parking
- d) Enclosure or infill of front verandahs and balconies is not supported. Original enclosed verandahs and balconies must be reinstated. The enclosure or infill of front verandahs and balconies is not supported. Where original verandahs and balconies have been enclosed, their reinstatement is required
- e) New verandahs and balconies must not be sympathetic to original design of the building, and must not compete with its architectural form. Their design should be informed by existing detailing or an understanding of appropriate styles for the building's period.

Non-Contributory Buildings

No additional controls apply beyond those set above.

2.10. Garages, carports, carspaces and driveways

Explanation

Early residential buildings in the Randwick Local Government Area were typically designed without garages or carports forward of the building line. The architectural character of this period prioritised a cohesive streetscape with front gardens and building facades forming the primary visual elements when viewed from the public domain. In later periods, driveways and garages were introduced as ancillary structures, often discreetly located to the side and rear of properties to minimise their visual impact in the streetscape.

The introduction of hardstand car parking spaces, driveway crossings, and garages, within the front setback is visually intrusive and incompatible with the established heritage character of the Local Government Area. These elements disrupt the rhythm and continuity of landscaped/garden settings, obscure significant architectural and heritage features, and erode the traditional relationship between buildings and the street. Physical constraints such as narrow

lot widths and shallow front setbacks further limit the feasibility of off-street carparking without compromising heritage significance.

Accordingly, the provision of off-street carparking must be carefully managed to avoid detracting from the heritage significance of the building, the integrity of the Heritage Conservation Area, and character of the streetscape. Alternative solutions, such as locating carparking to the side or rear of dwellings are strongly encouraged to preserve the visual prominence of the dwelling and its landscaped/garden setting.

While some heritage streetscapes within Randwick Local Government Area have been compromised by the introduction of visually intrusive garages and hardstand carparking areas, intact front gardens and yards remain as important evidence of the original character and subdivision pattern and planning of these areas. These surviving elements must be actively protected and retained, as they provide tangible evidence of the historic development and streetscape patterns and contribute to the cultural significance of the locality.

Objectives

1. Minimise the visual impact of car parking on heritage items, Heritage Conservation Areas and the streetscape
2. Ensure carparking structures and paved areas are visually discreet, subordinate, and do not dominate or compete with heritage items or buildings within the Heritage Conservation Areas.

Controls

All development

- a) Driveways, garages, carports, and car spaces must not be located forward of the front building line or within the front setback
- b) Where available, rear lane access or side street access must be used to accommodate carparking structures
- c) Existing building fabric, including verandahs and balconies, must not be altered or removed to accommodate carparking structures or open hardstand car parking spaces
- d) Open hardstand carspaces must not visually dominate the setting of the building and must not result in the loss of deep soil planting, opportunities for landscaping, or significant features such as fencing or retaining walls
- e) Carparking structures must be located behind the main building line and remain visually subordinate to the principal building
- f) Where an existing vehicular crossover is present and a minimum side setback of 3m is provided carparking structures may be located to the side of the principal building
- g) The form and materials of carparking structures must complement those of the principal building. Contemporary design is supported where it is of a high quality and must not imitate historic style and design. Bulky pitched roofs and other design elements that increase the visual prominence of these structures are not supported
- h) Existing driveways comprising two separate wheel strips must be retained as they contribute to the character of the streetscape
- i) Extensive areas of concrete must be avoided. Alternative materials such as dry laid brick pavers, gravel, two separate wheel strips, or permeable paving must be used to maintain and enhance the landscape and streetscape character
- j) Structures originally constructed as stables, coach houses or interwar motor garages should be retained and conserved wherever feasible as they contribute to the historical narrative, historic character and built form of the area
- k) Where carparking proposals involve works to public assets and traffic and pedestrian management, the development must respect the established streetscape character and landscape character elements. Any proposed work must not result in the loss of such

character elements. In particular, this applies to elements such as split footpaths, road cuttings and embankments, steps and stairways, retaining walls (including sandstone and/or brick), established fencing and railing arrangements, stone trim/base elements, stone or brick kerbing and guttering, and natural stone and rock outcrops

- l) Vehicle entries and exits must not adversely impact pedestrian safety and movement, traffic flow, Council infrastructure, utility services infrastructure, or result in the loss of existing or potential urban tree canopy
- m) Sandstone street kerbing and gutters must be retained in situ. Where removal is unavoidable or there is risk of damage or demolition, they must be carefully dismantled and salvaged for reuse
- n) Carparking structures on rear lanes must be sympathetic to the historic scale, form, streetscape character and architectural style and materials of the principal building on the site.

Heritage items and contributory buildings

No additional controls apply beyond those set above.

Non-contributory buildings

No additional controls apply beyond those set above.

2.11. Fences

Explanation

Front fences are a highly significant element of the streetscape in Heritage Conservation Areas with each architectural style typically associated with a distinctive fence type. These fences contribute to the visual rhythm, character, and historical integrity of the streetscape and form an important element of its heritage significance.

Objectives

1. Ensure the retention, repair and reconstruction of original fencing
2. Promote fencing that is consistent with and complements the character of original buildings
3. Support and maintain consistent fencing where these are a defining characteristic/feature of the Heritage Conservation Area
4. Encourage side and rear boundary fencing that reflects the scale, height and materials of original fencing.

Controls

All development

- a) New and replacement front fences must not obscure building facades. High solid front fences are not permitted
- b) The height and form of new fencing must be appropriate to the character of the heritage item, or the Heritage Conservation Area
- c) Lych gates must not be introduced unless there is evidence that they originally and/or historically existed on the site
- d) Side fencing forward of the building line must be simple in design, and its level of detailing, materials, and height must be compatible with the heritage item, contributory building or Heritage Conservation Area
- e) Side and rear boundary fences should be of traditional timber construction, or where appropriate, masonry. Colorbond or similar metal sheet fencing is not appropriate.

Heritage items and contributory buildings

- f) Original fences and retaining walls should be retained, repaired or reconstructed where possible
- g) Where an original fencing has been lost, new fencing should be designed to reflect or replicate the original style based on available evidence.

Non-contributory buildings

No additional controls apply beyond those set above.

Note

Researching the original fence style may involve reviewing old photographs, architectural drawings, or examining fencing on houses of similar age and style.

2.12. Gardens, garden elements and swimming pools

Explanation

Period gardens and landscaped front setbacks enhance the relationship between a dwelling house and its setting, contributing to the streetscape character of Heritage Conservation Areas. These landscaped areas soften views of buildings, highlight architectural features and help screen unsympathetic buildings, including alterations and additions.

Objectives

1. Retain or reinstate landscaped settings and elements, including pathway location and materials, for heritage items and buildings within Heritage Conservation Areas
2. Encourage front garden areas that are attractive and reflect the character of original houses
3. Enhance the streetscape character setting of all buildings in the Heritage Conservation Areas and development within the vicinity of heritage items or Heritage Conservation Areas.

Controls

All development

- a) Significant trees and landscape elements such as pathways, garden beds and structures must be retained
- b) Large areas/expanses of hard paving are not permitted. Hard paved areas must be minimised to preserve soft landscaping
- c) Garden and ancillary structures must be appropriate in scale, form, style, materials and design to the principal building
- d) Swimming pools must be located at the rear of the property and designed to retain significant trees and areas of soft landscaping. Swimming pools must not result in substantial changes to ground levels or loss of tree canopy or urban greenery on the site.

Heritage items and contributory buildings

No additional controls apply beyond those set above.

Non-contributory buildings

No additional controls apply beyond those set above.

Note

Guidelines on garden styles and elements typical of different architectural periods are available on Council's website

2.13. Access and mobility

Explanation

Heritage places should be accessible to all members of the community including people with disabilities, older persons, and families with young children. Developments should support inclusive access while respecting the heritage significance of the place. Access solutions should be tailored to the specific characteristics of each heritage building to minimise impact on significant fabric.

Objectives

1. Ensure that development facilitating access, adaptable dwellings or universal housing does not adversely affect the heritage fabric or significance of heritage items or Heritage Conservation Areas.

Controls

All development

- a) Modifications and alterations to improve access and mobility must be sympathetic to the heritage significance and heritage fabric
- b) Alterations and additions to facilitate access and mobility must be reversible, so that future restoration of heritage elements is possible
- c) Where compromises are necessary, priority must be given to preserving heritage items and elements of heritage significance.

Heritage items and contributory buildings

No additional controls apply beyond those set above.

Non-contributory buildings

No additional controls apply beyond those set above.

2.14. Commercial properties

Explanation

Randwick City contains a number of heritage-listed commercial buildings, as well as Heritage Conservation Areas that include traditional commercial buildings, such as corner stores. These building types reflect historic land use patterns and contribute to diversity and character of the built environment.

Objectives

1. Ensure that original form, detailing, and character of traditional/historic neighbourhood and retail/commercial buildings are retained and enhanced.

Controls

All development

No additional controls apply beyond those set out in this section.

Heritage items and contributory buildings

- a) Original forms, architectural detailing, materials, and finishes must be retained or re-instated where feasible. This includes original shopfronts, original suspended awnings and open first floor balconies
- b) Where the property forms part of a single larger building or unified composition, changes to ground level shopfronts and upper-level facades must not compromise the integrity and collective value of the group.

Non-contributory buildings

No additional apply beyond those set out in this section.

2.15. Services, security, and new technologies

Explanation

Council supports the installation of technologies that improve water conservation and energy efficiency. For heritage items and buildings in Heritage Conservation Areas such technologies (including solar energy systems and telecommunications infrastructure) must be discreetly located and designed to avoid visual intrusion when viewed from the public domain or neighbouring properties. Their siting and appearance must respect the heritage significance of the building and its setting.

Objectives

- 1. Minimise the visual impact of new building services and technical equipment on heritage items and Heritage Conservation Areas.

Controls

All development

- a) Air exhausts, ventilation systems, skylights, air conditioning systems, solar energy panels, TV antennae, surveillance systems, and satellite dishes must not be located on principal elevations or be visible from the public domain. They must not attached be to chimneys. These elements are to be located to the rear, within the roof spaces, or integrated/flush with the roof cladding, and must match the pitch of the roof. All equipment must be modest in scale/size and not visually prominent from the public domain/street
- b) Skylights, solar panels, and other roof mounted structures must be located away from visually prominent roof planes and front elevations
- c) Where solar energy panels are proposed on the rear principal roof plane of a heritage item or contributory building in a HCA, they must be reversible/removable, aligned parallel to the pitch of roof, and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric
- d) Alterations to accommodate electrical, telecommunications, plumbing, or other services must be limited to what is essential for the proposed use and must minimise impacts on heritage fabric
- e) Rainwater tanks must be located at the rear or side of the dwelling and suitably screened so as not to be visible from the public domain/street.

Heritage items and contributory buildings

No additional apply beyond those set out in this section.

Non-contributory buildings

No additional apply beyond those set out in this section.

2.16. Signage

Explanation

This section provides guidelines for signs and advertisements (signage) that contribute positively to the public domain through high quality design. Signage must be appropriately located and designed to protect the architectural character of buildings, the streetscape, and the city skyline. Within Heritage Conservation Areas and on heritage items, signage must enhance, rather than detract from, the visual and cultural significance of the place.

Objectives

1. Ensure signage is compatible with the architecture, materials, finishes, and colours of heritage items and Heritage Conservation Areas
2. Ensure signage does not detract from the amenity or visual quality of heritage items and Heritage Conservation Areas
3. Prevent visual clutter having regard to existing signage, neighbouring buildings, streetscape character, and the cumulative impact of signage.

Controls

All development

- a) A detailed signage plan or strategy must be submitted with all new signage applications within a Heritage Conservation Area
- b) Existing signage that has heritage significance must be retained and conserved in its original location
- c) Signage must not obscure architectural features, including fenestration, or detract from the architectural quality of heritage items or buildings within Heritage Conservation Areas
- d) Shopfront windows must remain unobstructed to allow clear views into the premises from the public domain
- e) A maximum of two signs is permitted per elevation visible from the public domain.
- f) Signage located above the awning line, or the first-floor level and parapet for any building is not permitted
- g) Where appropriate to the heritage style and period, traditional style hand painted signage on window glazing at ground floor level may be permitted subject to consent where the area of lettering/text does not exceed 0.1 sqm, to maintain a high level of visual transparency into the premises
- h) Signage must be designed and located, to ensure the character of the building and streetscape or HCA remain the dominant visual element
- i) The design, style, materials, colours, images, finishes and lettering of signage must be of high quality and consistent with the relevant heritage style and period. Preferred materials include bronze, brass, and stainless steel. Plastic material, including coloured or clear acrylic, are not supported except as ancillary components/materials
- j) Corporate branding and colour schemes are not encouraged and must be adapted to suit and respond to the character and significance of the heritage item and/or Heritage Conservation Area
- k) New internally illuminated signage is only permitted where:
 - i. it reconstructs an original significant sign
 - ii. it can be demonstrated that internally illuminated signage is integral to the significance of the Heritage Conservation Area or heritage item; or
 - iii. the illumination is low voltage and visible through cut out lettering in high quality metal consistent with the heritage character.
- l) Externally illuminated signage is only permitted where:
 - i. the design of the signage achieves a high degree of compatibility with the significance of the HCA or heritage item
 - ii. lighting is provided from concealed or energy efficient source; and

- iii. all cabling and conduits are fully concealed.

Heritage items and contributory buildings

- m) A signage plan must accompany any development application for signage on a heritage item or in an HCA prior to the granting of development consent
- n) Council may require a SOHI to accompany a development application for signage on a heritage item or in an HCA
- o) New signage must have minimal impact on the character of the heritage item or HCA
- p) Original and early signs must be conserved and not be covered or painted over by a new signage
- q) Building name signs on the pediments and parapets of the facades are encouraged where historically accurate and appropriate
- r) Signage design must incorporate traditional materials, colours, fonts and size, that are appropriate to the building's architectural style and period, and be of a high standard of materials, design, construction and graphic quality
- s) Signage must be installed in a reversible manner that does not damage significant fabric of heritage items and must be designed to be of high quality. Where signage is attached to stone or brick walls, it is to be attached with non-corrosive fixings to mortar joints rather than to the stone or brickwork. Projecting and cantilevered signage must use a bracketed system that avoids bulky structural components attached to heritage fabric.

Non-contributory buildings

No additional controls apply beyond those set out in this section.

2.17. Aboriginal cultural heritage

Explanation

This section provides guidance for development of land that may contain an Aboriginal objects, relics or places of cultural significance. The level of assessment required will depend on the nature of the proposal and the findings of a 'Due Diligence Assessment Report' and an 'Aboriginal Cultural Heritage Assessment Report' (ACHAR) as outlined below.

Due Diligence Assessment Report is required for –

- subdivision of land where work is required
- developments involving excavation or ground disturbance
- development on land identified by Council as containing, or being in proximity to, land which has been identified as Aboriginal Cultural Heritage place or contains Aboriginal Cultural Heritage objects.

Aboriginal Cultural Heritage Assessment Report (ACHAR) is required for the following types of development:

- subdivision of undeveloped or undisturbed land where the scale of the development is likely to result in significant ground disturbance
- sites containing rock outcrops, caves, platforms or cliffs
- Development where otherwise required by Council or relevant authorities.

Applicant must undertake assessments and prepare documentation in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Department of Climate Change, Energy, the Environment and Water (DCCEEW)) or its most current amendment/version. This should include documented research of the Aboriginal Heritage Information Management System (AHIMS) for known/registered Aboriginal objects and places within or in the immediate vicinity of the development application site.

On certain sites, an assessment under the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW is not considered to be a substitute for an ACHAR. The Due Diligence process does not include Aboriginal community consultation or detailed archaeological

assessment and may not adequately assess impacts on Aboriginal cultural heritage. In such circumstances, an ACHAR will be required.

Objectives

1. Ensure compliance with the requirements of the *National Parks and Wildlife Act 1974* and associated regulations and guidelines relating to Aboriginal objects and Aboriginal places of cultural significance
2. Conserve and manage Aboriginal cultural heritage in consultation with the Aboriginal community
3. Ensure Aboriginal objects and places are identified and appropriately managed through the development application process, with impacts avoided or, where avoidance is not possible, appropriately minimised and mitigated
4. Ensure that new development respects and responds appropriately to the cultural significance of Aboriginal cultural heritage.

Controls

All development

- a) An assessment of Aboriginal Cultural Heritage must accompany any development application on lands that contain, or is likely to contain, Aboriginal objects or place of cultural significance. The assessment report must be prepared by a suitably qualified archaeologist or heritage consultant
- b) A Due Diligence Assessment Report and/or an assessment of Aboriginal Cultural Heritage must accompany any development application involving undisturbed land where:
 - i) the proposal involves excavation or ground disturbance
 - ii) the site is within 200 metres of a known or recorded Aboriginal object or Aboriginal place of cultural significance or
 - iii) the site is within 200 metres of a previously recorded or known Aboriginal object or Aboriginal place including but not limited to cultural landscapes, existing or former ceremonial grounds, burial sites or cemetery, story places or mythological sites, former Aboriginal reserves or historic encampments, or archaeological sites of significance.
- c) Developments, including landscaping and associated works, should be designed and located away to avoid impacts on known or potential Aboriginal cultural heritage values.

Non-contributory buildings

No additional controls apply beyond those set out in this section.

Note

In preparing reports, consultation will be required with the Aboriginal community, as advised by Council and/or Heritage NSW.

For further information on Due Diligence Code of Practice refer to Heritage NSW website - <https://www.environment.nsw.gov.au/publications/due-diligence-code-practice-protection-aboriginal-objects-new-south-wales>

For further information on disturbed land refer to Due Diligence Cod of Practice.

It is recommended that a 200-metre buffer be applied to AHIMS searches to account for potential location inaccuracies and to provide a broader understanding of Aboriginal heritage in the area, the nature and distribution of Aboriginal objects and places within the immediate area.

3. Landscape elements

Explanation

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

A number of significant landscape elements are listed as heritage items in Schedule 5 of the RLEP due to their cultural significance. In addition, many landscape elements located within or in the vicinity of, heritage items and Heritage Conservation Areas contribute to the heritage significance of these places, even where they are not individually listed.

While many landscape elements are located on Council owned land, both public and private works can impact their heritage value. The following objectives and controls are applicable to all such landscape elements including those that are not individually listed but collectively contribute to the character and identity of Randwick City.

Note

RLEP *Schedule 5* provide item numbers with an 'L' prefix for landscape elements

Objectives

1. Ensure significant retaining walls and associated landscape elements, including but not limited to individually listed heritage items, are retained and conserved
2. Ensure contributory landscape elements, including but not limited to individually listed heritage items, are retained and conserved to the greatest extent practicable
3. Ensure that private works, including the provision of vehicular access, modifications and repairs, do not adversely impact the significance of landscape elements, including but not limited to individually listed heritage items
4. Ensure infrastructure works do not adversely affect the significance of landscape elements, including but not limited to individually listed heritage items
5. Ensure repair and maintenance works are undertaken in a timely manner using appropriate materials, methods and techniques
6. Ensure hilltop landforms, including terracing and retaining walls above road or footpath level, are retained and conserved including but not limited to individually listed heritage items.

Controls

- a) Sandstone and brick retaining walls must not be removed or replaced
- b) Sandstone and brick retaining walls and natural rock faces must not be modified to accommodate vehicular access

- c) Surface mounted infrastructure including water and gas supply pipes, storm water and sewerage pipes, service conduits and other fixings, must be minimised particularly on sandstone and brick retaining walls
- d) Maintenance and repairs must use the same materials and techniques consistent with the original construction, and should be undertaken by suitably experienced tradespeople
- e) Reconstruction works must match the existing retaining wall in terms of block size, texture, bond pattern, alignment of blocks, mortar joint colour and capping detail
- f) Replacement of associated elements such as handrails, should match existing materials and details
- g) Cyclical maintenance programs, including regular inspections, should be established to ensure the ongoing conservation of significant and contributory landscape elements
- h) New plantings associated with retaining walls and landscape elements should be consistent with Council's Street Tree Masterplan and must avoid species that may cause structural damage
- i) Retaining walls and natural rock faces on public or private land must not be modified or altered, including but not limited to partial demolition, rendering and painting, or addition of stairs or handrails, without Council advice and approval
- j) Landscape elements which are not heritage listed including but not limited to hilltop land formation (such as terracing) and retaining walls above the road/footpath level must be carefully assessed for their contributory heritage value where they may be impacted
- k) Traffic, pedestrian management and development works for individual property development at the public-private interface must respect established local character and landscape character elements. Any proposed work should not result in the loss of such character elements. In particular, this applies to such elements as split footpaths, road cuttings and embankments, steps/stairways, retaining walls, established fencing and railing arrangements, stone trim/base elements, stone or brick kerbing and guttering, and natural stone and rock outcrops
- l) Sandstone and brick street kerbing and guttering must be retained and maintained in situ, and, where at risk, salvaged for reuse
- m) Inlaid concrete footpath signage must be protected, retained and maintained. Opportunities to incorporate street names embedded in footpaths should be supported.

Figures 8: Examples of landscaping elements



4. Heritage Conservation Areas

This subsection provides an overview of Heritage Conservation Areas (HCAs), including their key character values, and guidelines for managing change. These key values and characteristics, and the guidelines for change that follow, are to be considered in conjunction with:

- the heritage conservation requirements, principles and practices contained in the Burra Charter
- Clause 5.10 of the *Randwick Local Environmental Plan*
- Heritage Inventory Assessment Reports (State Heritage Inventory) available online via the Heritage NSW website and database, and
- the general guidelines and controls contained in this DCP including but not limited to Part B1 Local Character Statements.

Heritage Conservation Areas exhibit distinctive historic and streetscape qualities that reflect particular phases in the development of Randwick City. Elements that contribute to this special character of HCAs must be retained, and new development must respond to and reinforce/enhance, this established character.

Buildings and sites within HCAs are identified on the relevant Council maps as being contributory, neutral, or detracting to the character and significance of the HCA.

General objectives

1. Development in the vicinity or within the heritage curtilage of a heritage item or an HCA must
 - a) be consistent with policy guidelines contained in the Heritage Inventory Assessment Report (State Heritage Inventory) for individual HCAs in addition to the I guidelines and controls contained in this DCP
 - b) maintain and enhance the key values and characteristics identified in the HCA's statement of significance
 - c) respect and be compatible with the local character, including architectural style, built form and scale, and subdivision pattern, streetscape character, setbacks, landscape elements, front gardens, fencing, and roofscapes
 - d) achieve a high standard of architectural design, materials and finishes, and detailing, that complements and reinforces the existing character without replicating historic/heritage styles
 - e) avoid the introduction of new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where such elements are inconsistent with the established character, and historic streetscape, of the area
 - f) provide appropriate transitions in height and scale, and greater setbacks, between new development and heritage and contributory items and HCAs
 - g) respond to the prevailing/significant roofscape character, including the use of pitched or gabled roof forms where these are characteristic of the area
 - h) use materials that are sympathetic to those traditionally used in the HCA including facebrick, sandstone, brick pavers, timber, slate, and corrugated metal roof
 - i) retain and enhance significant landscape elements, including front gardens, urban/tree canopies, and original landscape features and land formations such as sandstone or brick retaining walls, that contribute to the historic/significant streetscape character.
2. Any development under SEPP (Housing) within, adjoining, or in the vicinity of an HCA must comply with the objectives and controls in this DCP (Part B2 Heritage) to ensure the significance and character of Randwick's HCAs are conserved. In particular, development must:
 - a) Respond to, reinforce, incorporate and enhance the established significant character of the HCA including its architectural style, built form and scale, and

- subdivision pattern, and particularly, historic and significant streetscape, setbacks, landscape elements, front gardens, fencing, and roofscapes
- b) Protect the setting and curtilage of heritage items, contributory buildings and HCAs to maintain their visual prominence, and enable the visual appreciation of the buildings in their setting
 - c) Where development is of a large scale (including midrise and above) demonstrate an appropriate urban design response through:
 - I. Engagement of a suitably qualified urban designer
 - II. Submission of a Statement of Heritage Impact
 - III. Participation in Council's design review or design excellence process, where required.

Note

Chapter 6 relating to low and mid-rise housing in the State Environmental Planning Policy (Housing) 2021 does not apply to land that is a heritage item or on which a heritage item is located.

Further Clause 182, Chapter 7 Pattern Book Development, does not apply to:

(c) land that is a local or State heritage item or on which a local or State heritage item is located,

(d) land that is identified in an environmental planning instrument as being in a heritage conservation area,

Note

Heritage Inventory Assessment Report (State Heritage Inventory Report) are available on the Department of Environment's heritage website: [Heritage | NSW Environment and Heritage](#)

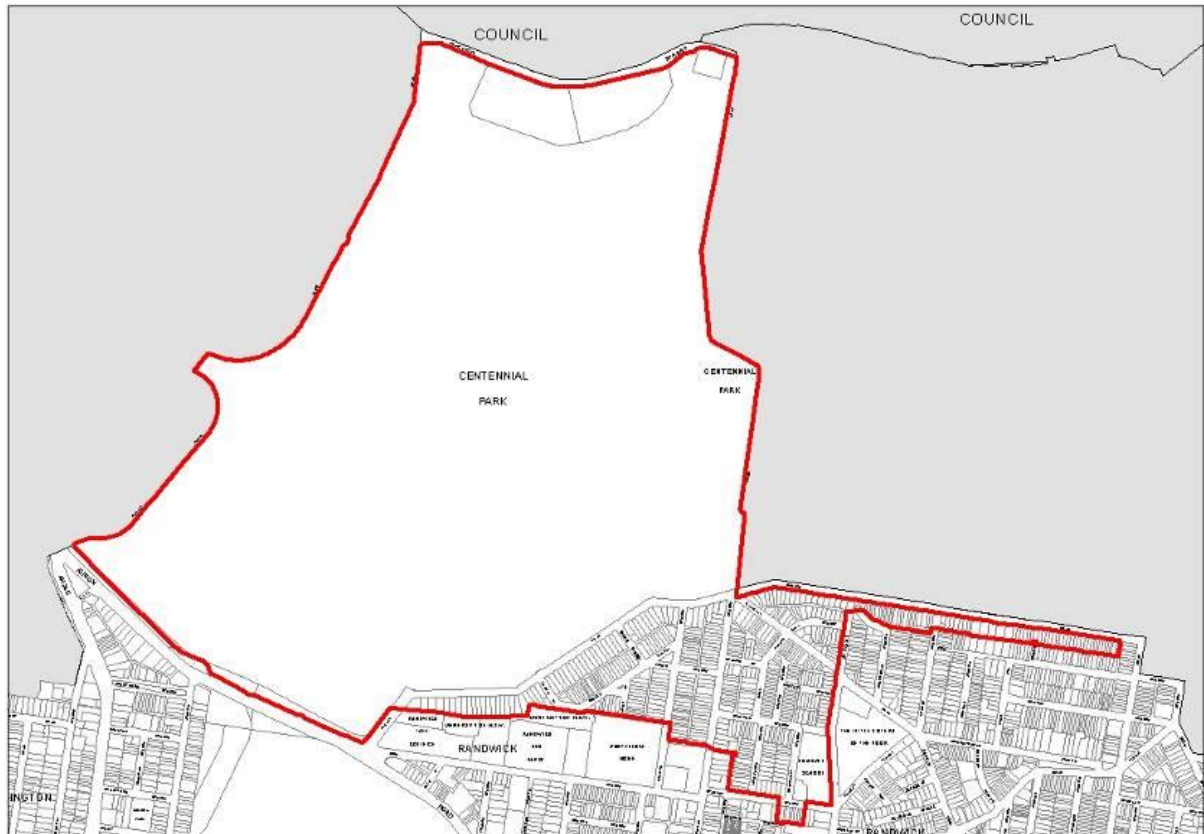
List of Heritage Conservation Areas

- 4.1 North Randwick Heritage Conservation Area
- 4.2 Old Tote and Figtree Theatre Heritage Conservation Area
- 4.3 Sacred Heart Heritage Conservation Area
- 4.4 West Kensington Heritage Conservation Area
- 4.5 Botany Bay National Park (Botany Bay National Park, La Perouse Headland, Yarra Bay and Frenchmans Bay) Heritage Conservation Area
- 4.6 Prince Henry Hospital Site Heritage Conservation Area
- 4.7 Malabar Headland Heritage Conservation Area
- 4.8 Bunnerong Power Station Heritage Conservation Area
- 4.9 Dudley Street Heritage Conservation Area
- 4.10 Gordon Square Heritage Conservation Area
- 4.11 Moira Crescent Heritage Conservation Area
- 4.12 High Cross Heritage Conservation Area
- 4.13 Racecourse Heritage Conservation Area
- 4.14 Randwick Environmental Park Heritage Conservation Area
- 4.15 Randwick Junction Heritage Conservation Area
- 4.16 The Spot Heritage Conservation Area
- 4.17 St Jude's Heritage Conservation Area
- 4.18 St Mark's Heritage Conservation Area
- 4.19 Struggletown Heritage Conservation Area
- 4.20 Caerleon Crescent Heritage Conservation Area
- 4.21 Edgecumbe Estate Heritage Conservation Area

4.1. North Randwick Heritage Conservation Areas

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

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



4.1.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. *Built and Landscape Elements* - Original fabric is highly significant and should be maintained. Maintain heritage landscape elements and schemes. Sandstone street kerbing and gutter should be retained in situ, where at risk salvaged for reuse
- b. *Subdivision* – Subdivision in the area is of varying width and depth. The subdivision and street layout of the HCA should be preserved
- c. *Scale and Form* - Predominantly single storey and two storey, with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages. Mostly with Victorian/Federation style and streetscape character
- d. *Siting and Setbacks* - Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height). Minimal front setbacks generally, greater setbacks for larger lots fronting Centennial Park. Front gardens/landscaped setbacks contribute to streetscape and leafy character of the area. Sandstone in landscaping and retaining walls contribute to the character of the area

- e. *Roofs* - Traditional pitched roofs, hipped and gabled forms
- f. *Materials* - Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Walls of face brickwork, smooth faced red or liver bricks, often with stone footings and stone trim elements. Marseilles pattern terracotta tiles and slate roofing. Further removal of detailed/decorative timber elements or overpainting of face brickwork should be discouraged
- n) *Detailing* - Predominantly timber decoration to verandahs, sunhoods, gables etc. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths
- g. *Verandahs and Balconies* - Verandahs and balconies provide depth to facades, an interface to the street and contribute to dwelling character. Existing verandahs contribute to the building and streetscape character, any new development should be sympathetic
- h. *Carparking* - Generally located in the rear and accessed from rear lanes providing uninterrupted landscaped front garden with human scale and pedestrian friendly streets. Rear lane access to carparks ensures the streetscape character is maintained. This should continue
- i. *Fences* – Low/dwarf and permeable brick fences, some sandstone and wrought iron or piked timber fencing. This should be maintained and continue.

Figures 11: Examples of existing character value



4.1.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). No development of an inappropriate form and scale should be considered. Scale should be carefully monitored to ensure internal vistas are protected and maintained. If opportunities arise to remove unsympathetic additions, such as modern front fences, and replace with a more sympathetic alternative this should be undertaken. Sympathetic treatments should be outlined and referred to controls in Randwick DCP.

Part of the cultural significance of the area is its predominantly single storey scale. Single storey rear additions are therefore preferred so as not to compromise this aspect of significance. The

dwelling are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper-level floor space. The bulk and prominence of any upper-level addition should be minimised however. Any upper-level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof.

Outbuildings to the rear

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

Figure 9: Additions should utilise attic roof forms located to the rear of the main ridgeline

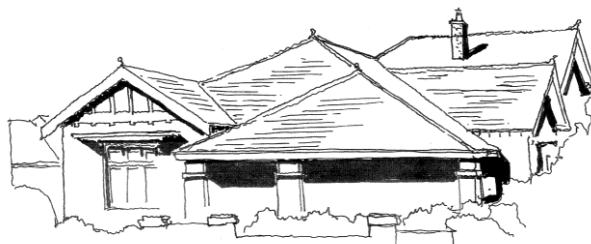
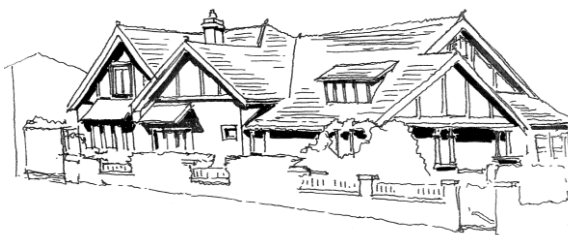


Figure 10: Additions set back from the existing ridgeline retain the form and detail of the existing residences. Use of simple roof forms and subtle detailing further enhances the relationship of new and existing works.



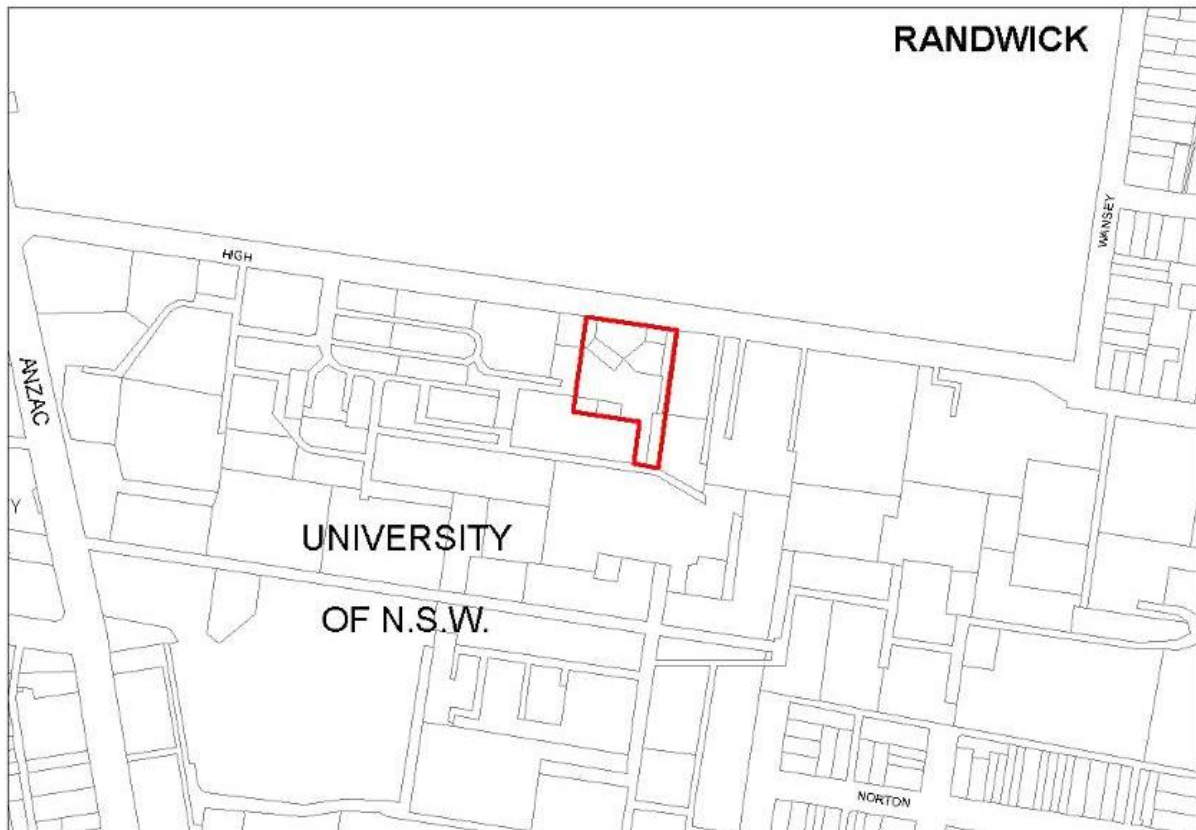
Figure 11: Additions to the rear of residences on corner sites should provide greater emphasis to the secondary street frontage.



4.2. Old Tote/Fig Tree Theatre Heritage Conservation Area

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

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



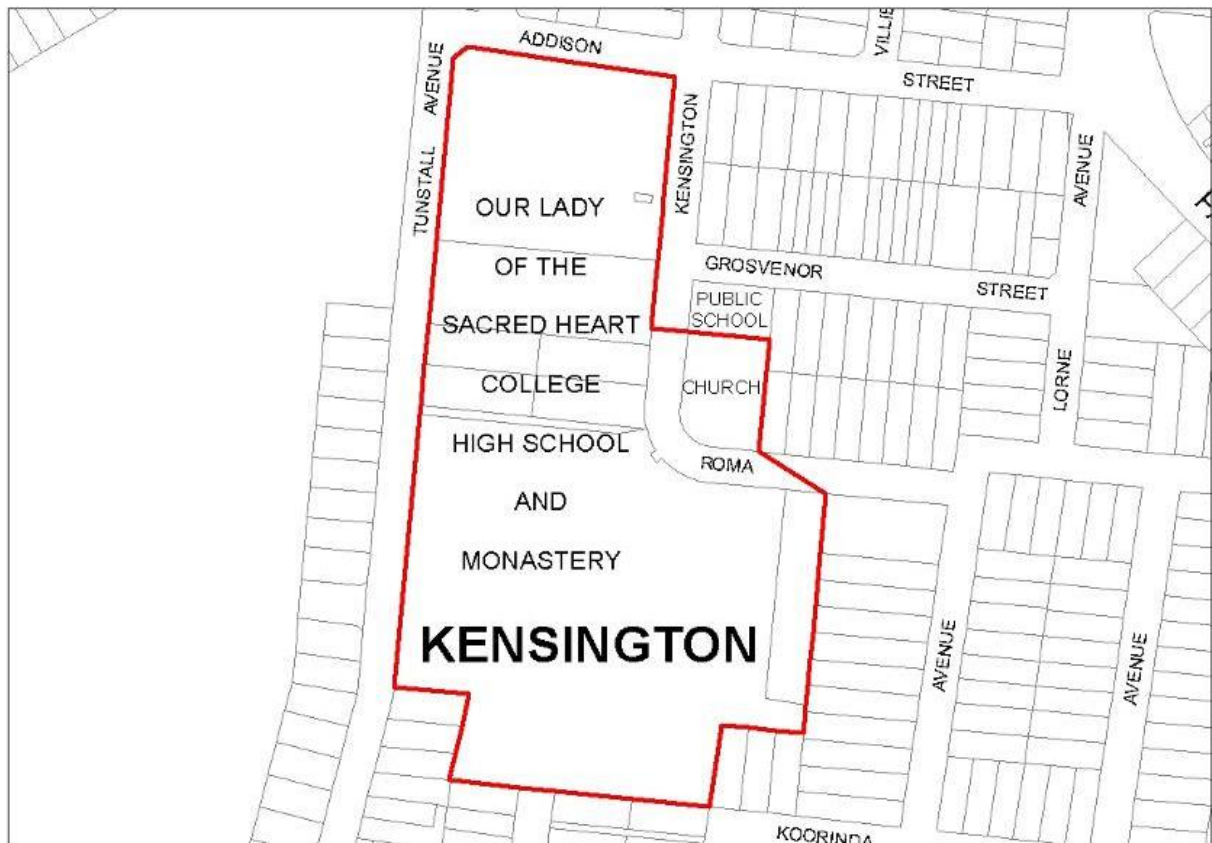
4.2.1. Guideline for change

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

4.3. Sacred Heart Heritage Conservation Area

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

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



4.3.1. Guideline for change

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

4.4. West Kensington Heritage Conservation Area

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

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



4.4.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. *Subdivision* - Unusual triangular street subdivision layout with very consistent lot sizes. The subdivision and street layout of the HCA should be preserved
- b. *Landscape and public domain elements* - Notable street tree canopy in the HCA including but not limited to Milroy Avenue. Consistent generous well established front gardens. Front gardens, steep and undulating topography and palm, pine and fig tree plantings in the parks contribute to the aesthetic quality of the setting. Inlaid concrete

footpath signage has aesthetic significance and should be retained. Sandstone street kerbing and gutter should be retained in situ, where at risk salvaged for reuse

- c. *Scale and Form* - Large detached houses, predominately bungalows that are single storey and two storeys. Maintain the existing setting of the heritage and contributory items, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height)
- d. *Siting and Setbacks* - Generous setbacks allow for attractive front gardens. Houses generally well set back from and elevated above street
- e. *Roofs* - Traditional pitched roofs, hipped and gabled forms, including a number of steeply pitched gable roofs
- f. *Materials* - Walls predominantly face brickwork- smooth faced red or liver bricks. Marseilles pattern terracotta tiles and slate roofing
- o) *Detailing* - Predominantly timber decoration to verandahs, sunhoods, gables etc. Heavy brick/timber verandah decoration. Timber and stucco gable decoration. These are largely intact. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Removal of detailed/decorative timber elements or painting of face brickwork is not supported. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths
- g. *Verandahs and Balconies* - Verandahs integral to each of the architectural styles which are represented in the area. Front verandahs and balconies provide depth to facades, an interface to the street and contribute to dwelling character
- h. *Carparking* - Generous setbacks allow for car parking to rear and side driveways. Steep topography allows for garages to be provided within a retaining wall, below the level of the house. Most dwellings have independent off-street parking
- i. *Fences* – Low/dwarf and permeable front fencing. Predominantly dwarf brick fences, some plain timber picket fences. Fence design varies according to style of dwelling and contributes to the quality of the setting. Many sandstone fences. Original front fences are generally stone and brick
- j. *Gardens and garden elements* - A number of early stable buildings are found in the area, some retaining their original use. Maintain stable buildings, heritage landscape elements and schemes.

4.4.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). If opportunities arise to remove unsympathetic additions, such as modern front fences, and replace with a more sympathetic alternative this should be undertaken.

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

Outbuildings to the rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available

attic space. The maximum wall height of outbuilding is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Original stables

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.5. Botany Bay National Park Heritage Conservation Area

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

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



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

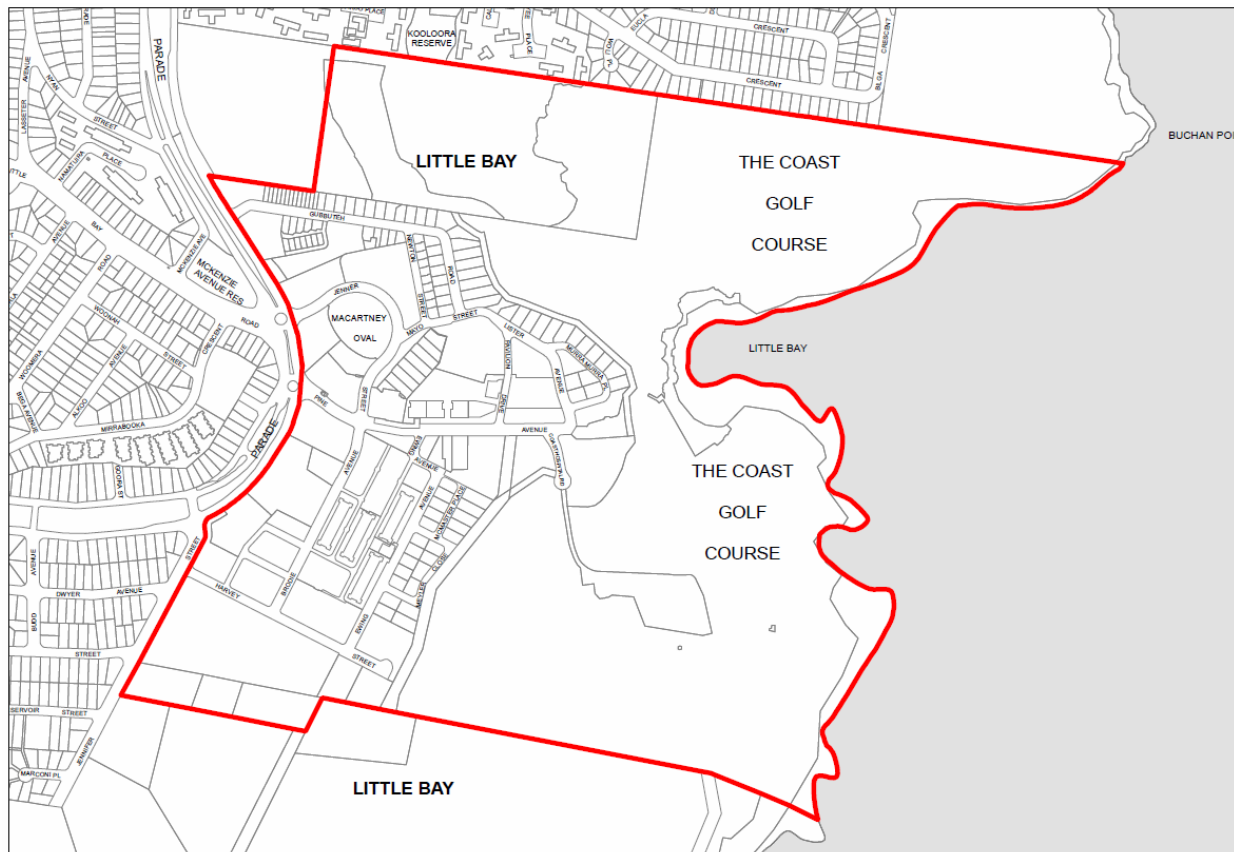
Controls relating to the Prince Henry Hospital site are included in Part E of this DCP.

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

4.6. Prince Henry Hospital Heritage Conservation Area

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

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



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

4.6.1. Little Bay Geological site

The area consists of a ravine carved out of sandstone at a time of low sea levels before they rose in the mid Miocene. In this ravine beneath a rock ledge are peat and sand deposit of early Miocene (about 22 million years old). The deposits contain geological evidence and pollen evidence of plant species from this time which are no longer found on mainland Australia that represented rainforests growing in a wet climate.

The Little Bay Miocene Peat site was listed as a landscape conservation area by the National Trust in 2019.

4.6.2. Character Values

The Little Bay geological site is of remarkably high biogeographical significance as a scientific site for paleo botanical studies as it is the only site containing peat of Miocene age (22 million years before present) known on the coast of New South Wales. This peat contains palaeobotanical evidence of climate conditions, past vegetation and coastal landscape on the east coast of Australia in the early Miocene. The site provides evidence of a sea level in the early Miocene of approximately 26 metres higher than current levels. The site has also been used

through palaeobotanic studies to provide evidence of climatic condition and vegetation patterns of the Miocene within the Sydney basin.

4.6.3. Objectives

Protecting geological diversity as it provides important evidence of past life, natural processes and living things. It is a rare type of geological site and the scientific evidence this site contains is the state significance and maybe of national significance and has the potential or producing research of international significance and has already featured in international journals so it must be conserved for its scientific value for future generations as well as for the present community.

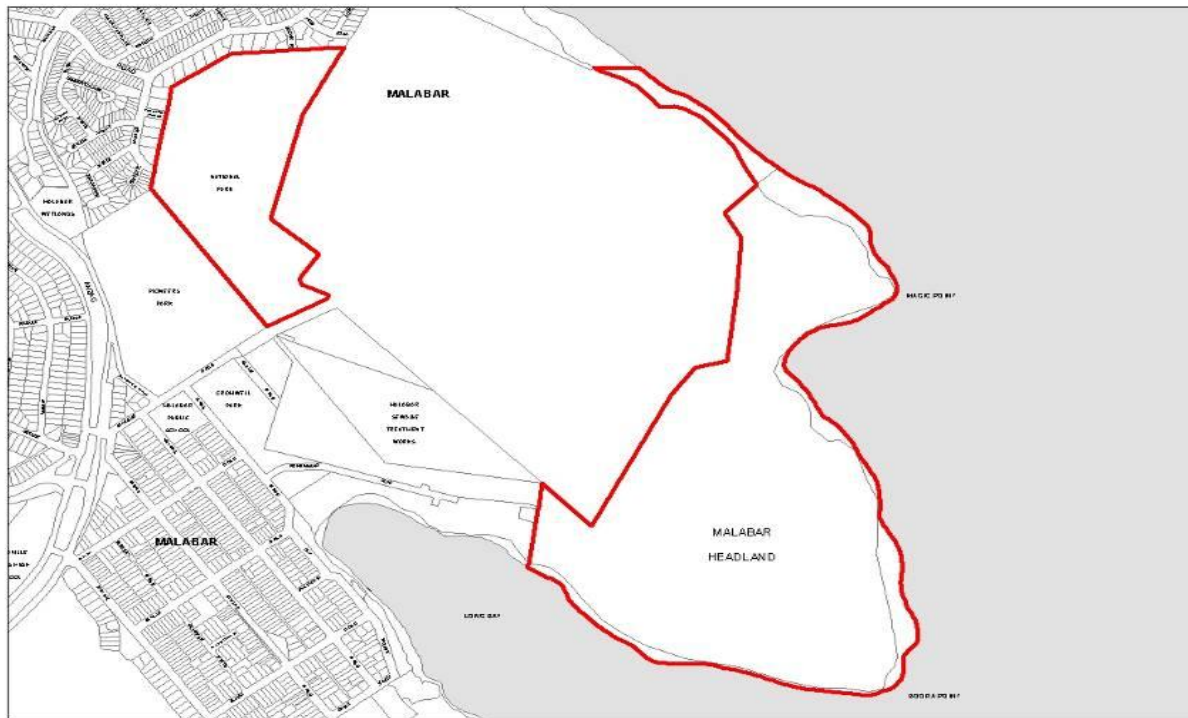
4.6.4. Guidelines for change

Development surrounding the site should respect the character of the place by enhancement and by avoiding impacts on the following:

1. water quality entering the site
2. the properties and movement of water (hydrology) to and from the site
3. the processes that form and develop soils
4. local wind patterns affecting the site.

4.7. Malabar Headland Heritage Conservation Area

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

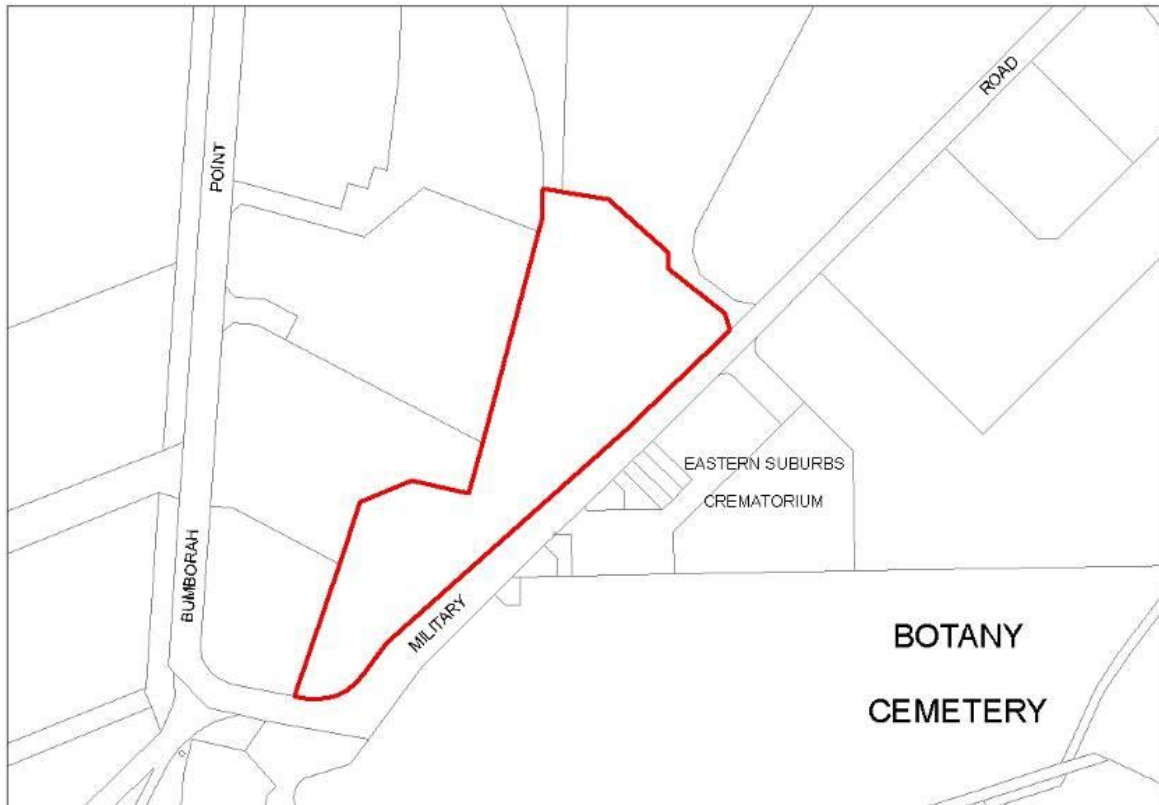


A CMP should be prepared if any major development is proposed within the Malabar Headland Conservation Area. The CMP should develop policies relating to scenic value, landscape features, bushland features, and defence fortifications.

4.8. Bunnerong Power Station Heritage Conservation Area

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

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



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

4.8.1. Character values

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

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

Strong visual elements are:

1. Crematorium – the most prominent feature on the site; a strong art deco architectural form with axial vistas east-west and north-south
2. Cemetery main access road with palm avenue

3. Bare open character of the cemetery, furnished in dressed stone on a grid layout, with expansive views to the south
4. Informal tree plantings in memorial gardens and car parking areas.

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

Strong visual elements are:

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

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

Negative elements are:

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

4.8.2. Guidelines for change

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

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

4.8.3. Site planning

Objectives

1. Achieve a coherent site layout that provides a pleasant, attractive, manageable, resource efficient and sustainable cemetery facility
2. Maximise the positive attributes of the site, correct or mitigate negative attributes and minimise any negative impacts of development

3. Ensure that local site conditions, constraints and opportunities are taken into account in the design process
4. Ensure that the relationship of new development to adjoining development is considered in the design process.

Controls

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

4.8.4. Conservation

Objectives

1. Ensure development respects the landscape and built significance of the site and surrounds
2. Ensure development is in keeping with the bulk, scale and character of any identified items of significance.

Controls

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

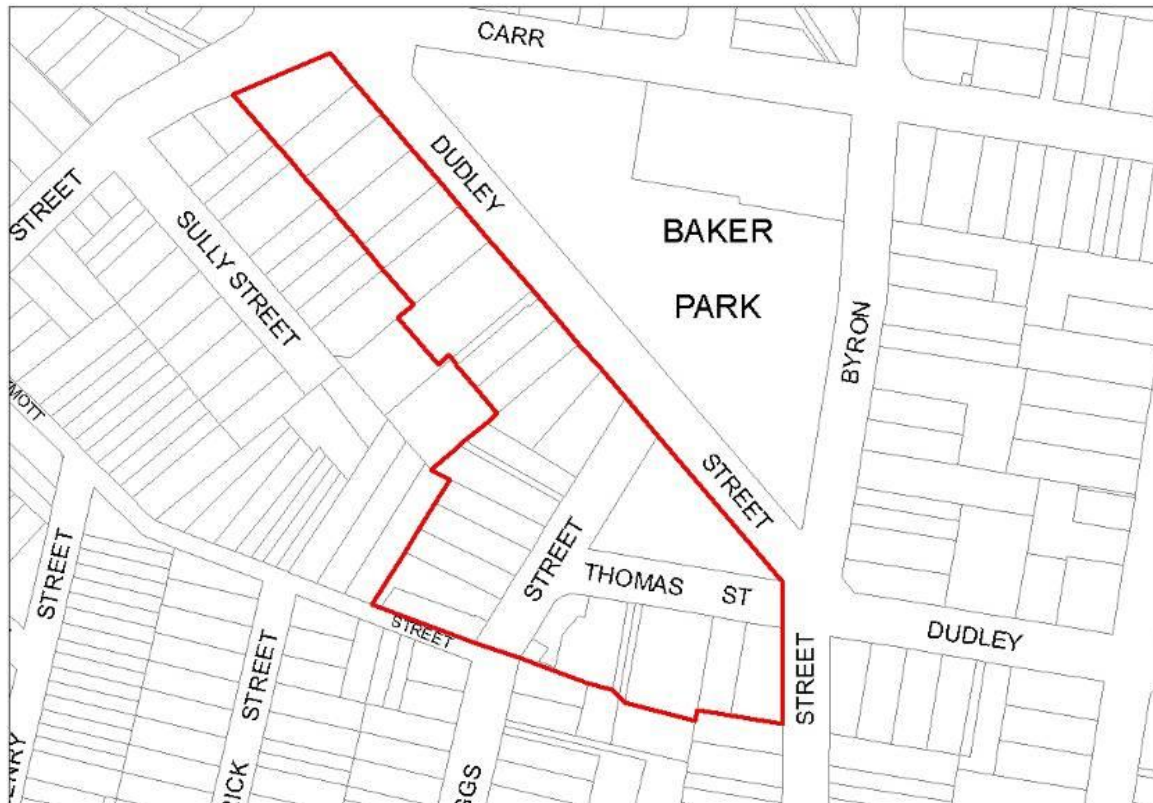
Note

Any major excavation must be monitored by a qualified archaeologist and a representative of the La Perouse Land Council. Minor excavation works associated with burials, tree planting, roadworks and footing excavation may not require archaeological monitoring. Council's Heritage Officer can clarify whether archaeological monitoring is required.

4.9. Dudley Street Heritage Conservation Area

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

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



4.9.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. *Landscape and public domain elements* - Front gardens, steep and undulating topography, and palm, pine and fig tree plantings in the parks contribute to the aesthetic quality of the setting. Maintain historic landscape elements and schemes. Maintain the historic aesthetic/character of the item and area (e.g. front gardens, paint scheme, materiality, style, landscape elements). Sandstone street kerbing and gutter should be retained in situ, where at risk salvaged for reuse
- b. *Subdivision* - Subdivisions in the area are of varying width and depth with front gardens, steep and undulating topography and palm, pine and fig tree plantings in the parks
- c. *Scale and Form* - Predominantly large, detached houses, single storey and two storey
- d. *Siting and Setbacks* - Houses generally well set back from and elevated above street. Maintain the existing setting of the heritage and contributory items and the HCA, informed by the historic pattern, form, scale, bulk, setback, and height
- e. *Roofs* - Traditional pitched roofs, includes a number of steeply pitched gabled roofs
- f. *Materials* - Walls predominantly face brickwork, some stucco. Terracotta tiles and slate roofing. Original fabric is highly significant and should be retained and maintained

- p) *Detailing* - Predominantly timber decoration to verandahs, gables etc. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths
- g. *Verandahs and Balconies* - Verandahs are integral to each of the architectural styles which are represented in the area
- h. *Carparking* - Steep topography allows for garages to be provided within a retaining wall, below the level of the house. Double garages and/or additional driveway and parking spaces are not supported, prevailing single garage streetscape character must be retained
- i. *Fences* - Fence design varies according to style of dwelling and contributes to the quality of the setting. Many sandstone fences.

4.9.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for the item should be compatible with its historical functions/associations.

Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. As the dwellings are on generous blocks, it is generally feasible to increase the floor space with a single storey rear addition, without detracting from its garden setting of the dwelling. Unsympathetic additions at the street frontage within the HCA and removal of historic features i.e. verandahs, timber trim elements, painting of face brickwork are not supported

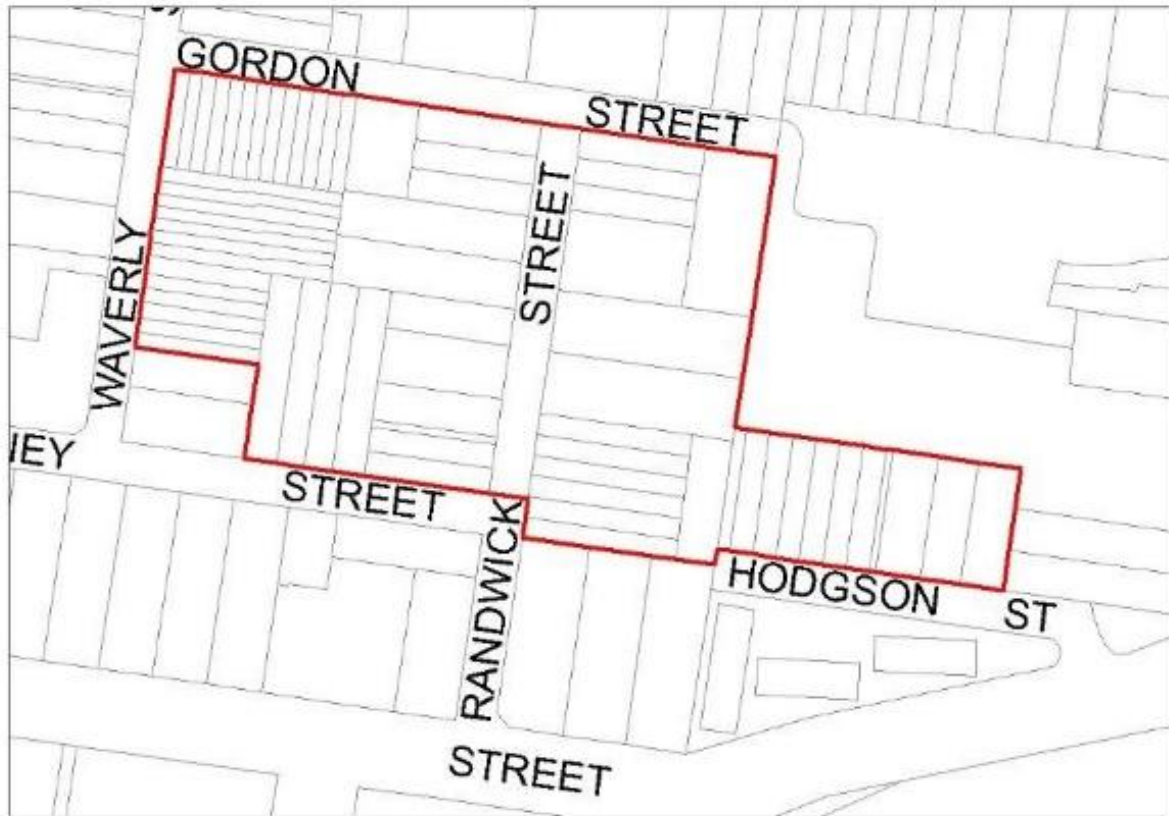
Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. Development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.10. Gordon Square Heritage Conservation Area

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

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



4.10.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. *Subdivision* - Unusual street and subdivision layout with narrow streets and small lots. The subdivision and street layout of the HCA should be preserved. Future uses for this HCA should be compatible with its historical functions/ associations
- b. *Scale and Form* - Single storey and two storeys. Mixture of small and large terraced dwellings, as well as detached and semi-detached cottages
- c. *Siting and Setbacks* - Minimal or zero front setbacks. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height)
- d. *Roofs and Chimneys* - Includes both pitched roof forms and skillion roofs with parapets
- e. *Materials* - Walls are painted stucco, originally in consistent colour schemes, some face brickwork. Generally corrugated iron roofs. Original fabric is highly significant and should be maintained
- q) *Detailing* - Cast iron decoration to verandahs and balconies. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Maintain heritage landscape elements and schemes. Sandstone street

kerbing and gutters should be retained in situ, where at risk salvaged for reuse. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths

- f. *Verandahs and Balconies* - Projecting upper floor balconies contribute to an impressive streetscape
- g. *Carparking* - Narrow lots without rear lanes are not allowed for on-site carparking
- h. *Fences* - A number of the terraces are built to the street alignment, so that dwellings do not have front fences and front gardens. Where fencing exists, it is predominantly open metal or timber fencing.

4.10.2. Guidelines for change

The HCA is considered to have high integrity. The residences within the centre block in particular are highly intact. The residences along Hodgson Street have substantial rear extensions, but the streetscape retains its period character. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).

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

In order to maintain the aesthetic significance of Gordon Square HCA, it is recommended that no additional large apartment blocks are built within this HCA. New medium to high rise buildings in this HCA have the potential to adversely impact upon the aesthetic significance of the HCA.

New development must consider the historic setback, form and materiality in the new design to achieve a development that is responsive and sensitive to the heritage character of the Gordon Square HCA. Scale should be considered for all future development to ensure internal vistas are protected and maintained. Where houses have front fences in disrepair, including but not limited to, on Gordon Street and Hodgson Street, these should be maintained.

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. Development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.11. Moira Crescent Heritage Conservation Area

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

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



4.11.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. Subdivision - Curved streets and wide nature strips. Streetscapes have a strong landscape quality. Future uses for this HCA should be compatible with its historical functions/associations
- b. Landscape and public domain elements - Streetscapes have a strong landscape quality
- c. Scale and Form - Consistency of scale, generally two and three storeys
- d. Siting and Setbacks - Main rooms and balconies of individual apartments oriented to the street. Maintain the existing setting of the heritage and contributory items, informed by the historic pattern, form, scale, bulk, setback and height
- e. Roofs - Includes both traditional hipped roofs and flat roofs with parapets

- f. Materials - Walls of red or liver coloured face brickwork. Red terracotta tiles. Original fabric is highly significant and should be maintained
- r) Detailing - Decorative elements in stone, brickwork and cement render. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths
- g. Verandahs and Balconies - Recessed verandas and balconies a design feature of the front elevation
- h. Garages, carports, car spaces and driveways - Garages often incorporated to the rear of buildings
- i. Fences - Dwarf pierced face brick front boundary fences allow front gardens to become part of the streetscape
- j. Gardens and garden elements - Private rear garden accessed by back stairs. Maintain heritage landscape elements and schemes.

4.11.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).

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

The current streetscape and landscape amenity of this HCA should be preserved and enhanced, where possible, including the street names embedded in the concrete footpath. The subdivision and street layout of the HCA should be preserved.

Any new development should be of a similar scale and form. This is supported by the height limits within the precinct. Scale should also be considered for all future development to ensure internal vistas are protected and maintained. Unsympathetic additions or alterations to dwellings are not permitted.

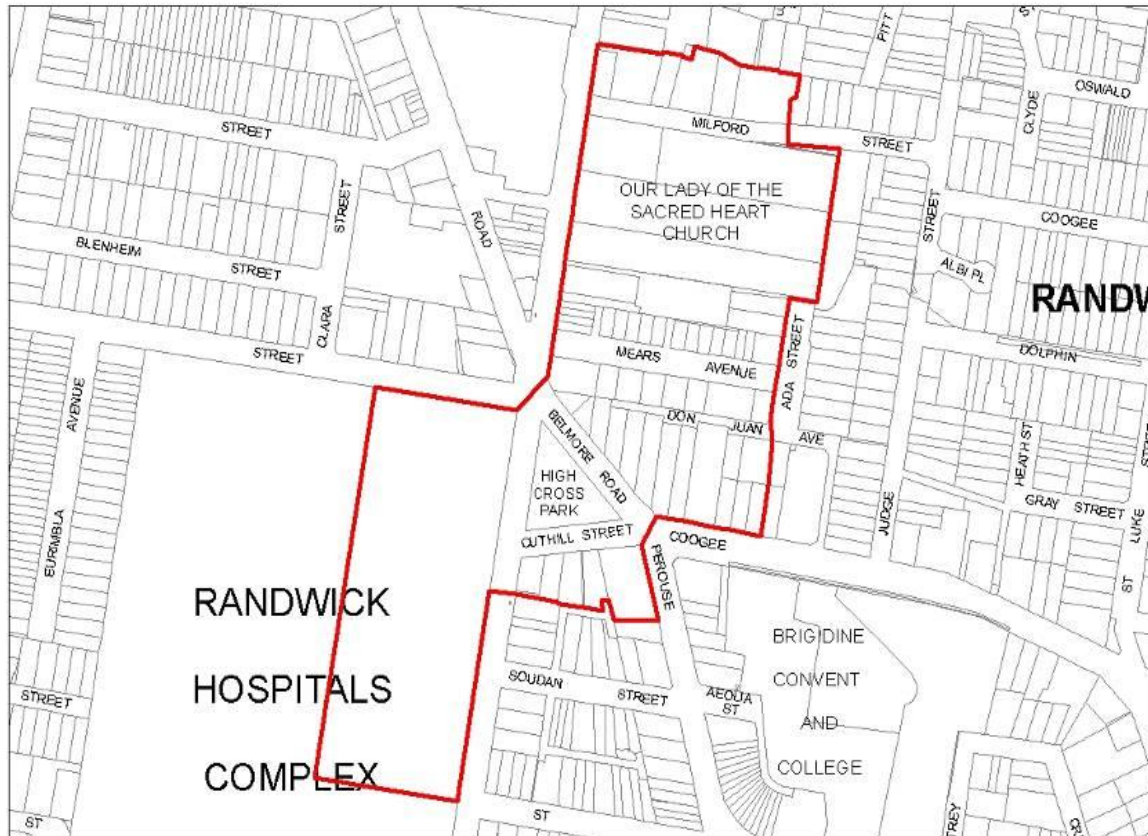
The relationship between the Clovelly Road shopping district and this HCA should be further explored, with values identified to exemplify why this connection is important.

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.12. High Cross Heritage Conservation Area

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



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

4.12.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Landscape and public domain elements - Maintain heritage landscape elements and schemes. Avenue plantings of fig trees within the Sacred Heart Church make a major contribution to the streetscape character of Avoca St
- Subdivision - Avenue plantings of fig trees within the Sacred Heart Church make a major contribution to the streetscape character of Avoca St
- Scale and Form - Dominated by the imposing scale of the buildings of the former Destitute Children's Asylum, the Royal Hotel and the Lady of the Sacred Heart Church. Also, a number of grand two storey houses. Housing predominantly two storeys
- Siting and Setbacks - Wide range of block sizes result in a wide variation in setbacks. Views of the large Victorian period buildings from the streets, across their forecourts and gardens. Maintain the existing setting of the heritage item, informed by the historic pattern form, scale, bulk, setback and height
- Roofs - Traditional pitched roofs

- f. Materials - Walls of sandstone, stucco, some face brickwork. Slate roofs. Original fabric is highly significant and should be maintained
- s) Detailing - Decorative metalwork to verandahs and balconies, cement render detailing. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)
- g. Verandahs and Balconies - Front verandahs integral to each of the architectural styles which are represented in the area
- h. Carparking - Generous setbacks generally allow for carparking to rear
- i. Fences - Victorian metal palisade fencing.

4.12.2. Guidelines for change

This HCA has been well-maintained and is considered highly intact. Significant views and vistas of the HCA should continue to be maintained. Any alterations and additions within the HCA should be consistent with the existing character values, or sympathetic with heritage items in the vicinity.

Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.

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

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this item should be compatible with its historical functions/ associations.

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

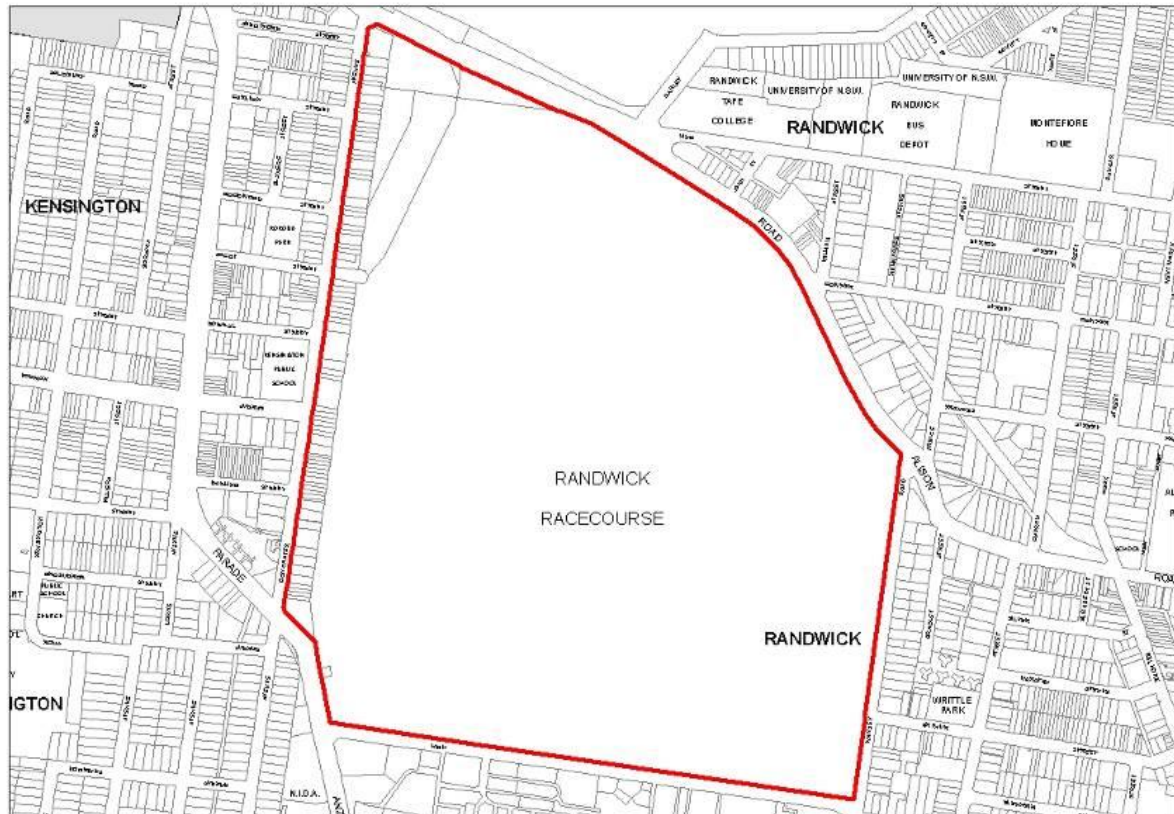
Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.13. Racecourse Precinct Heritage Conservation Area

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

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



4.13.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. Subdivision - The subdivision consists of narrow lots bordering the Randwick Racecourse. Maintain front gardens, and landscape elements and schemes
- b. Scale and Form - Major built features are the stands within the Racecourse. Single storey detached and semi-detached cottages, two storey detached houses and terraces, some intrusive 3 storey buildings. Historic significance of stable buildings at the rear of sites
- c. Siting and Setbacks - Consistent setbacks. Maintain the existing setting of the heritage item, informed by the historic pattern form, scale, bulk, setback and height
- d. Roofs - Traditional pitched roofs, many with gabled forms
- e. Materials - Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing. Original fabric is highly significant and should be maintained
- t) Detailing - Predominantly timber decoration to verandahs and gable screens. Protect inlaid concrete footpath signage and encourage provision for street names embedded in

footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)

- f. Verandahs and Balconies - Federation detailing of front verandahs contributes to the character of the area
- g. Carparking - Narrow lots without rear lanes generally do not allow for onsite carparking
- h. Fences – Low/dwarf brick fences and simple picket fences typical.

4.13.2. Guidelines for change

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

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

Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this HCA should be compatible with its historical functions/ associations.

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

Original stables

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.14. Randwick Environment Park Heritage Conservation Area

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



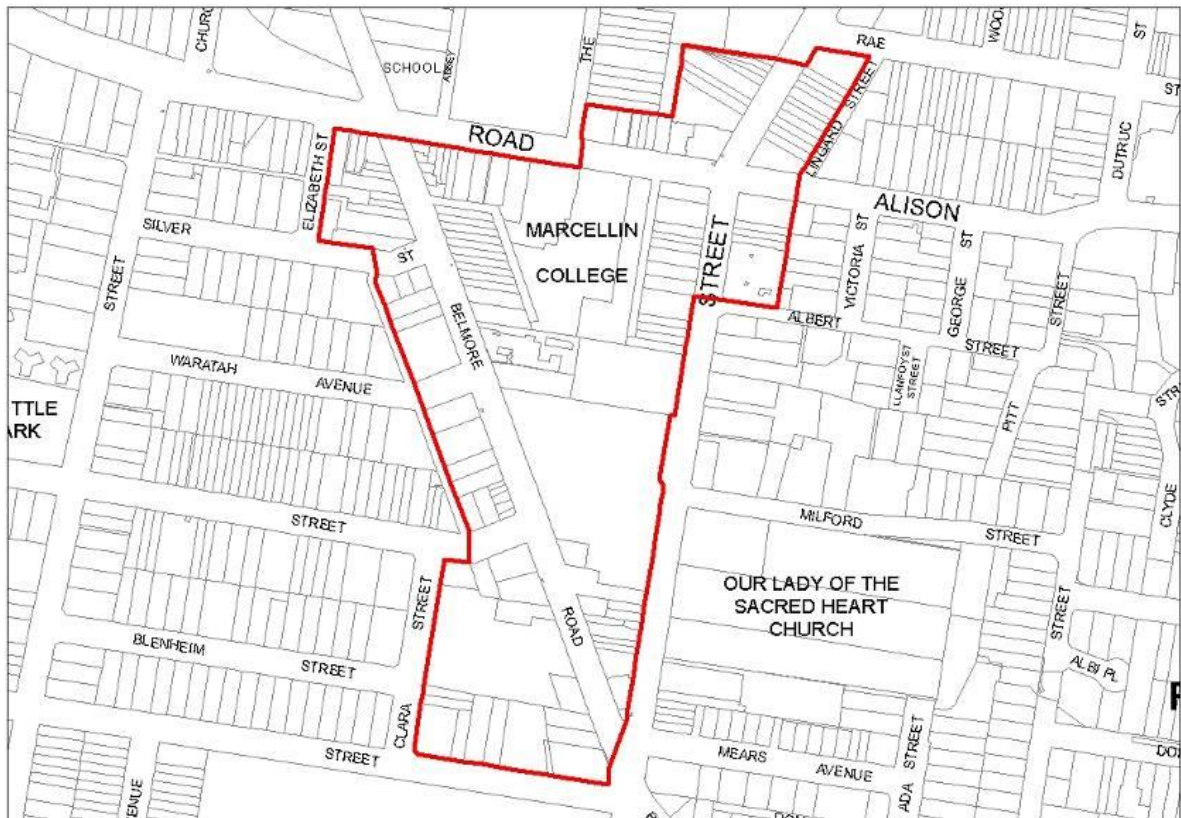
4.14.1. Character values and controls

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

4.15. Randwick Junction Heritage Conservation Area

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

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



4.15.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Landscape and public domain elements - Randwick Junction HCA remains a good and generally intact example of a typical “High Street” style commercial strip/centre, particularly along Belmore Road. The HCA is predominately commercial with some residential areas along the outskirts of the HCA which feature a mix of single-storey dwellings, and two and three storey apartments
- Subdivision - Linear streetscape with no obvious landscape elements
- Scale and form: Diversity of scale and form with two-storey and three-storey terraces and semi-detached shop fronts common in the area
- Siting and setbacks: Residential buildings generally have a deeper setback than the commercial shopfronts
- Roofs: Parapet façades

- f. Materials: Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing. Original fabric is highly significant and should be retained and maintained
- g. Detailing: Predominately timberwork and metal work detailing
- h. Verandahs and balconies: Victorian detailing to front verandahs and balconies contributes to the character of the area
- i. Carparking: Narrow lots on a commercial strip generally do not allow for onsite carparking
- j. Fences: Metal palisade fences set into sandstone is the typical fence.

4.15.2. Guidelines for change

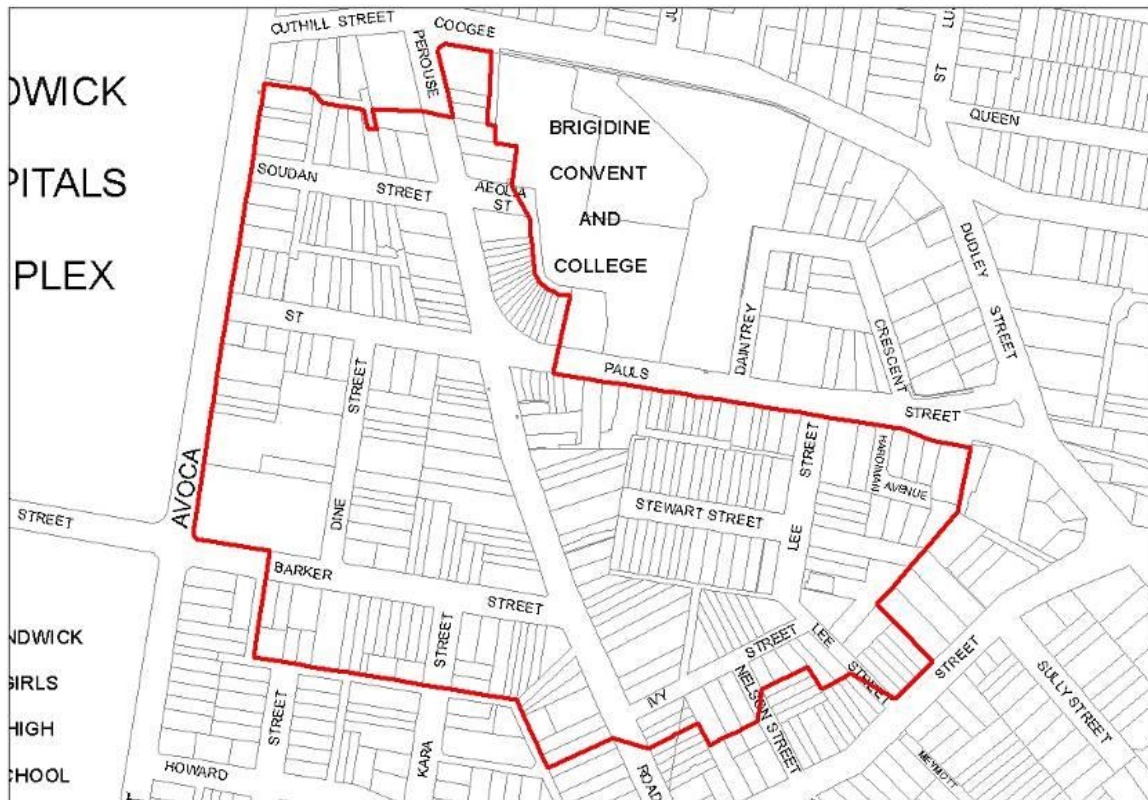
Further unsympathetic additions above the roofline within this HCA should be minimised. Any new development in the HCA or in the surrounding streets, should adhere to the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme. As per the Randwick DCP it is agreed that for future development, 'Only sites with non-contributory buildings are suitable for new development. New development is instead expected to be consistent with the existing built form and character'.

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

4.16. The Spot Heritage Conservation Area

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

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



4.16.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Landscape and public domain elements - Character of some streets enhanced by sandstone retaining walls, urban canopies and mature private and street planting. Maintain front garden, landscape elements and schemes
- Scale and Form - Diversity of scale including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings
- Siting and Setbacks - Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas. Maintain the existing setting of the heritage item, informed by the historic pattern form, scale, bulk, setback and height
- Roofs - Traditional pitched roofs
- Materials - Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings. Terracotta tiles and slate roofing. Original fabric is highly significant and should be retained and maintained. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)

- u) Detailing - Decorative metalwork and timberwork. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)
- f. Verandahs and Balconies - Verandahs and balconies integral to each of the architectural styles which are represented in the area
- g. Carparking - Wider lots provide access for parking to the rear. Narrower lots do not allow for onsite carparking, unless a rear lane is available
- h. Fences - Front fencing is sympathetic to the style of the dwelling.

4.16.2. Guidelines for change

Alterations and additions

Any new development in the HCA or in the surrounding streets, should respect and adhere to enhance the character of the HCA, with a specific focus on sympathetic design especially built scale, use of materials, and colour scheme.

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this item should be compatible with its historical functions/ associations.

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

Outbuildings to the Rear

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

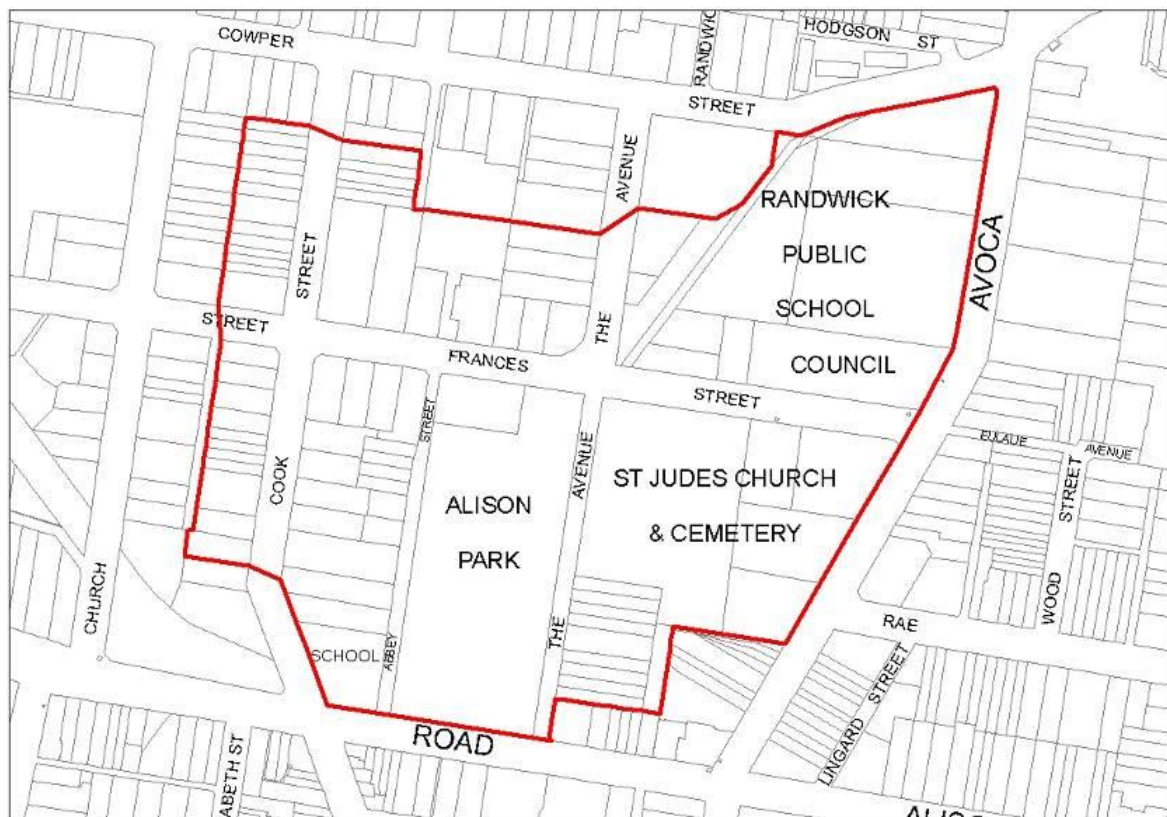
Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.17. St Judes Heritage Conservation Area

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

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



4.17.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Subdivision - Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single storey detached and semi-detached cottages
- Landscape and public domain elements - Alison Park provides a landscape focus for the area. Retain and maintain front gardens, landscape elements and schemes
- Scale and Form - Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single story detached and semi-detached cottages
- Siting and Setbacks - Diversity of setbacks including smaller setbacks for terraces and larger setbacks for villas. Maintain the existing setting of the heritage item, informed by the historic pattern, form, scale, bulk, setback and height
- Roofs - Traditional pitched roofs
- Materials - Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings, stone for the church group. Terracotta tiles, slate roofing. Original fabric is highly significant and should be maintained

- v) Detailing - Decorative elements in stone, metal, timber and brick. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Retain existing decorative elements and colour schemes. Removal of timber trim elements or painting of face brickwork is not permitted
- g. Verandahs and Balconies - Verandahs and balconies integral to each of the architectural styles which are represented in the area
- h. Carparking - Wider lots provide access for carparking to rear. Narrower lots do not allow for onsite carparking
- i. Fences - Front fencing is sympathetic to style of dwelling.

4.17.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this HCA should be compatible with its historical functions/ associations.

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

Outbuildings to the rear

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

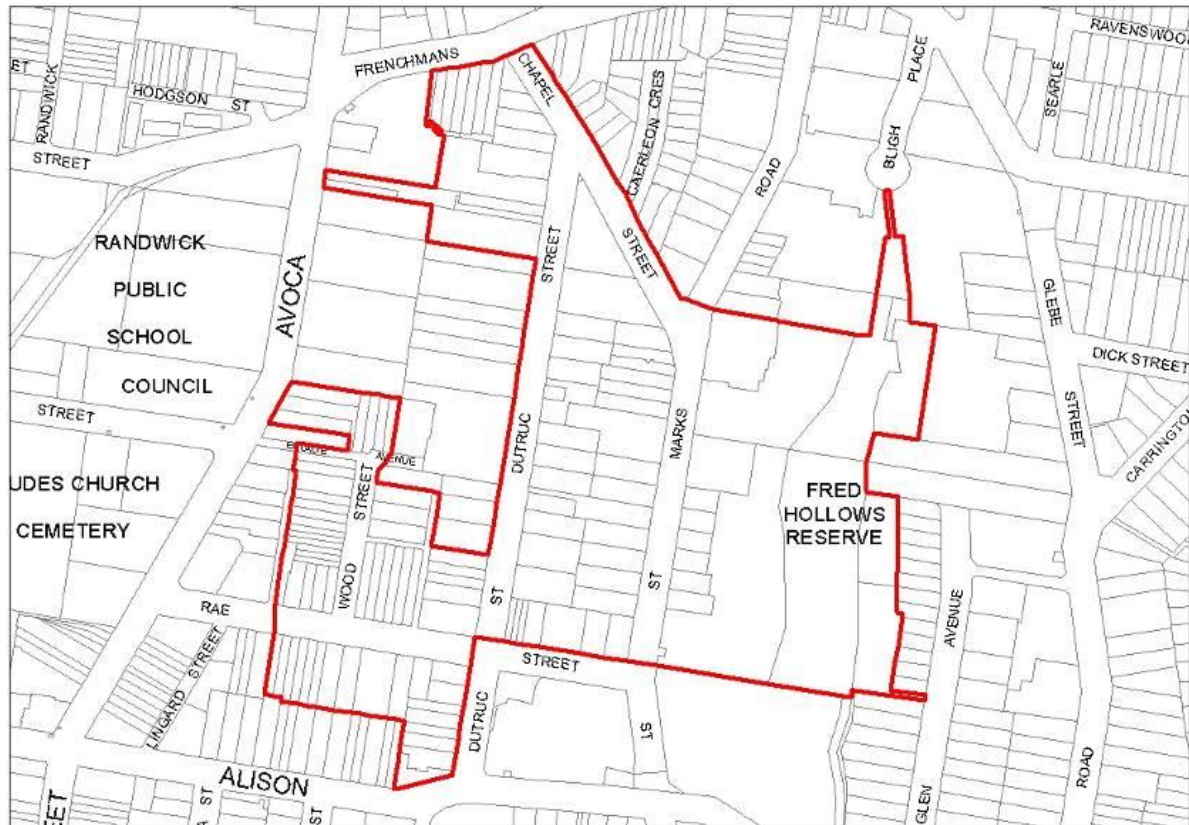
Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.18. St Mark's Heritage Conservation Area

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

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



4.18.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Landscape and public domain elements - Glebe gully, now Fred Hollows Reserve has natural heritage value as a rare surviving example of a well vegetated watercourse in an intensively developed residential area. Maintain heritage landscape elements and schemes. Retain existing street planting and internal views and vistas
- Subdivision - Varied subdivision pattern including larger and smaller lots. Glebe gully, now Fred Hollows Reserve has natural heritage value as a rare surviving example of a well vegetated watercourse in an intensively developed residential area
- Scale and Form - Diversity of scale including two storey villas and single storey detached, semi-detached and attached dwellings
- Siting and Setbacks - Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas. Maintain the existing setting of the heritage item, informed by the historic pattern, form, scale, bulk, setback and height
- Roofs - Traditional pitched roofs

- f. Materials - Walls are stucco for Victorian buildings, face brickwork for Federation buildings. Terracotta tiles, slate roofing. Original fabric is highly significant and should be maintained
- w) Detailing - Decorative metalwork and timberwork. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Retain of existing decorative elements and colour schemes
- g. Verandahs and Balconies - Verandahs and balconies integral to each of the architectural styles which are represented in the area
- h. Carparking - Wider lots provide access for carparking to the rear. Narrower lots do not allow for onsite carparking
- i. Fences - Front fencing is sympathetic to style of dwelling.

4.18.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this HCA should be compatible with its historical functions/ associations.

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

Outbuildings to the rear

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.19. Struggletown Heritage Conservation Area

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

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



4.19.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- a. Landscape and public domain elements - Trees on the Newmarket site and sandstone kerb and guttering contribute to the amenity and character of the area. Sandstone kerbing and gutter should be retained in situ, where at risk salvaged for reuse. Maintain heritage landscape elements and schemes. The streetscape character of this HCA should be preserved
- b. Subdivision - Rectilinear layout of narrow sites. Trees on the Newmarket site and sandstone kerb and guttering contribute to the amenity and character of the area
- c. Scale and Form - Two storey shops on the corner of Barker St and Jane St, but otherwise modest single storey cottages. Stables buildings at the rear of sites
- d. Siting and Setbacks - Minimal front setbacks. Maintain the existing setting of the heritage item, informed by the historic pattern, form, scale, bulk, setback and height
- e. Roofs - Simple pitched roofs constructed of corrugated iron roofs
- f. Materials - Walls of weatherboard, stone or brick. Generally corrugated iron roofs. Original fabric is highly significant and should be maintained

- g. Detailing - Plainly detailed metalwork and timberwork. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)
- j. Verandahs and Balconies - Early buildings incorporate a simple verandah across the entire front of the cottage. Verandahs and balconies integral to each of the architectural styles which are represented in the area
- h. Carparking - Narrow lots without rear lanes do not allow for onsite carparking
- i. Fences - Traditional fencing probably low timber pickets.

4.19.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this item should be compatible with its historical functions/ associations.

Key existing character values of contributory buildings, such as materials, detailing and roofs should be protected and maintained. Unsympathetic additions should be discouraged.

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.20. Caerleon Crescent Heritage Conservation Area

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

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



4.20.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Landscape and public domain elements - Planted median provides focus for the precinct. Pedestrian passageway to Frenchmans Road. Contributory street tree planting. Maintain heritage landscape elements and schemes
- Subdivision - Historical value as a substantially intact example of subdivision in Randwick City at the turn of the nineteenth century. Planted median provides focus for the precinct
- Scale and Form - Intimately scaled, contained precinct. Consistency of single storey scale and semi-detached form of the contributory buildings. Federation Queen Anne style, featuring face brickwork, hipped and gabled roofs in terracotta tiles and timber trim
- Siting and Setbacks - Consistent narrow setback from street boundary. Minimal setbacks from street. Maintain the existing setting of the heritage item, informed by the historic pattern, form, scale, bulk, setback and height
- Roofs - Consistent roofscape of traditional pitched roofs, hipped and gabled forms
- Materials - Face brickwork walls. Terracotta tiled roofs. Original fabric is highly significant and should be maintained
- Detailing - Timber trim contributes to Federation Queen Anne character. Protect inlaid concrete footpath signage and encourage provision for street names embedded in

footpaths. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements)

- h. Verandahs and Balconies – Characteristic Queen Anne and Federation style verandahs and balconies
- i. Carparking - Minimal side setbacks do not allow parking to side or rear of dwelling
- j. Fences - Original/early front fences.

Figure 12: Example of character values



4.20.2. Guidelines for change

Alterations and additions

Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). Future uses for this HCA should be compatible with its historical functions/ associations.

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

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported. New development must not incorporate new driveways, garages, carports, or carspaces across the front boundary, forward of the front building line, where these elements are not supported by historic evidence and uncharacteristic of the area's established streetscape.

4.21. Edgecumbe Estate Heritage Conservation Area

A largely intact grouping of exceptional quality Inter-War period residential accommodation which represents the rapid residential development of Coogee following the First World War.

The Edgecumbe Estate Heritage Conservation Area is located on the north-western corner of the intersection of Brook Street and Dudley Street, from Havelock Avenue in the north through to Our Lady's Nurses for The Poor (35 Dudley Street, Coogee) in the west.



4.21.1. Character values

Development must retain and enhance the outcomes expressed in the statement of significance for the HCA and as summarised below.

- Subdivision - Lots are consistent in depth and width as per their original subdivision pattern following sale of Edgecumbe Estate
- Landscape and public domain elements - Streetscapes have strong landscape quality with mature plantings, some elevated frontages to Brook Street
- Scale and Form - Combination of single storey detached dwellings and two to three storey residential flat buildings
- Siting and Setbacks - Consistent setbacks along Dudley Street with varying but cohesive setbacks to Brook Street

- e. Roofs - Traditional hipped and gabled roof forms for detached dwellings and duplex, flat roofs (with or without parapet) or gambrel roof for residential flat buildings
- f. Materials - Face brick, smooth faced red or liver bricks often with stone footings and stone trim elements, painted brick or roughcast rendered walls
- g. Detailing - Decorative brickwork detailing to principal facades. Timber shingles, decorative leadlight windows. Protect inlaid concrete footpath signage and encourage provision for street names embedded in footpaths
- h. Carparking - Accessed from secondary frontages Edgecumbe Avenue with some later addition parking structures to dwellings on Dudley Street and Brook Street
- i. Fences - Combination of original brick or stone boundary fences with some later infill along the eastern side of Edgecumbe Avenue.

4.21.2. Guidelines for change

No further subdivision or consolidation of allotments within the proposed conservation area should occur. Setbacks from street boundaries, maintain existing front garden areas and street boundary fences must be retained. Potential development should be located to the rear of buildings; no new garages should be located between street boundary and building facades. Avenue tree plantings are to be maintain and enhanced.



STRATEGIC PLANNING

Randwick Development Control Plan B3 Sustainability and resilience

D06205920

27 July 2026



File reference	D06205920	Date	Signature
Prepared by	BE & DO	September 2024	
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1. Introduction

At the heart of Randwick's vision for a resilient and connected community is a deep commitment to environmental sustainability. Achieving meaningful change requires collective action – where individual decisions, and behaviours contribute to long term environmental, social and economic benefits.

Sustainable development is fundamental to shaping functional, liveable and future-ready urban environments. Embedding precinct-wide sustainability principles and performance standards supports the physical, mental and social well-being of residents, workers and visitors, while supporting climate resilience and ecological integrity

Sustainable buildings are purposefully designed to incorporate environmentally responsible materials and fittings, optimise energy and water efficiency and provide healthy, comfortable indoor environments. These design principles not only support environmental outcomes but also deliver long-term cost savings for property owners and tenants.

This section sets out the objectives and development controls that establish a framework for embedding sustainability principles into the design, construction, and operation of buildings throughout Randwick City. A key focus of the Randwick City Environment Strategy 2022, the draft Resilience Strategy and the Randwick Local Strategic Planning Statement 2036 is to enhance both the natural and urban environment. This is achieved by ensuring that new developments- alongside economic and social initiatives - supports ecological health, strengthens community resilience and actively reduces and mitigates the impacts of climate change.

Buildings are a major contributor to greenhouse gas emissions and energy consumption in Australia, accounting for around 19% of total energy use and 18% of direct carbon emissions (Department of Climate Change, Energy, the Environment and Water, Buildings | energy.gov.au 2023). These impacts stem from the materials and resources used in building construction, as well as the energy and water consumed during both development and ongoing operation. Therefore, improving building performance is critical to achieving sustainability outcomes.

In this DCP, sustainable development refers to the design and delivery of buildings and infrastructure that minimise environmental impact and optimise resources efficiently across their entire life cycle, and promote resilience, health and well-being for both people and the natural environment.

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

- Lower energy and water bills for households and businesses and reduced operating costs for commercial and other non-residential premises
- More resilient buildings with improved indoor comfort, air quality and better regulation of temperature and moisture
- Reduced reliance on potable (drinking) water through efficient water use and reuse
- Increased energy efficiency and reduced greenhouse gas emissions
- Reduced demand on utility infrastructure and services
- Greater reuse and recovery of resources
- Improved stormwater quality and increased opportunities for water harvesting and reuse.

Sustainable development is a core principle of Randwick's planning framework, guiding decisions relating to land use, development and environmental management. The integration of sustainability measures is most effective - and cost effective - when considered from the earliest stages of the design and development process.

This section applies to all developments in Randwick City and should be read in conjunction with:

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

Overarching objectives

1. Ensure new development - including the construction of new buildings and external alterations to an existing building - meets the requirements of Clause 6.11 of the RLEP with a focus on design excellence, particularly sustainable design principles, renewable energy integration and mitigation of the urban heat island effect
2. Promote positive environmental outcomes through design, construction and operation of development that enhances both the natural and built environment
3. Maximise resource efficiency and minimise waste generation by encouraging the use of construction materials with high recycled content or from recycled or reused sources
4. Encourage innovative design of buildings that exceeds minimum sustainable standards to deliver long term benefits for residents, the community and future generations
5. Improve the quality of life, health and wellbeing for residents and building occupants through sustainable design
6. Support the uptake and integration of renewable energy technologies in both new and existing developments
7. Mitigate the urban heat island effect through thoughtful design, landscaping and material selection
8. Enhance resilience of new development in response to the predicted impacts of climate change.
9. Reduce greenhouse gas emissions associated with the construction and operation of buildings
10. Minimise energy and water consumption in new developments and alterations or additions
11. Restore and protect ecosystem health and resilience, supporting biodiversity and natural systems

Guiding principles

The following guiding principles are key considerations which should be used to guide the developments design to ensure that they are tailored to the specific local requirements:

1. Country-Led: Development celebrates the environmental and social well-being of the area by upholding a meaningful engagement with Country in built form, public domain, landscape and relationships between human and natural constituents
2. Accessibility and equity: Ensure agency and dignity for all users, visitors and operators, eliminating barriers to inclusion and promoting accommodation for all user groups

3. Adaptation and reuse: Prioritise the reuse existing buildings and promote design adaptability and materials and structures to extend their lifespans.
4. Integrated nature: Natural ecosystems and productive landscapes must be integrated within urban development to protect and enhance biodiversity. Development must not reduce the amount of green space, vegetation or tree canopy
5. Amenity and well-being: Improve the environmental quality of all indoor spaces, focusing on light, sound and air quality, enhancing the physical and psychological needs of users
6. Material: When sourcing materials for construction, prioritise local, renewable materials and material reuse, instead of virgin mineral resources
7. Waste: Aim for no waste in the construction process and, in operation, manage and recycle waste effectively, with as much on-site regeneration as possible
8. Energy: Refine passive design attributes and the performance of building envelopes and systems to reduce energy demand. Harness available energy, and use only renewable energy sources and energy efficient appliances and lighting
9. Water: Every activity throughout construction and operation phases must have a positive impact on water ecosystems and water supply. Maximise the harvesting, storage, treatment and reuse of all water on site
10. Carbon: Work towards ensuring that carbon capture of a project exceeds the carbon footprint of all construction activities and operational processes.

Note

A checklist to assist with the implementation of these principles has been provided in Appendix A.

2. Design excellence

Explanation

Design excellence is a guiding urban design principle that supports the creation of high-quality, vibrant and sustainable built environment.

The Randwick Local Environmental Plan 2012 (RLEP 2012) includes overarching aims to promote ecological sustainability and resilience in the planning and development process. These aims reinforce the importance of design excellence as a mechanism to deliver built environments that are adaptable, resource-efficient, and responsive to environmental challenges.

Clause 6.11 of the Randwick Local Environmental Plan 2012 (RLEP 2012) requires consideration of design excellence for:

- Buildings over 15 metres in height;
- Sites over 10,000 square metres in area; or
- Land where a site-specific Development Control Plan is required.

In strategic locations, development proposals are encouraged to demonstrate a higher benchmark in architectural quality and sustainability.

The RLEP 2012 outlines height and floor space ratio (FSR) controls for these centres. Where design excellence is demonstrated, as judged under an architectural design competition and the provision of social infrastructure, bonus height and FSR provisions may apply, along with potential exclusion of social infrastructure floor space from gross floor area calculations.

Objectives

1. Achieve outstanding architectural, urban and landscape design outcomes across Randwick City
2. Enhance the character, aesthetic quality, functionality, and amenity of the public realm
3. Encourage improved energy, water, and waste performance in new developments
4. support the delivery of resilient and ecologically sustainable development outcomes aligned with the strategic aims of the RLEP.

Holistic site design provisions

Development proposals should adopt a holistic and integrated approach to site design addressing the following key considerations:

1. **Connecting to Country:** Site layout, built form and open space design are sensitive and responsive, embodying a Country-led approach, that celebrates First Nations heritage and strengthens connections to place
2. **Site planning and lot layout:** Efficient site planning and thoughtful lot layout should optimise access, visual connection, circulation, spatial amenity and ecosystemic connections to the public domain while minimising adverse impacts on neighbouring properties
3. **Landscape design, site amenity and public domain interface:** Landscape design should enhance user amenity, external experience and habitat enhancement. Strong integration between built form and the public domain should reinforce local character
4. **Side setbacks, rear gardens and interstitial spaces:** Strategic use of setbacks to prioritise views, usable landscape spaces, accessibility, vegetation and privacy. These

spaces should contribute to amenity, habitat creation and reduced impacts on adjoining properties

5. **Access and mobility:** Development should support diverse and inclusive movement options, including safe, accessible and efficient movement of pedestrians, micromobility and vehicle access. Provision for vehicle parking and charging should be efficient and integrated, avoiding excessive inert storage spaces, while promoting active transport
6. **Built form, massing and general arrangement:** Built form should be composed to enhance internal amenity, mediate micro-climate conditions and contribute positively to the local streetscape. Massing should respond to the local character, scale, materials and environmental context
7. **Amenity, atmosphere and generosity:** Spatial design of internal and external spaces should maximise natural light, spatial quality and views. Public and private circulation spaces should be welcoming, functional and adaptable to diverse user needs.
8. **Materials and construction:** Materials selection and construction methods should reflect local character and environmental conditions. Architectural elements should integrate with the streetscape, local materials and support long term durability and sustainability
9. **Sustainability:** Design should incorporate passive and active strategies to reduce energy, water and resource consumption. Site designs should promote healthy lifestyles with equally healthy buildings
10. **Resilience:** Development should be designed to withstand and adapt to increasing environmental, social and economic stresses. This includes protection from extreme weather events and design of structures and systems to safeguard residents and properties
11. **Adaptation:** projects should be future-ready incorporating a range of measures to accommodate demographics/generational shifts, resource availability and energy transitions. Flexibility in design should allow for building modifications over time to suit future changing needs and household composition.

Note

A checklist to assist with the implementation of these holistic site design principles has been provided in Appendix B.

3. Building materials and finishes

Explanation

The selection of materials for construction, renovation and/or refurbishment plays a critical role in shaping both environmental outcomes and/or the health and well-being of building occupants. Materials with high embodied carbon, poor durability, or harmful chemical content can negatively impact the environment and indoor air quality.

A key principle underpinning sustainable material use is the circular economy, which aims to minimise waste and resource consumption by keeping materials in use for as long as possible. This involves designing for durability, reuse, repair, refurbishment, and recycling—ultimately reducing the environmental footprint of the built environment.

Objectives

The objectives for sustainable building materials and finishes are to:

1. Promote the reduction, reuse, and recycling of building materials and components through the construction lifecycle
2. Prioritise durable, low impact construction materials and finishes that are easy to maintain, repair or upgrade and are suitable to local environmental conditions
3. Promote the use of sustainable, non-toxic materials that support healthy indoor environments, contain high recycled content and have low embodied carbon to minimise environmental impact and enhance occupant wellbeing
4. Mitigate urban heat through passive design strategies and nature-based solutions that enhance thermal comfort year-round
5. Facilitate end-of-life material recovery by selecting products that can be reused, repurposed or recycled, supporting a circular economy and favouring sustainably sourced timber, natural grass, permeable surfaces over high emission alternatives.

Controls

- a) Prioritise the use low embodied carbon materials such as concrete with recycled content and minimise the use of high emission materials such as conventional steel and concrete by selecting lower emission alternatives including sustainably sourced timber, natural grass and permeable surfaces over steel, concrete, hard paving or synthetic grass
- b) Development must specify light-coloured roofing materials to reduce building heat load/absorption and cooling energy demand in warmer months. Potential glare impacts on neighbouring properties must be assessed and appropriately mitigated
- c) Development must incorporate cool paving materials, with high solar reflectance (SR) greater than 50% or use porous paving to support deep soil infiltration with near-surface water retention. A minimum of 50% of the site's hard landscaped surfaces must apply one or a combination of these treatments
- d) Design buildings to enable the adaptive re-use of existing building facades, structures and fittings where feasible, supporting circular economy principles and reducing construction waste
- e) A schedule of materials must be submitted with the DA demonstrating the use of the following:
 - i. Durable, low maintenance materials
 - ii. Materials with low embodied energy content
 - iii. Products with high recycled content
 - iv. Locally sourced products and materials

- v. Salvaged, recycled content or reused materials
 - vi. FSC-Certified timber from plantations or sustainably managed regrowth forests
 - vii. Low volatile organic compounds (VOC) paints, adhesives and floor covering
 - viii. Materials certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme e.g. GECA
- f) Development applications for non-residential projects proposing over 1,000 m² of additional gross floor area must include an embodied emissions assessment that details:
- i. estimated quantities and associated emissions of key materials (e.g. concrete, structural steel, masonry, aluminium) based on the proposed design;
 - ii. measures to reduce embodied emissions through material selection and construction techniques; and
 - iii. strategies to minimise operational embodied emissions across the building's lifecycle.

Note

1. Examples of building materials that should be minimised include:

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

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

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

4. Low PVC products in compliance with '[Green Star Best Practice Guidelines for PVC in the Built Environment](#)' are supported

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

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

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

MECLA (Materials & Embodied Carbon Leaders' Alliance) is a collaboration of organisations working together to drive reductions in embodied carbon in the building and construction industry that provide industry and government with guidance on embodied carbon <https://mecla.org.au/>

All new development must have regard to the [NSW guide to food-waste recovery in multi-unit dwellings](#) (NSW EPA) 2022

4. Design for disassembly

Explanation

Design for Disassembly (DfD) is a sustainable building approach that enables future reuse, recycling, or relocation of building components by ensuring they can be easily separated without damage. It supports circular economy principles, reduces construction and demolition waste, and extends the lifecycle of materials and systems.

DfD is increasingly recognised in Australia through:

- The National Construction Code (NCC), which allows for performance-based design and modular construction methods
- The Circular Design Guidelines for the Built Environment (NSW Climate and Energy Action), which promote modularity, reversibility, and material transparency
- The Prefabricated, Modular and Offsite Construction Handbook (Australian Building Codes Board), which outlines compliant methods for modular and disassemblable construction.

Key principles of DfD include:

- Reversible Connections: Use screws, bolts, and clips instead of adhesives or welds to allow easy disassembly
- Modular Design: Design components and systems in standardised modules that can be replaced or reused
- Material Labelling and Documentation: Include documentation of materials used and their disassembly instructions
- Use single-material components where possible to simplify recycling
- Accessible Fixings: Ensure that fasteners and joints are visible and accessible for future removal
- Design for Maintenance and Upgrades: Allow for easy replacement of parts during the building's life cycle
- End-of-Life Planning: Include a disassembly plan or checklist as part of the development application.

Objectives

1. To reduce construction and demolition waste and support circular economy principles by enabling future reuse and recycling of building components.

Controls

- a) Buildings should be designed, where feasible, to allow for future disassembly, reuse, or recycling of major components
- b) Construction methods should prioritise reversible connections (e.g. screws, bolts) over permanent fixings (e.g. adhesives, welds), where appropriate
- c) Materials should be selected, where practical, to facilitate separation and reuse, avoiding composite or bonded materials
- d) A Disassembly Plan is encouraged for large-scale, public, or commercial developments, and should be submitted with the development application outlining key components, materials, and methods for future disassembly
- e) Where modular systems are used, documentation must be provided to support future upgrades or replacement.

5. Passive design

Explanation

Passive design is a building approach that harnesses natural climate conditions such as sunlight, shade, airflow and thermal mass to maintain a comfortable indoor environment. By reducing reliance on mechanical heating, cooling, and lighting systems, passive design improves energy efficiency, lowers operational costs and enhances environmental sustainability.

Passive design contributes to a more resilient built environment, reduces greenhouse gas emissions and supports occupant health and well-being. It is most effective when considered from the earliest stages of site planning and architectural design.

Objectives

The objectives for passive design are to:

1. Plan and design buildings and spaces to maximise orientation to sunlight and winter warmth, while minimising unwanted heat gain in warmer months
2. Optimise thermal mass in buildings by using materials that absorb, store, and gradually release heat to regulate indoor temperatures
3. Enhance the building envelope performance through appropriate insulation that reduces heat loss in cooler months and heat gain in warmer months
4. Promote natural ventilation through cross-ventilation and airflow strategies to cool the building naturally and reduce reliance on mechanical cooling
5. Integrate effective shading solutions that block excessive summer sun during hot days while allowing winter sun to penetrate and warm interior spaces during cooler months.

Controls

- a) Residential flat buildings and shop top housing subject to the NSW Apartment Design Guide (ADG), must meet the requirements for solar access and cross ventilation
- b) All development must incorporate passive and low-tech design solutions to manage solar access and heat load and cross ventilation including:
 - i. Fixed external shading devices on the building's windows (e.g. overhangs, awnings, balconies, wider eaves)
 - ii. Shading blades for north and east facing facades
 - iii. Limited openings on west-facing facades of buildings
 - iv. Structural building components, including the structural framing, roofing and facade cladding designed for longevity, adaptability, disassembly, re-use and recycling
 - v. Internal walls and partitions must be positioned to facilitate natural airflow through the building
 - vi. Operable natural ventilation strategies beyond windows used solely for light ingress or privacy purposes
 - vii. Ceiling or wall mounted fans should be considered in all habitable rooms (main living areas and bedrooms) and clearly indicated on DA and CC plans
 - viii. External finishes must be selected to reduce heat absorption:
 - Wall and roof finishes are to have a solar absorptance of < 0.475
 - Terracotta roofs are to have a solar absorptance of < 0.70
 - Paving must have a solar absorptance of < 0.50
- c) All development must respond to the physical and environmental characteristics of the site, including:

- i. Topography, aspect and slope
 - ii. Adjacent buildings or structures that may affect solar access or ventilation
 - iii. Relationship of the site to the street, including key features such as views and orientation
 - iv. Overshadowing caused by existing buildings
 - v. Orientation to true solar north, and a range of 30 degrees east and 20 degrees west of true north
 - vi. Existing trees and vegetation including location, type, size and condition
 - vii. Prevailing seasonal winds, sun paths and shade characteristics
 - viii. Incorporate trees and shrubs as natural additional shading elements for outdoor surfaces, facades and windows
 - ix. Ensure development does not unduly impact passive design or solar access of neighbouring properties
 - x. A high standard of insulation in external walls and roofs is strongly encouraged to reduce heat loss in winter and heat gain in summer to maintain comfortable indoor temperatures year round
- d) Natural ventilation strategies are strongly encouraged to evacuate heat from roof or underfloor cavities in summer, and to retain warmth in winter. Development should consider incorporating the following design elements:
- i. cross - ventilation or stack-ventilation to minimise the use of mechanical ventilation.
 - ii. green roofs and green walls to reduce heat absorption and provide thermal mass to a development is strongly encouraged. Refer to Part B4 Landscape and Biodiversity for further guidance
 - iii. trees and vegetation additional shading for roofs, windows and external surfaces is strongly encouraged.

6. Energy efficiency and renewable energy

Explanation

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

In NSW energy and water efficiency measures for most residential development is regulated under the Sustainable Buildings State Environmental Planning Policy (SEPP) which requires a BASIX certificate (the Building Sustainability Index). The BASIX tool assesses proposed developments against location-specific targets for energy and potable water consumption. Developments that meet these targets are issued a BASIX certificate which must be submitted with a DA prior to assessment.

For guidance on generating a BASIX certificate, refer to the [BASIX tool](#).

The controls in this Section apply to buildings not affected by BASIX.

Minimum energy efficiency standards for buildings are also set out in Section J of the Building Code of Australia (BCA), which applies to non-residential and certain residential developments.

Note

BASIX certificates required under the NSW Sustainable Buildings SEPP does not apply to residential alterations and additions valued < \$50,000, swimming pools with a capacity of 40,000 litres or less or visitor accommodation.

Objectives

The objectives for energy efficiency and renewable energy are to:

1. Promote energy and water efficiency in the design, construction and operation of buildings
2. Minimise greenhouse gas emissions across the lifecycle of development, including construction and ongoing use
3. Reduce the reliance on mechanical heating and cooling by encouraging passive design
4. Lower energy and water bills and reduce the whole of life cost of building energy services
5. Encourage the use of renewable energy to power buildings and reduce peak energy demand
6. Support development designed for low or zero carbon emissions, including buildings powered entirely by renewable energy.

Controls - All residential development

Solar photovoltaic system and battery

- a) The installation of photovoltaic panels with battery storage is strongly encouraged in all residential developments to support energy self-sufficiency and reduce grid reliance

- b) New developments are to sign up to a minimum three-year 100% renewable power contract with an Australian Government endorsed energy provider and evidence of the future contract provided to Council at DA stage

Note

Recommended swimming pool heating systems should align with energy efficiency objectives and support the transition to renewable energy sources. Acceptable systems include:

- Solar thermal only
- Solar thermal boosted with electric heat pump.
- Electric heat pump

These systems are preferred due to their high energy efficiency and capacity to reduce greenhouse gas emissions compared to gas heating.

Swimming pool heating systems should comply with the energy efficiency principles outlined in the NSW BASIX (Building Sustainability Index) requirements and the National Construction Code (NCC) – Section J for energy efficiency. Use of gas heating is discouraged unless provision is made for future conversion to electric or renewable systems. All systems should be appropriately sized and installed to ensure optimal performance and minimal energy use. Further guidance on energy-efficient pool heating can be found in: AS/NZS 4234: Solar water heaters – Domestic and heat pump systems, which outlines performance-based assessment methods.

Cooking and space heating

Objective

1. To promote healthier indoor environments and reduce greenhouse gas emissions through the use of electric appliances.

Controls

- a) Electrical appliances are encouraged for cooking and space heating in all new residential developments
- b) Gas ovens and space heating systems should be avoided unless clear justification is provided demonstrating that the proposed gas appliance is the most energy-efficient option available at the time of development.
 - i. Gas vs Electric Appliance Comparison Table as provided in Appendix C must be completed and provided with the DA if gas ovens and/or space heating are proposed.

Note

Why gas is discouraged in new developments

Gas appliances such as cooktops, space heaters and hot water systems are increasingly discouraged in new developments due to their environmental, health and long-term economic impacts.

Greenhouse gas emissions

Natural gas is a fossil fuel that contributes significantly to carbon emissions during extraction, distribution and use. Transitioning to electric appliances powered by renewable energy supports climate goals and helps reduce the carbon footprint of buildings.

Indoor air quality

Gas cooking can release harmful pollutants such as nitrogen dioxide (NO₂), carbon monoxide (CO) and particulate matter. These pollutants can negatively affect indoor air quality and pose health risks, particularly in poorly ventilated or confined spaces.

Future-proofing and cost efficiency

Electric appliances, including induction cooktops and heat pump systems, are more energy-efficient and compatible with renewable energy sources. Avoiding gas infrastructure reduces the need for costly retrofits as the energy grid transitions to clean electricity.

Protection of solar infrastructure

Objective

1. To ensure continued solar access to photovoltaic energy systems and support renewable energy uptake.

Controls

- a) Development must be designed to minimise overshadowing of existing photovoltaic solar panels and solar hot water systems on adjacent or nearby properties
- b) Shadow diagrams must be submitted for developments that may impact solar infrastructure, demonstrating compliance with this control
- c) Shading from proposed buildings and structures must not reduce solar access to existing solar panels below 3 hours of direct sunlight between 9am and 3pm on the winter solstice
- d) While canopy trees are generally exempt from solar access controls, applicants are encouraged to consider tree placement and species selection to avoid excessive shading of solar infrastructure.

7. Design guidelines – Future proofing electric hot water systems

Objectives

1. To ensure new dwellings are designed to allow easy retrofitting of electric hot water systems, supporting long term sustainability and energy transition.

Controls - Class 1 Buildings (Single dwellings)

- a) Where gas instantaneous or gas storage domestic hot water system is proposed, the following provisions must be included to facilitate future installation of an electric hot water system:
 - i. A suitable location to place the future electric hot water system, compliant with relevant setback requirements in Part C1 Low Density Residential
 - ii. Installation of a dedicated electrical circuit and breaker for an electric hot water system rated at a minimum of 20 Amps for the future electric hot water system, located at the switchboard
 - iii. Provision of appropriate electrical cabling from the existing electrical switchboard to the designated location for the future electric hot water system.

Controls - Class 2 building (Multi-unit development)

- a) If multiple gas instantaneous hot water systems or a centralised gas storage hot water system is proposed then the following inclusions shall also be provided, so that an electric hot water system can be easily retrofitted in the future:
 - i. A suitable location and sufficient space for the future electric hot water system(s) to meet the hot water demand of the residents. This must meet all current Australian Standards for electrical and plumbing installation
 - ii. The existing capacity of the electrical switchboard can meet the electrical demand of the future hot water systems
 - iii. Appropriate electrical cabling is in situ from the existing electrical switchboard to the future electric hot water systems.

Note

Green gas and biomethane in Randwick

Jemena and Sydney Water are working together to produce biomethane (biogas) at the Malabar Headland Wastewater Treatment Plant. It is Australia's first biomethane-to-gas--network project demonstrates how homes and businesses can use renewable gas, sourced from biowaste and blended with natural gas, for cooking, heating and hot water. The Malabar Biomethane Injection Plant is certified by Green Power - the government managed renewable energy certification program. Green Power Renewable Gas Certification means renewable gas certificates will be issued for gas produced at the Plant certifying that the gas is low-emission renewable gas.

The Malabar facility produces biomethane (by volume) equivalent to the gas usage of approx. 6,300 homes per year and will scale up to around 200TJs each year – equivalent to the natural gas usage of approx. 13,300 NSW homes per year,

The [Climate And Clean Air Coalition](#) confirmed in a study that that biogas reduces fine particle air pollution (PM2.5) levels, with a reduction of around 36% reduction in exposure and 88% reduction in kitchen concentrations. The study concludes that biogas can help address household air pollution.

In 2024 The Malabar Biomethane plant is supplying 100% biomethane to the MasterChef Australia kitchen with contestants cooking with renewable gas.

With the look and functions of natural gas, biomethane can reduce carbon emissions while still offering all the advantages of cooking on a gas stove.

8. Water conservation

Council is committed to conserving water, enhancing water quality at our beaches, and strengthening water security in response to projected climate change impacts. Development must minimise reliance on potable water consumption while maximising use of non-potable water sources. Residential water conservation measures are mandated under the State Environmental Planning Policy (Sustainable Buildings) 2022.

Objectives

The objectives of water conservation are to:

1. Promote the sustainable use of water across the City of Randwick
2. Reduce reliance on mains-supplied potable water through conservation, reuse and alternative sources
3. Support use of non-potable water systems, including rainwater, stormwater and greywater, where appropriate
4. Improve long-term operational cost efficiency through reduced water consumption and increased system sustainability.

Controls

- a) All developments must install water-efficient fixtures and fittings (e.g. WELS-rated taps, toilets, showers) in accordance with current Australian Standards
- b) All developments must include rainwater tanks sized appropriately for site conditions and intended use (e.g. irrigation, toilet flushing, laundry)
- c) Rainwater systems must be plumbed to non-potable uses where feasible
- d) Stormwater reuse systems must be integrated where practical, particularly in large-scale or public/institutional developments
- e) Greywater reuse systems are encouraged for large -scale developments particularly for irrigation and toilet flushing
- f) Landscaping must be designed to minimise water demand, using drought-tolerant native species and efficient irrigation systems (e.g. drip irrigation, smart controllers)
- g) All developments must incorporate Water Sensitive Urban Design (WSUD) principles to manage water sustainably, including permeable surfaces, swales, bio-retention systems, and green infrastructure
- h) Water conservation systems must be maintained to ensure ongoing performance. Large developments may be required to submit a water management plan
- i) For residential development:
 - i. Compliance with BASIX water targets is mandatory
 - ii. Dual plumbing for rainwater reuse is encouraged in multi-unit developments
- j) For commercial/industrial development:
 - i. Cooling towers and process water systems must be designed for water efficiency and reuse
 - ii. Developments must demonstrate water conservation outcomes in sustainability assessments
- k) For public/institutional development:
 - i. Public buildings are encouraged to include rainwater harvesting and WSUD features.
 - ii. Educational signage promoting water conservation should be included in public/institutional developments.

Note

Refer to part *B8 Water management* in the Randwick DCP for further details relating to rainwater tanks and greywater recycling and reuse.

References:

State Environmental Planning Policy (Sustainable Buildings) 2022

AS/NZS 3500 Plumbing and Drainage Series

Water Efficiency Labelling and Standards (WELS) Scheme

Water Sensitive Urban Design (WSUD) Guidelines – NSW Government

NABERS Water and Green Star Rating Tools (optional)

9. Natural refrigerants

Explanation

Refrigerants are substances used in air conditioning, refrigeration, and heat pump hot water systems to absorb and release heat, enabling cooling or heating to occur. They are essential components of HVAC systems (Heating, Ventilation, and Air Conditioning), which are widely used across residential, commercial, and industrial developments.

Natural refrigerants are compounds that occur naturally in the environment. Common examples include ammonia (NH₃), carbon dioxide (CO₂), and hydrocarbons such as propane (R-290) and isobutane (R-600a). These substances were widely used until the 1930s, when synthetic refrigerants, particularly fluorinated gases (F-gases), became more prevalent.

Today, synthetic refrigerants known as Hydrofluorocarbons (HFCs) are commonly used in air conditioning systems, refrigerators, and hot water systems. However, leakage and improper disposal of these systems contribute significantly to global warming due to the high Global Warming Potential (GWP) of HFCs. In response, the Australian Government is phasing down bulk HFC imports under the Ozone Protection and Synthetic Greenhouse Gas Management Act 1989, in line with international commitments under the Montreal Protocol (see [Refrigeration and air conditioning - Consumers - DCCEEW](#)).

In contrast, natural refrigerants have low or negligible GWP and are considered environmentally preferable. They are often more energy-efficient, cost-effective to produce, and readily available, making them a sustainable alternative to synthetic refrigerants. Their use can reduce operating costs, improve system performance, and support long-term climate goals.

Definition:

Global Warming Potential (GWP)

GWP is a measure of how much heat a greenhouse gas traps in the atmosphere over a specific time period, usually 100 years, compared to carbon dioxide (CO₂). Carbon dioxide has a GWP of 1, serving as the baseline. Gases with a higher GWP contribute more to global warming because they trap more heat. A GWP of 10 means the gas has ten times the impact of CO₂ in terms of contributing to global warming.

A comparison of the global warming potential of various natural and synthetic refrigerants is shown in Table 1 below:

Table 1: Comparison of the global warming potential of various natural and synthetic refrigerants

Refrigerant	Global Warming Potential
Ammonia (R717, NH ₃) commercial/industrial	0
Carbon dioxide (R744, CO ₂)	1
Hydrocarbons, e.g. propane (R290) or isobutane (R600a)	3
Hydrofluorocarbons R134a	1430

Source : [DCCEEW GWP Reference Table](#)

Objectives:

The objectives for refrigerant use in development are to:

1. Minimise the use of refrigerants with high Global Warming Potential (GWP)
2. Promote the adoption of low-impact, natural refrigerants (e.g. CO₂, ammonia, hydrocarbons)
3. Ensure refrigerant systems are designed, installed, and maintained to reduce leakage and environmental harm
4. Support pathways toward carbon neutrality and climate resilience across development types.

Controls:

- a) All new developments must use refrigerants with a GWP of ≤ 150 , unless technically unfeasible
- b) Preference must be given to natural refrigerants (e.g. R-744, R-717, R-290) where safe and practical
- c) Heating, Ventilation and Air Conditioning and refrigeration systems must meet or exceed minimum energy performance standards (e.g. NABERS or MEPS)
- d) Refrigerant systems must be designed to minimise refrigerant charge and maximise efficiency
- e) Leak detection mechanisms must be included in large-scale or high-risk systems (e.g. central HVAC, commercial refrigeration)
- f) Smaller systems (e.g. residential split systems) must be maintained per manufacturer specifications and serviced by licensed technicians
- g) All refrigerant systems must comply with maintenance standards under the Ozone Protection and Synthetic Greenhouse Gas Management Act 1989
- h) Maintenance logs must be kept and made available for inspection
- i) Refrigerant recovery and recycling must be undertaken during decommissioning
- j) Disposal must comply with EPA and DCCEEW guidelines.

Further reading:

<https://iifiir.org/en/news/the-australian-refrigeration-sector-decreased-emissions-transition-to-natural-refrigerants-and-a-growing-workforce>

<https://www.dcceew.gov.au/sites/default/files/documents/refrigerants-guide.pdf>

10. Non-residential development

Explanation

Energy efficient buildings offer substantial benefits including reduced operational costs for heating, cooling, lighting and equipment, as well as lower greenhouse gas emissions.

Energy efficient provisions for non-residential buildings, are governed by Section J of the National Construction Code (NCC 2022) Volume One. These provisions are designed to improve thermal performance, future proofing for renewable energy systems and electric vehicle charging infrastructure and water efficiency through efficient fixtures and reuse systems.

Objectives

The objectives for energy and water efficiency for non-residential development are to:

1. Promote energy and water efficiency in the design, construction and operation of buildings
2. Minimise greenhouse gas emissions through improved building performance
3. Reduce reliance on mechanical heating and cooling by enhancing passive design strategies
4. Lower energy and water consumption and reduce the whole of life cost of building services
5. Ensure new development is resilient to climate change impacts, including heatwaves and potential disruptions to electricity supply
6. Support operational cost savings through efficient building systems and technologies.

Controls

- a) All non-residential development must comply with the energy efficiency provisions of Section J, of the National Construction Code (NCC) Volume One which apply to Class 3 to Class 9 buildings. These provisions cover building fabric, glazing, insulation, ventilation thermal performance, building services and renewable energy readiness
- b) Non-residential development must incorporate solar PV systems where feasible. Specifically, developments with:
 - i. a gross floor area (GFA) of 2,000m² or more, including alterations and additions
 - ii. a roof area of 1,000m² or more,must install a solar PV system covering a minimum of 30% of available roof space, excluding areas used for plant equipment, green roofs, or required open space
- c) The building's main electrical switchboard must be designed to accommodate solar and battery integration, including at least two empty three-phase circuit breaker slots, and four DIN rail spaces, clearly labelled for solar PV and battery systems. Electrical infrastructure must be sized to support the maximum output of a solar PV system covering at least 30% of the roof area, ensuring scalability and system efficiency
- d) Where practical, renewable energy systems (e.g. solar PV, heat pumps) must be installed and integrated into the building design to enhance energy performance and reduce reliance on non-renewable sources
- e) Heating and cooling systems must be designed to target only occupied spaces which require heating or cooling at any one time, avoiding unnecessary energy use across the whole building

- f) All new or replacement electrical appliances must achieve the highest available energy rating at the time of installation, in accordance with the Energy Rating Label scheme
- g) Energy efficient LED lighting, dimmers, motion detectors and/or automatic turn off switches must be installed where appropriate. Lighting systems should be zoned to illuminate only required spaces during “off-peak” time or low occupancy periods, not the whole building
- h) Openable windows are to be installed in common areas (e.g. staff rooms, bathrooms etc) to enhance natural ventilation and reduce reliance on mechanical systems
- i) Internal walls and partitions should be positioned to facilitate cross-flow ventilation throughout the building, improving indoor air quality and thermal comfort
- j) Lighting for streets, parks and any other public domain spaces provided as part of a development must use energy efficient lighting technologies such as LED lighting
- k) All new water fittings and fixtures such as showerheads, taps, urinals and toilet cisterns in non-residential development, public domain areas, and public and private parks must achieve the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of installation
- l) Rainwater tanks must be installed for all non-residential developments, including major alterations and additions where roof forms allow flexible collection and plumbing to appropriate end uses (e.g. irrigation, toilet flushing).

Note

Performance verification: Large developments may be required to submit a NCC Section J Report or sustainability assessment demonstrating compliance with NCC energy efficiency standards.

10.1. NABERS

Explanation

This section establishes minimum environmental performance requirements for large-scale developments to ensure new buildings contribute to sustainable urban growth, resource efficiency, and climate resilience. It applies to developments with significant operational footprints, such as large commercial premises, hotels, and serviced apartments.

NABERS (the National Australian Built Environment Rating System) is a nationally recognised rating tool which measures the environmental performance of buildings, focussing on energy and water consumption, indoor environment quality and waste impact.

Objectives

1. Encourage the use of nationally recognised benchmarking tools to promote best practice environmental performance
2. Promote energy and water efficiency in new developments
3. Ensure buildings are designed and constructed to meet recognised sustainability standards
4. Reduce greenhouse gas emissions and operational resource consumption
5. Support the delivery of high-performance buildings aligned with Council’s strategic sustainability goals.

Controls

a) Applicability

These controls apply to:

- i. Offices, retail, industrial and health services facilities with a net lettable area of 1,000 square metres or more
- ii. Hotels, serviced apartments, Co-Living and aged care with more than 100 rooms

b) Performance requirements

Development applications must include documentation demonstrating that the proposed building will meet one of the following environmental performance standards:

- i. NABERS Commitment Agreement
Evidence that the building will enter into a NABERS Commitment Agreement for Energy and Water, in accordance with the schedule committing to 5.5-star energy and 4-star water as outlined in Table 2 below
- ii. Green Star Certification

Certification that the building will achieve a minimum 5 Star Green Star – Design & As Built (Best Practice) rating, as administered by the Green Building Council of Australia (www.gbca.org.au)

Table 2: Minimum NABERS Commitment Agreement Requirements

Building Type	Energy NABERS commitment	Water NABERS commitment	NCC classification
Boarding House, hotels, Co-Living, Serviced apartments >50 rooms	5.5 Star Energy	4 star water	Class 3 Buildings
Office Buildings >1000sq GFA area	5.5 Star Energy	4 star water	Class 5 Buildings
Retail centres >1000sqm GFA area	5.5 Star Energy	4 star water	Class 6 Building
Industrial Warehouse/storage >1000sqm GFA	5.5 Star Energy	3 star water	Class 7 Building
Aged Care >50 rooms	5.5 Star Energy	4 star water	Class 9c Building
Health Services Facility > 1000sqm GFA	5.5 Star Energy	4 star water	Various depending on the type of facility (refer to NCC Classification)

c) Timing of agreement

NABERS Commitment Agreements must be entered into prior to the issue of any Construction Certificate for the approved development

d) Submission requirements

NABERS Commitment documentation must be submitted via the NSW Planning Portal in accordance with Clause 79A of the Environmental Planning and Assessment Regulation

e) Heritage considerations

Where the development involves a heritage item or is located within a heritage conservation area, and the performance standards in Table 2 cannot be achieved without unacceptable heritage impacts, variations may be considered if supported by:

- i. A Heritage Impact Statement prepared by a suitably qualified heritage consultant
- ii. Energy modelling prepared by a suitably qualified consultant

f) Exemptions

A NABERS Energy Commitment Agreement may not be required where the consent authority is satisfied that compliance is not feasible due to site-specific constraints or heritage impacts, subject to appropriate supporting documentation

g) Verification and reporting

A NABERS Commitment Agreement must be supported by a valid Commitment Agreement certificate and Section J Deemed-to-Comply Report (where applicable), submitted with the development application
Post construction, the applicant must provide evidence of as-built NABERS or Green Star Certification prior to occupation certificate process.

Note

Environmental Rating Systems compared:

NABERS Commitment Agreement

The National Australian Built Environment Rating System (NABERS) Commitment Agreement is a formal undertaking to achieve a specific NABERS rating for Energy and/or Water post-construction. It focuses on actual operational performance, verified through independent assessment after the building is occupied.

Green Star Certification

Green Star – Design & As Built is a comprehensive sustainability rating administered by the Green Building Council of Australia (GBCA). It assesses performance across multiple categories including energy, water, materials, indoor environment quality, and innovation. A 5 Star rating represents Australian Best Practice and is based on design and construction documentation.

Note

Encouragement of 6 Star Green Star Rating

While the minimum requirement for Green Star certification under Council's planning controls is a 5 Star Green Star Design & As Built rating (Best Practice), Council strongly encourages applicants to pursue a 6 Star Green Star rating, which represents World Leadership in sustainable building design and construction.

Achieving a 6 Star rating delivers significant benefits:

- Enhanced environmental performance, including lower energy and water consumption, reduced greenhouse gas emissions, and improved waste management.
- Improved occupant health and wellbeing, through better indoor air quality, thermal comfort, and access to natural light.
- Long-term operational cost savings, due to reduced utility bills and maintenance costs.
- Increased asset value and marketability, as sustainability credentials are increasingly valued by tenants, investors, and the community.
- Alignment with Council's strategic sustainability goals, including climate resilience, net zero emissions, and resource efficiency.

Council recognises that higher sustainability standards contribute to a more resilient, liveable, and future-ready built environment. Applicants are encouraged to engage early with the Green Building Council of Australia and sustainability consultants to explore pathways to achieving a 6 Star rating.

10.2. Dual reticulation water systems

Explanation

Dual reticulation refers to properties supplied with both standard potable drinking water and recycled water via separate pipe systems. 'Dual' indicates the presence of two distinct systems while 'reticulation' refers to the network of pipes that distribute water throughout a development. These controls apply to large scale residential, shop-top housing and non-residential developments subject to Clause 6.12 of the Randwick LEP where feasible. The controls also encourage adoption of dual reticulation in smaller developments where feasible to support sustainable water management and future-proof infrastructure for recycled water integration.

Objectives

1. Increase resilience and water security by providing an alternative water supply for non-potable water uses
2. Reduce technical and financial barriers to future connection of non-potable water supply infrastructure
3. Promote sustainable water management practices across a broad range of developments

Controls

- a) Large scale residential sites requiring a development control plan under Clause 6.12 of the Randwick LEP 2012 must investigate the feasibility of installing a dual water or reticulation system to support immediate or future recycled water network connection
- b) Where dual reticulation is not proposed, the applicant must provide a written justification demonstrating why it is not feasible, including consideration of:
 - i. site constraints
 - ii. cost implications
 - iii. technical limitations
 - iv. any other constraints

- c) Where feasible, the dual reticulation system must be designed to allow future recycled water supply to be achieved without significant civil or building work, disruption or cost.

The dual reticulation system should be designed to clearly separate potable and non-potable water uses, and facilitate connection to a recycled water network. The system should include:

- i. One system for drinking water uses connected to the potable water supply
 - ii. One system for non-drinking water uses (e.g. toilet flushing, irrigation, car washing, laundry) delivered through purple-coloured pipes, fittings and clear signage at the tap point indicating that the water is non-drinkable
- d) The non-drinking potable recycled water system must:
 - i. be connected to an on-site rainwater tank with potable water supply backup, until an alternative non potable water supply connection is available
 - ii. be provided with a connection point adjacent the street boundary for easy connection to any future district recycled water supply

- e) Water services must be metered in accordance with the latest version of the Sydney Water Multi - Level Individual Metering Guide (currently August 12, March 2025). Individual metering of the non- drinking water service is optional
- f) All other residential, shop-top housing, mixed-use, commercial and industrial developments exceeding:
 - i. 30 dwellings, or 1,000 m² gross floor area are encouraged to incorporate dual reticulation systems where feasible.

Note

Developers are encouraged to consult with Sydney Water early in the design phase to assess feasibility and serviceability

Futureproofing residential development to climate change

A Futureproofing Residential Development to climate change Report prepared by WSP in 2021 for Randwick, Waverley and Woollahra Councils looked at predicted energy and water use for new residential developments in 2030 and 2070 climate change scenarios.

This report concluded that the increasingly warm climate and its impacts on rainfall and increased rates of evapotranspiration rates (the combined effects of evaporation losses and uptake of moisture by vegetation from the soil) means more water will be needed to keep landscaping alive in 2030 and 2070.

This report recommended that NSW would need to plan for greater water demand from the residential sector due to the projected warmer climate. Given the uncertainties in rainfall under future climate scenarios, rainwater tanks may not be as reliable to reach the BASIX Water target in future. Alternative water supplies may play a role in meeting the Water targets, with consideration of treated storm water and recycled water reticulation suggested as two possible solutions.

Notes

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

2. The [Small-scale Renewable Energy Scheme](#) is an Australian Government initiative that encourages investment in small-scale renewable energy. It provides incentives to households and businesses to install small-scale renewable energy systems like rooftop solar, solar batteries, solar water heaters and air sourced heat pumps.

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

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

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

For the purposes of Section 10.1b (i), owners and/or occupiers are required to sign a NABERS – Energy Commitment Agreement to deliver the required rating and submit a copy to the Principal Certifier prior to the issue of a Construction Certificate. Further information on the NABERS rating system including a list of accredited professionals to prepare the ESD Statement is available at (www.nabers.gov.au).

6. The Green Star rating system, managed by the Green Building Council of Australia, is a voluntary environmental rating system that evaluates the environmental design and construction of building (www.gbca.org.au)

7. Passivhaus (or Passive House) is an internationally recognised building standard focused on creating ultra-low energy buildings that are comfortable, healthy and resilient. It achieves this through a “fabric-first” approach - optimising insulation, airtightness, thermal bridge minimisation, high performance windows and mechanical ventilation with heat recovery (MVHR). In NSW, the Passive House Standard Method is an approved pathway for BASIX thermal performance compliance in eligible locations. To use this method, applicants must:

- Engage a Certified Passive House Designer
- Complete a building simulation using the Passive House Planning Package (PHPP)
- Achieve airtightness of ≤ 0.6 ACH@50Pa
- Submit the PHPP verification report alongside the BASIX certificate
- Obtain endorsement from a Passive House Certifier

Certified Passive house buildings create healthy, comfortable, and low-energy resilient buildings. This method sets performance benchmarks that exceed standard BASIX metrics, offering a robust pathway to high-performance, low-carbon buildings. For more information, visit the Australian Passivhaus Association website.

11. Sustainable building management

Explanation

Education plays a vital role in ensuring that all occupants understand and engage with the sustainable design features of a development. By promoting awareness of and encouraging responsible environmental practices, developments can achieve long-term sustainable outcomes and empower occupants to make informed choices that reduce environmental impacts, improve resilience and improve health and well-being.

Objectives

The objectives for sustainable education are to:

1. Reduce the use of potable water
2. Reduce energy consumption across all developments
3. Ensure all occupants are informed about the sustainability features of the development
4. Encourage the ongoing use, care and maintenance of water and energy efficient systems and design features of the development.

Controls

- a) An Environmental Building Management Plan (EBMP) must be submitted with all DAs for new residential, shop top housing, co-living and mixed use development containing 5 or more dwellings, and commercial and industrial development with a floor area of more than 1,000m²
- b) The Environmental Building Management Plan must clearly detail the sustainability features of the development and their maintenance requirements. This includes but is not limited to:
 - i. Rainwater tanks.
 - ii. Total water cycle management (including water conservation devices and stormwater treatment)
 - iii. On site renewable energy systems (e.g. solar panels, battery storage systems)
 - iv. Lighting, energy and water efficient appliances, fixtures and fitting ratings.
 - v. Electric Vehicle Charging infrastructure (specifications, maintenance and usage)
 - vi. Composting systems (location and maintenance requirements)
 - vii. Landscape irrigation systems (timers and sensors)
 - viii. Dual reticulation water system (design, maintenance and usage)
 - ix. Waste management and recycling systems (operation and maintenance)
 - x. Any other site-specific initiatives
- c) Maintenance instructions must physically be attached to each system where practical (e.g. rainwater tank, solar panel, EV Charger) to ensure visibility and ease of reference
- d) The EBMP may be supplemented with Randwick City Council publications (such as the Local Native Plants for Sydney's Eastern Suburbs brochure) and/or other materials
- e) The EBMP must be retained by building management with copies made readily accessible to:
 - i. residents and tenants and strata committees
 - ii. building managers and maintenance personnel
 - iii. commercial occupants (where relevant)
- f) Sustainability information should be included in occupant welcome packs, displayed in common areas and integrated into building induction processes to ensure ongoing awareness and engagement.

Appendix A: Guiding principles checklist

Guiding Principle	Intent	Checklist / Assessment Questions
1. Country-Led	Honour Country and strengthen environmental and cultural identity.	☐ Has the proposal integrated Indigenous cultural values and narratives? ☐ Does design celebrate the site's natural and cultural history? ☐ Are Country-led design principles visible in landscape and built form?
2. Accessibility and Equity	Promote dignity, inclusion and universal access.	☐ Are all public and private spaces accessible to people of all abilities? ☐ Are wayfinding and circulation designed for ease and safety? ☐ Does the proposal address gender, age, and cultural inclusivity? ☐ Are adaptable housing and equitable access provided?
3. Adaptation and Reuse	Extend the life of existing buildings and resources.	☐ Are existing structures or materials reused where feasible? ☐ Has adaptive reuse been considered before demolition? ☐ Are materials selected for future recovery or recycling?
4. Integrated Nature	Protect and enhance green infrastructure and biodiversity.	☐ Are green corridors and canopy cover maintained or increased? ☐ Are native ecosystems restored and connected? ☐ Does the project contribute to biodiversity, urban cooling and habitat creation? ☐ Has tree loss been avoided or offset with on-site planting?
5. Amenity and Well-being	Enhance environmental quality and human comfort.	☐ Do spaces optimise light, sound, and air quality? ☐ Does the design provide quiet, thermally comfortable environments? ☐ Are outdoor areas safe, shaded and restorative? ☐ Is mental and physical wellbeing a key design consideration?
6. Material	Promote low-impact, local and circular material use.	☐ Are materials locally sourced and renewable? ☐ Has embodied carbon been assessed and reduced? ☐ Are reclaimed or recycled materials incorporated? ☐ Does the specification avoid virgin mineral extraction where possible?

Guiding Principle	Intent	Checklist / Assessment Questions
7. Waste	Strive for zero waste outcomes.	☐ Are construction and demolition waste minimised and segregated for reuse? ☐ Is on-site composting or material recovery provided? ☐ Are waste storage and collection systems designed for user convenience and recycling efficiency?
8. Energy	Achieve energy efficiency and transition to renewables.	☐ Are passive design measures maximised to reduce energy demand? ☐ Are renewable energy systems incorporated (e.g., solar, wind, heat recovery)? ☐ Are building envelopes and systems optimised for efficiency? ☐ Does operational energy use achieve or exceed best-practice benchmarks?
9. Water	Protect water systems and enhance reuse.	☐ Does the project harvest and reuse rainwater or greywater? ☐ Are WSUD measures incorporated to manage stormwater quality and quantity? ☐ Does design reduce demand on potable water supply? ☐ Are natural waterways protected and enhanced?
10. Carbon	Achieve net-positive carbon outcomes.	☐ Has a whole-of-life carbon assessment been undertaken? ☐ Are construction materials and processes low-carbon or carbon-neutral? ☐ Does the project include carbon sequestration through vegetation or materials? ☐ Does operational performance exceed emissions reduction targets?

Appendix B: Holistic site design checklist

Holistic Site Design Checklist Table

Category	Objective	Checklist / Assessment Questions
1. Connecting to Country	Ensure design is responsive to Country and celebrates First Nations heritage.	☐ Has consultation occurred with Traditional Custodians or local Aboriginal knowledge holders? ☐ Does the proposal acknowledge Country through design expression, materials, or landscape integration? ☐ Are cultural narratives, topography, vegetation, and water systems respected and embedded in the design? ☐ Does the design strengthen physical and visual connections to place?
2. Site Planning and Lot Layout	Deliver efficient and contextually sensitive site planning.	☐ Does site planning optimise orientation, natural light, ventilation, and views? ☐ Are pedestrian, cycle, and visual links to the public domain maximised? ☐ Has ecosystem connectivity (habitat corridors, permeability) been maintained or enhanced? ☐ Are privacy, overshadowing, and amenity impacts on neighbouring properties minimised? ☐ Are lot sizes and layouts adaptable to changing use or demographics?
3. Landscape Design, Site Amenity and Public Domain Interface	Integrate landscape and built form to enhance amenity and local character.	☐ Does the landscape design enhance user experience, comfort, and biodiversity? ☐ Are plantings native, drought-tolerant, and climate-responsive? ☐ Does the design provide shaded, comfortable outdoor areas and promote cooling? ☐ Does the development contribute positively to the public domain and reinforce local identity?
4. Side Setbacks, Rear Gardens and Interstitial Spaces	Use setbacks strategically to enhance liveability and environmental outcomes.	☐ Are side and rear setbacks designed to support vegetation, deep soil planting and usable landscape areas? ☐ Do these spaces provide privacy, visual relief, and ecological benefits? ☐ Are setbacks and interstitial spaces designed for accessibility and passive surveillance? ☐ Do these areas contribute to reduced heat island effects and improved microclimate?
5. Access and Mobility	Promote inclusive, efficient and low-impact movement systems.	☐ Are pedestrian and cyclist movements prioritised and safe? ☐ Are pathways universally accessible and legible? ☐ Are EV charging points and bicycle facilities integrated within design? ☐ Is vehicle access efficient and visually unobtrusive? ☐ Are car parks designed to be adaptable or convertible to other uses in future?

Category	Objective	Checklist / Assessment Questions
6. Built Form, Massing and General Arrangement	Ensure built form responds to context, climate and character.	☐ Does the building massing respond appropriately to topography, character and views? ☐ Is the form composed to minimise bulk and enhance solar performance? ☐ Are façade treatments, materials, and articulation consistent with local context? ☐ Does the design contribute positively to streetscape rhythm and scale? ☐ Is microclimate (shade, wind, light) considered through building arrangement?
7. Amenity, Atmosphere and Generosity	Maximise comfort, adaptability and spatial quality.	☐ Do interiors and external spaces maximise daylight, cross-ventilation and outlook? ☐ Are communal and private spaces generous, flexible and well-proportioned? ☐ Are internal circulation and public areas welcoming and easy to navigate? ☐ Does the design foster inclusivity, wellbeing and social interaction?
8. Materials and Construction	Select materials that reflect place, durability and sustainability.	☐ Are materials locally sourced, renewable, and of low embodied carbon? ☐ Is material reuse or recycling prioritised in the design? ☐ Are finishes compatible with climatic conditions and designed for longevity? ☐ Do materials and details reinforce local identity and craftsmanship?
9. Sustainability	Achieve high environmental performance and promote healthy living.	☐ Are passive solar design principles optimised? ☐ Are renewable energy systems (solar PV, batteries) integrated? ☐ Are water harvesting and reuse systems incorporated? ☐ Are energy-efficient systems, lighting, and appliances specified? ☐ Does the design enhance occupant health, comfort and connection to nature?
10. Resilience	Ensure long-term durability and ability to withstand stresses.	☐ Is the development designed to cope with climate risks such as heat, flood, and wind? ☐ Are critical services and structures safeguarded during extreme weather events? ☐ Are WSUD and flood mitigation measures integrated on site? ☐ Does the landscape support cooling, shading, and biodiversity resilience?
11. Adaptation	Embed flexibility for future change.	☐ Can spaces and structures adapt to changing household or community needs? ☐ Are building systems modular and upgradable? ☐ Does the design anticipate shifts in demographics, energy systems and mobility? ☐ Are construction methods adaptable for reuse or repurposing?

Appendix C: Gas vs Electric Comparison Tables

Gas vs Electric Appliance/System Comparison Tables – use Option 1 or 2 for submittal with DA

Option 1 - Using delivered annual heating load

Choose this option if you know how much heat needs to go into a space, or delivered heating load, to keep it warm/cook. This is the actual heating requirement for the room or building. Example: Your heating requirement is 5,000 kWh per year based on a building heat load calculation.

Item	Gas Option (Make/Model)		Electric Option (Heat Pump/Reverse-Cycle AC)		Notes
	Value [calculation]	Unit		Unit	
Delivered annual heating load		kWh	[same value as Gas Option]	kWh	This is often calculated for HVAC systems
Appliance efficiency	e.g. thermal efficiency / AFUE (Annual Fuel Utilisation Efficiency)	%	e.g. COP		Typical calculations include: Gas cooktop efficiency: [e.g. 40–55%] Induction efficiency: [e.g. 80–90%] Reverse -Cycle AC COP: [e.g. 3.5]
Calculated annual energy use	["Delivered annual heating load" ÷ "Appliance efficiency"]	kWh	["Delivered annual heating load" ÷ "Appliance efficiency"]	kWh	
Tariff		\$/MJ		\$/kWh	This can be located on an electricity or gas bill
Annual Cost	[=Total kWh x 3.6 (MJ/kWh) x gas]	\$	[=Total kWh x electricity tariff]	\$	
Emissions	[Total kWh x 3.6 (MJ/kWh) x Gas Emissions Factor (Kg/MJ)]	- Kg CO ₂ e/MJ	[Total kWh x Electricity Emissions Factor (kg/kWh)]	- Kg CO ₂ e/kWh	Emissions factors can be sources from: https://www.dccew.gov.au/climate-change/publications/national-greenhouse-accounts-factors-2024
Site constraints (if any)		-		-	
List data sources	e.g. Product manual, rating label, website		e.g. Product manual, rating label, website		
Conclusion: Is gas demonstrably most energy efficient? Yes/No		Yes	No		

Gas vs Electric Appliance/System Comparison Tables – use Option 1 or 2 for submittal with DA

Option 2 – Comparison Using annual energy use

Choose this option if you know how much energy your system or appliance uses in a year to provide the heating. This is based on the annual energy consumed by the equipment, not just heat delivered. Example: Your gas heater consumes 20,000 MJ per year according to your gas bill.

Item	Gas Option (Make/Model)		Electric Option (Heat Pump/Reverse-Cycle AC)		Notes
	Value [calculation]	Unit		Unit	
Calculated annual energy use	[MJ ÷ 3.6 = kWh]	kWh		kWh	You can estimate the annual energy use using tools such as NatHERSs: https://www.nathers.gov.au/sites/default/files/2025-01/NatHERS%20Whole%20of%20Home%20Calculations%20Method%2020250123.pdf You may be able to get this information from an energy rating label. For more information refer to: https://www.energy.gov.au/households/energy-rating
Tariff		\$/MJ		\$/kWh	This can be located on an electricity or gas bill
Annual Cost	[=Total kWh x 3.6 (MJ/kWh) x gas]	\$	[=Total kWh x electricity tariff]	\$	
Emissions	[Total kWh x 3.6 (MJ/kWh) x Gas Emissions Factor (kg/MJ)]	Kg CO ₂ e/MJ	[Total kWh x Electricity Emissions Factor (kg/kWh)]	Kg CO ₂ e/kWh	Emissions factors can be sources from: https://www.dcceew.gov.au/climate-change/publications/national-greenhouse-accounts-
Site constraints (if any)		-		-	
List data sources	e.g. Product manual, rating label, website		e.g. Product manual, rating label, website		
Conclusion: Is gas demonstrably most energy efficient? Yes/No		Yes	No		



STRATEGIC PLANNING

Randwick Development Control Plan B4 Landscaping and Biodiversity

D06205924

27 July 2026



File reference	D06205924	Date	Signature
Prepared by	BE	September 2024	
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Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

Randwick City has a rich diversity of natural, cultural and scenic landscapes including significant areas of remnant bushland, wetlands and habitat corridors. These natural assets contribute to the City's unique character and ecological significance.

Landscaping plays an essential role in integrating development into the surrounding streetscape and neighbourhood. It enhances the visual amenity and usability of sites, supports recreation and leisure, preserves natural areas and contributes to improved stormwater management, environmental performance and micro-climatic conditions. Implementing the green grid, protecting areas of bushland and biodiversity, increasing tree canopy and increasing the native and indigenous species across the LGA are key priorities of the City of Randwick environment strategy 2022 and our Local strategic Planning statement 2023.

A healthy urban forest provides significant aesthetic, ecological and environmental benefits to residents, workers and visitors to Randwick City.

The long term protection and enhancement of Randwick's urban environment - through the preservation and management of trees and vegetation is essential to achieving the goals set out in the Randwick Environment Strategy, including:

- Increasing native and indigenous plantings
- Expanding urban canopy cover
- Improving connectivity between bushland areas and habitat corridors

This Part of the DCP outlines controls for preparing landscape plans and addressing landscape design matters, including controls for development in and near areas of biodiversity significance and habitat corridors. It aligns with State Environmental Planning Policy Biodiversity and Conservation 2021 (BC SEPP), which includes provisions for the protection and preservation of trees and vegetation.

Vegetation clearing associated with development requiring consent will be assessed as part of the development assessment process and may also require additional assessment under the NSW Biodiversity Conservation Act 2016.

This Part of the DCP applies to all development that impacts existing habitat or includes landscaping and governs the clearing of vegetation that falls below the Biodiversity Offset Scheme threshold outlined in the Biodiversity Conservation Act 2016.

For the purposes of Part 2.3 of the BC SEPP, the following vegetation is declared to be vegetation to which the BC SEPP applies:

- i. Any vegetation on land identified as 'Biodiversity' on the Terrestrial Biodiversity Map in RLEP
- ii. Any vegetation on land zoned Environmental Conservations C2 in the RLEP
- iii. Any vegetation on Land identified as '[Biodiversity Habitat Corridor](#)' in [SSROC Connected Corridors for Biodiversity map](#).

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

- Part A - Introduction and other sections
- Part B5 - Preservation of Trees

Alignment with other planning instruments

In addition to the RLEP, the BC SEPP applies.

In the event of an inconsistency between this DCP and the SEPP, the SEPP prevails to the extent of the inconsistency.

Note

[The Sydney Green Grid](#) is a strategic planning framework developed by the NSW Government Architect to create a connected network of green open spaces—parks, bushland, waterways, and tree-lined streets—across Greater Sydney.

Its goal is to ensure that every resident lives within walking distance of quality green space while improving urban resilience, ecological health, and liveability.

The Green Grid is given effect to the NSW planning system through the Greater Sydney Region Plan – A Metropolis of Three Cities (2018) and the Eastern City District Plan 2018.

2. General provisions

Landscaping forms an integral part of site planning and contributes significantly to the visual quality, environmental performance, and overall amenity of development. The integration of natural and designed landscape elements supports ecological resilience, reinforces local character, and provides functional, aesthetic and microclimatic benefits to occupants and the surrounding community.

These provisions establish consistent requirements for the design, implementation and long-term maintenance of landscaped areas within all forms of development. They ensure that planting and landscape works respond appropriately to site conditions, local topography, and existing vegetation, and that they enhance the public domain and the environmental quality of the urban environment.

Objectives

1. Promote high quality landscape design as an integral component of the overall design of a development
2. Provide landscape design and plantings that are compatible with the site and locality
3. Ensure that any new development considers and maximises the protection of existing vegetation in the site planning, design, development, construction and operation of the development
4. Encourage the preservation of trees and vegetation that contribute to native flora and fauna habitat
5. To recognise the importance of establishing and maintaining habitat corridors as links between areas of existing remnant bushland
6. To ensure there is no net loss of remnant bushland across the LGA
7. To incorporate landscaping as a way of fostering environmental benefits such as mitigating the urban heat island effect, reducing flood impacts, increasing groundwater retention and improving air quality
8. To provide landscaping that connects good urban design and development with urban bushland, in particular areas of high biodiversity
9. To increase the number of native and indigenous plantings across Randwick city.

Weed trees

Trees species that are declared weeds under the Biosecurity Act 2015 for the Randwick LGA. must not be incorporated into any landscape plans and must be actively managed on any private land.

See Appendix B4-1 for a table of weed trees relevant to Randwick.

2.1. Vegetation Clearing Requiring a Permit

A permit from Council is required where:

- the clearing is not for a purpose that requires development consent
- the trees to be cleared are covered by the Council's Development Control Plan Preservation of Trees B5
- the clearing is below the NSW Biodiversity Offsets Scheme threshold.

Clearing below the NSW Biodiversity Offsets Scheme threshold

The NSW Biodiversity Offsets Scheme threshold (BOS threshold) identifies when proposed vegetation clearing must be assessed under the Biodiversity Conservation Act 2016 (NSW), rather than under Council's local tree and vegetation management controls.

Where proposed vegetation clearing does not exceed the BOS threshold, the clearing may be assessed under this DCP and Council's relevant controls, subject to compliance with all other applicable legislation, instead of just through council's tree/vegetation controls.

Where proposed clearing exceeds the BOS threshold, the Biodiversity Offsets Scheme applies and:

- a) the application must be accompanied by a Biodiversity Development Assessment Report (BDAR) prepared in accordance with the Biodiversity Assessment Method (BAM); and
- b) approval must be obtained in accordance with the Biodiversity Conservation Act 2016 (NSW).

Applicants should note that clearing above the BOS threshold is not assessed solely under Council controls and requires determination under the State biodiversity assessment framework.

Table 1 - clearing limits for lot size Biodiversity Offset Scheme threshold

Minimum Lot size	Area of clearing
Less than 1 hectare	0.25 hectare or more
Less than 40 hectares but not less than 1 hectare	0.5 hectare or more
Less than 1,000 hectares but not less than 40 hectares	1 hectare or more
1,000 hectares or more	2 hectares or more

Threshold limits as specified under *Section 7.2* of the Biodiversity Conservation Regulation 2017

Controls

- a) In accordance with the State Environmental Planning Policy (Biodiversity and Conservation) 2021, development consent is required for clearing of vegetation that does not exceed the Biodiversity Offsets Scheme (BOS) threshold where identified by this DCP
- b) The following as vegetation is declared by Council to require development consent for clearing:
 - i. vegetation on land identified as 'Biodiversity' on the [Terrestrial Biodiversity Map](#) in the RLEP
 - ii. vegetation on land zoned C2 [Environmental Conservations C2](#) under the RLEP
 - iii. vegetation on land identified as 'Biodiversity Habitat Corridor' in the [SSROC Connected Corridors for Biodiversity map](#)

- c) This control does not apply to the removal of undesirable or environmental weed species as specified in the Appendix B4-1 in this DCP
- d) This control does not apply to:
 - i. Land zoned a C1 National Park under the Randwick LEP
 - ii. land under the ownership or care, control and management of Randwick City Council where vegetation management works are undertaken by or on behalf of Council
- e) A permit cannot apply to the following unless Council is satisfied that the clearing is minor in nature, is required for maintenance purposes and will not result in adverse impacts on:
 - i. a heritage item
 - ii. a heritage conservation area,
 - iii. forms part of an Aboriginal object or
 - iv. an Aboriginal place.

Note

Vegetation clearing permit

Once received by Council a permit must be determined within 28 days after the date on which the application was duly made. If not determined is taken to have been refused after the expiration of that 28-day period

Development consent (via a Development Application) is required for clearing of vegetation (where development requires consent under Part 4 of the EP&A Act).

3. Landscape plan

Explanation

A landscape plan is required to accompany all DAs for new buildings, and significant alterations or additions that may affect existing vegetation, tree coverage or landscaped areas on the site. This requirement ensures that:

- proposed developments contribute positively to the local environment and desired future character of the area
- Retains and protects significant vegetation
- supports urban biodiversity and ecological function
- Maintains and enhances the visual quality and environmental performance of the site and surrounding locality.

Landscape plans are to demonstrate how the development integrates with the surrounding landscape setting and responds to the site constraints and opportunities for preserving significant vegetation.

Objectives

1. Contribute positively to the desired future character of the area
2. Soften the built form, improve streetscape presentation, and integrate new development with its surroundings
3. Provide high quality private and communal open space that is functional, landscaped, and well-shaded
4. Retain and enhance existing vegetation and landscape features
5. Support urban canopy, biodiversity and climate resilience outcomes.

Controls

- a) A landscape plan submitted with a DA must be prepared in accordance with Appendix B4-3, including, but not limited to, the following elements and details:
 - i. Identification of all existing trees within or adjacent to the site including those on Council land. The plan must detail the location, height, condition and status of each tree (i.e. proposed to be removed/retained/relocated or pruned)
 - ii. Documentation of existing natural and built site features such as rocky outcrops, cliff lines, water bodies, sandstone retaining walls and any other significant landscape elements
 - iii. Delineation of hard and soft landscaped areas including deep soil zones and relationship of landscaped areas to buildings, accessways and open space areas
- b) Location and selection of proposed plant species, including botanical and common names. Selection of species appropriate to site conditions and local character, with preference for locally indigenous or climate-adapted species
- c) Location of drainage infrastructure, including pits and stormwater lines, irrigation systems, hose taps, and lighting proposed within landscaped areas

- d) measures to manage stormwater, irrigation, erosion and sedimentation during and after construction, consistent with Council's Construction Water Management requirements as provided in Section 3.3 of Part B8 Water Management section of the DCP
- e) Development consent must not be granted unless the consent authority is satisfied that the landscape design:
 - i. retains significant vegetation where feasible and minimises vegetation loss
 - ii. provides adequate deep soil areas and planting to support canopy growth
 - iii. integrates with the streetscape and surrounding landscape character
 - iv. will achieve a high-quality, sustainable landscape outcome over the long term.

Notes

Appendix B4-3 outlines the requirements for Landscape Plans submitted with development applications.

Street verges – commercial, coastal and special precincts

Council's Urban Design Elements Manual (UDEM) applies to public domain upgrades in commercial centres, coastal areas, parks and special precincts. This Manual is available on Council's website.

Conditions of consent may require applicants to prepare, submit, and have approved by Council's Officers, detailed landscape plans which include plant schedules, planting plans, sample/materials boards and sections/elevations.

Where a contributions plan or a VPA agreement with Council applies (such as a Community Infrastructure Plan or a s.7.12 Development Contributions Plan), Council may consider public domain improvement works are delivered as 'works in kind' by a developer or through a monetary contribution to Council to undertake the work.

Street verges – residential areas

Council encourages the establishment of street gardens in residential street verges as part of development proposals rather than providing a standard turfed verge. Street gardens must be designed in accordance with Council's Street Garden Guidelines.

For larger developments, Council may require the applicant to upgrade the public verge with mass-planted, low growing, low maintenance species, consistent with the Street Garden Guidelines to support high-quality presentation and integration of new development into a residential streetscape. Such treatments improve landscape cohesion, increase shade potential and support Council's broader environmental, walkability and liveability objectives.

All public domain works are at the applicant's cost.

4. Landscape design

Explanation

The design of landscaped areas and deep soil planting constitutes an integral component of the overall site planning for any development. Accordingly, controls relating to the location, extent and design of landscaped areas and deep soil zones are provided within the relevant sections of this Development Control Plan (DCP) applicable for different development types, including:

- C1 Low density residential
- C2 Medium density residential
- Part D4 Local centres
- C10 Industrial uses
- Part D15 Specific sites

4.1. Trees on development sites

Explanation

Development must be designed to retain and protect the urban forest values of the site by avoiding or minimising impacts on existing trees and providing appropriate replacement planting where tree removal is proposed. This requirement applies to all trees that may be affected by development, including those located on the site, within the public domain (Council owned trees) and on adjoining land. The retention and integration of existing vegetation is essential to maintaining canopy cover, supporting biodiversity and preserving the landscape character of the locality.

Objectives

1. Retain existing trees on development sites as an integral component of site planning
2. Increase canopy cover in accordance with Randwick's tree canopy target
3. Protect existing trees on development sites, adjoining properties or street trees in accordance with Australian Standard – AS 4970 – 2009 - Protection of Trees on Development Sites
4. Ensure development does not adversely impact trees on adjoining land or within the public domain.

Controls

- a) Development must be designed to enable the retention of existing trees, including trees on adjoining land
- b) Buildings, structures and excavation must be located outside the Tree Protection Zone (TPZ) of trees to be retained (whether on the site or on adjoining land), in accordance with AS4970-Protection of trees
 - i. A Tree Protection Zone must be established and maintained for all existing trees to be retained prior to the commencement of any demolition or construction works
 - ii. The following activities are not permitted within the TPZ:
 - Stockpiling of materials
 - No parking of any vehicles
 - Excavation, trenching or soil disturbance
 - Changes to soil levels

- c) Trees on public land must be protected during demolition, excavation and construction work, through the installation of protective fencing or hoarding in accordance with *Section 4 of AS4970-2009*
- d) Council will require the payment of a security deposit to ensure protection of trees on public land where:
 - i. Development is proposed within the Tree Protection Zone; or
 - ii. Council determines that the development has the potential to impact the root zone, trunk or canopy of any tree.
- e) Developments in zones other than R1 – General Residential or R2 – Low Density Residential must consider opportunities to
 - i. Underground overhead electrical services
 - ii. Utilise aerial bundled cabling to minimise ongoing impacts on the tree canopy
- f) New awnings, balconies or structures projecting over public land must be designed to accommodate existing street trees and allow for the establishment and future growth of street trees

Where tree removal is approved, replacement planting must be provided to:

- i. Achieve canopy replacement appropriate to the scale and species of trees removed
- ii. Contribute to the long-term urban canopy of the locality.

4.2. Existing vegetation and natural features

Explanation

Significant natural features and vegetation contribute to the ecological function, landscape character and visual identity of a site and its surrounding area. These elements -including rocky outcrops, cliff lines, water bodies, trees, shrubs and groundcover vegetation should be retained and incorporated into the landscape design of the development.

Objectives

1. Conserve, protect and integrate significant natural features and vegetation into the design of development
2. Ensure site planning responds sensitively to the natural landform, supports ecological values including habitat, soil stability and water systems
3. Reinforces the visual and environmental character of the locality through landscaped-led design.

Controls

- a) Development must be designed to avoid and minimise impacts on existing vegetation including trees, shrubs and groundcover vegetation
- b) Retain and protect existing natural features as landscape elements within the site including water bodies, sandstone and rock outcrops and cliff lines and incorporate as part of the landscape design to inform the siting, orientation and form of development
- c) Development must be designed to respond to natural landform and avoid excessive excavation, filling or regrading that would alter the site's natural character
- d) Topsoil must be retained and stockpiled onsite where practicable for reuse in landscaped areas to support vegetation establishment.

4.3. Selection and location of plant species

Explanation

The appropriate selection and placement of plant species is essential to achieving high standards of landscape design, enhancing residential amenity, and supporting biodiversity conservation. Well-considered planting contributes to habitat creation, urban cooling, and the overall character of the development and surrounding area.

Objectives

1. Encourage the planting of appropriate native and locally indigenous plant species support and enhance habitat for fauna and flora
2. Ensure plant species are suited to the site's aspect, soil conditions and microclimate
3. Promote the use of local provenance/native species adapted to local conditions
4. Enhance the appearance and amenity of development through high quality planting design, selection and placement
5. Support Council's urban tree canopy targets by maximising canopy tree planting across the LGA
6. Increase the diversity and resilience of locally indigenous plant communities across the LGA.

Controls

- a) A minimum of 60% of all plant species within the landscape plan must comprise native species, including a mix of locally indigenous trees, shrubs and groundcovers selected from Appendix B4-2
- b) For the purposes of this control:
 - i. Cultivars or hybrids of listed plant species are not counted towards the minimum native planting requirement; and
 - ii. The landscape plan must include a planting schedule that lists all proposed plant species, quantities and identifying species included in Appendix B4-2-1.
- c) Invasive plant species, and any species listed in Council's Undesirable Weed Species List Appendix B4-1 must not be included in the landscape design
 - i. This control may be varied for heritage-listed properties or heritage conservation areas where it can be demonstrated that the species is required to maintain the historic or cultural landscape character of the site
- d) Plant selection and layout must enhance and extend existing fauna and flora habitats and contribute to ecological connectivity across the site and surrounding locality. Species selection should utilise Council's Native planting List Appendix B4-2, where appropriate
- e) Where appropriate, development should incorporate food-growing areas (e.g. edible gardens, communal planting spaces) into the landscape design to support local sustainability and community wellbeing
- f) Select and locate plants to improve environmental performance and site amenity. This includes:
 - i. Planting deciduous shade trees to regulate solar access—providing summer shade and allowing winter sunlight
 - ii. Using vegetation to reduce glare from hard surfaces
 - iii. Channelling air currents to improve natural ventilation
 - iv. Providing wind buffering where appropriate; and
 - v. Use of vegetation to screen noise, enhance privacy, and reduce visual impacts.
- g) Trees must be located to allow for mature growth and to minimise conflict with built structures and services. As a minimum, trees must be planted no closer than 3.5 metres

- to the external wall of a building and trees must be located at least two (2) metres from any proposed or existing drainage infrastructure
- h) Where a tree proposed for removal under a Development Application is three (3) metres or more in height or has a canopy spread of three (3) metres or more, replacement planting must be provided on a site
 - i) Replacement trees must:
 - i. Achieve a mature canopy size equal to or greater than that of the tree to be removed
 - ii. Be specified and supported by a Landscape Plan and Arborist Report
 - iii. Be selected from Council's Desirable Species List
 - iv. Be planted as advanced stock from a minimum 45L pot size to support successful establishment.
 - j) Where, in Council's opinion, there is insufficient space on site to accommodate replacement trees of an appropriate size, the applicant may seek to contribute to offset planting on public land. Generally, for each tree removed, a minimum ratio of three (3) replacement trees for each tree removed is to be planted in accordance with Council's policy
 - k) Development must provide at least one (1) canopy tree within the property boundary where practicable. Where it is demonstrated that this requirement cannot be achieved due to the site constraints, a compensatory planting contribution or bond must be provided to support tree planting within the local area, in accordance with Council policy.

Notes:

Refer to Appendix B4-1 of this DCP Section for a list of undesirable species.

A selection of native species may be available at Council's Nursery - [stock list](#)

Council's [Native Havens Manual](#) provides a list of native species suitable to various conditions

The [Grow What Where Book](#) provides information on native plants for a variety of settings, including unusual conditions or problem areas.

Local Provenance Plants

"Local provenance plants" are native species grown from seed or propagation material that has been collected from natural populations within the same local bioregion or ecological community as the development site. The use of local provenance ensures that plantings retain the genetic integrity and adaptive characteristics of local populations, thereby supporting long-term ecosystem resilience, habitat values, and biodiversity conservation.

As per control C2 Cultivars or Hybrid plants should not be planted near remnant bushland because they can compromise the ecological and genetic integrity of native plant populations. Hybrid plants may cross-pollinate with wild native species, leading to genetic contamination and a loss of locally adapted genetic traits that are critical for long-term survival in local conditions.

Appendix B4-2 provides a list of suitable native tree, shrub and groundcover species.

Contribution fees for public tree planting

Contribution fees for public tree planting in lieu of on-site replacement planting are set out in Council's Fees and Charges schedule.

4.4. Water efficient Landscaping

Explanation

High quality landscaping plays a critical role in influencing both the quality and quantity of stormwater runoff from a site, as well as the amount of water required for irrigation. Water efficient landscaping reduces potable water use, improves stormwater management and urban cooling and biodiversity outcomes.

For residential development, such measures assist in achieving BASIX water conservation targets. For non-residential development, they support broader water conservation and integrated water management outcomes consistent with Part B8- Water Management.

Objectives

1. Minimise potable (mains) water consumption for landscape irrigation.
2. Reduce stormwater runoff and improve on-site infiltration through effective landscape design and plant selection.
3. Promote drought-resilient and climate-responsive planting
4. Ensure landscape design contributes to integrated water cycle management

Controls

- a) Development must be designed to maximise rainfall infiltration and minimise runoff, by:
 - i. reducing the extent of impervious surfaces
 - ii. directing overland flow to permeable areas such as garden beds in line with the requirements of Part B8 – Water management
 - iii. using semi-pervious materials for paved surfaces
- b) Plant species must be selected to have low water requirements once established, be suited to local climatic and soil conditions and include deep rooted species to improve soil stability and drought resilience
- c) Development should avoid extensive lawn areas, which typically require more water and fertiliser than native groundcovers, shrubs, and trees
- d) Lawns will only be considered in rear yards of detached dwellings. Alternative low water-use native groundcovers should be used in all other areas to enhance water efficiency and visual amenity
- e) Water features must utilise recirculating systems and operate using non-potable water sources
 - i. Irrigation systems must be water efficient such as automated sub-soil drip systems such as soil moisture and rain sensors, and
 - ii. use non-potable water sources (e.g. rainwater tanks)
- f) Landscape design must incorporate water conservation practices including:
 - i. hydro zoning (grouping plants with similar water needs)
 - ii. providing adequate soil depth to support water retention, plant health and reduced irrigation demand.

4.5. Minimum soil depth for landscaping

Objectives

1. Ensure landscaped areas provide adequate soil depth and volume to support healthy, vigorous and long term sustainable plant growth
2. Maximise canopy tree establishment, urban greening, and habitat creation through appropriate soil design and profiles

3. Enhance environmental performance by facilitating stormwater infiltration, reducing the urban heat island effect, and supporting local biodiversity
4. Contribute positively contribute to the visual amenity and character of the development and surrounding public domain through high quality landscaping.

Controls

- a) Development must provide sufficient soil depth and volume to support healthy plant growth, canopy tree establishment, and long-term viability of landscaped areas
- b) Soil depths and soil volume must be provided in accordance with the minimum requirements set out in Table 2

Table 2 – Minimum Soil Depth and Volume Requirements

Plant size	Minimum Soil Depth Requirements	Minimum Soil Volume per m ²
Large Trees (>8m height)	1000mm	3,000 L per tree
Medium Trees (3-8m)	800mm	2,000L per tree
Small trees (up to 3m)	600mm	1,000L per tree
Shrubs (up to 3m in)	600mm	400L per shrub
Ground cover	450mm	150L per m ²
Lawn	300mm	NA

- c) Where landscaping is located over structure (e.g., podiums, basements, roofs), a minimum soil depth of 1,000 mm for trees and 600 mm for shrubs must be provided, with appropriate drainage and irrigation.

4.6. Outdoor car parks & circulation areas

Explanation

Landscaping is an integral component of outdoor (at-grade) parking design. Well-designed landscape treatment offers a variety of benefits, including shade for parked vehicles, screening the car parks to reduce visual dominance, improve microclimatic conditions and contribute to urban tree canopy targets. Landscaping within open car parks also plays a key role in water sensitive urban design (WSUD), reducing stormwater runoff and mitigating urban heat island effects.

Objectives

1. Ensure outdoor ground level car parking areas are landscaped to provide effective shade and improve user comfort
2. Minimise the visual impact of car parking within the streetscape and public domain
3. Ensure that land uses requiring at-grade car parking, such as industrial and business park uses, incorporate adequate landscaping and vegetation to improve canopy cover reduce large areas of paved surfaces and minimise the urban heat island effects
4. Ensure landscaping is functional and does not compromise visibility or accessibility.

Controls

- a) Outdoor ground level car parks containing 5 or more car spaces must incorporate landscape planting
- b) Where landscaping is required, it must be designed in accordance with the following criteria:
 - i. Planting should be provided along the perimeter to screen car parking from streets and integrate with existing streetscape
 - ii. Incorporate internal planting to break up large expanses of paving and provide shade to parked vehicles
 - iii. Planting should maintain clear sightlines for both drivers and pedestrians, in accordance with relevant safety and CPTED principles
 - iv. Internal planting should achieve a canopy tree planting rate of at least 1 tree per 4 car spaces or demonstrate an equivalent outcome capable of achieving a minimum 50% canopy coverage of the car park at maturity
 - v. Planter beds must provide sufficient size and configuration to support long term tree growth, including adequate soil volume, depth, drainage and aeration, be protected from vehicle encroachment through kerbing or appropriate barriers and be designed to accommodate infiltration
 - vi. Trees installed within car parks must have a minimum container size of 100 Litres at the time of planting
- c) The following plant species should be used for car parks:
 - i. Trees with tall trunks and ample shade coverage
 - ii. Plants that do not drop fruits, branches, sap or bark
 - iii. Plants of vigorous growth and with minimum long-term maintenance requirements
- d) Landscaping must be coordinated with site infrastructure ensuring appropriate clearances from planting and lighting, above ground electricity lines, footpaths, kerbs and underground services, etc.
- e) Contrasting materials and finishes, including permeable paving, must be used to break up large sections of paving and to delineate pedestrian areas/crossings, entries, car parks, special use areas or at transition zones between different uses
- f) Permeable paving surfaces must be prioritised for driveways, car parking bays and paved areas rather than non-permeable surfaces
- g) Development involving 5 or more at grade car spaces must incorporate Water Sensitive Urban Design (WSUD) measures, including on-site stormwater infiltration through landscaped areas or bio-retention systems; and reduction of stormwater runoff generated by impervious surfaces.

5. Green roofs and green walls

5.1. Green roofs

Explanation

Green roofs comprise roof surfaces that are partially or fully vegetated and designed as integrated landscape systems. They can improve the building performance, reduce visual bulk when viewed from surrounding development and contribute to urban greening outcomes.

Green roofs provide multiple environmental benefits, including improved thermal performance, reduced stormwater run-off, increased biodiversity and mitigation of urban heat island effects. Green roofs offer a good option for renovating and improving the amenity of existing buildings where opportunities for at grade landscaping are limited.

A green roof system typically includes a waterproofing membrane and root barrier system, drainage system, filter fabric, a lightweight growing medium and vegetation.

Where appropriately designed, green roofs may contribute to landscape provision; however, their suitability and extent will be assessed by Council on a merit basis, having regard to functionality, accessibility, and long-term performance. Early consultation with Council is encouraged for proposals incorporating green roofs.

Objective

1. To encourage high quality, well designed and functional green roofs in suitable buildings and locations
2. To enhance urban greening, biodiversity and environmental performance in highly urbanised areas to achieve an appropriate quantity of landscape area
3. To provide additional useable or visual landscape space for urban greening, food production and useable private open space for residents.

Controls

- a) Green roofs must be designed as an integrated building and landscape system, having regard to:
 - i. site conditions, including solar access, wind exposure and microclimate
 - ii. the structural capacity, age and condition of the building
 - iii. the intended function of the green roof (e.g. intensive, extensive, accessible or non-accessible)
- b) Development applications incorporating a green roof must include a detailed site documentation demonstrating:
 - i. the site suitability, including consideration of the climate conditions (e.g. solar orientation and wind loads)
 - ii. the depth and composition of the growing medium
 - iii. planting design and species selection
 - iv. the structural capacity of the building, age and condition of the roof
- c) Select native and drought/heat tolerant plant species suited to roof conditions including high wind exposure, solar radiation and limited soil depths in accordance with Council's native species list as provided in Appendix B4-2. Other species may be considered and approved by Council's landscape officers
- d) Be designed with high standard components, including waterproofing membrane, growing medium, vegetation layer, root barrier, insulation and drainage system

- e) Green roofs must be designed to maximise retention and reuse of stormwater
- f) Identify the most suitable irrigation system based on growing medium characteristics and plant needs
- g) Green roofs should be designed to enable co-location with other rooftop uses where compatible, including solar photovoltaic systems
- h) A maintenance plan must be submitted with the development application and must address at a minimum:
 - i. Inspection and maintenance of the waterproofing roof membrane
 - ii. Drainage system performance and inspections
 - iii. Ongoing care of plant health and replacement and
 - iv. Maintenance of the irrigation system.

5.2. Green walls

Explanation

A green wall is a vertical vegetated system that may be, either free-standing or integrated into a building façade. Green walls can enhance the visual quality of development, reduce perceived building bulk and contribute to improved environmental performance.

Similar to green roofs, green walls can potentially offer a range of benefits, including lowering energy consumption through increased thermal performance, reduced noise transmission, improved air quality and enhanced urban biodiversity.

Green walls are considered supplementary landscaping measure and are not a substitute for required on-site landscaped area for any development.

Objectives

1. To encourage well designed, functional and maintainable green walls in appropriate locations
2. To promote ecologically sustainable design approaches for sites with constraints in highly urbanised contexts to achieve an appropriate quantity of landscape area
3. To enhance urban greening, building performance and environmental quality in dense urban areas.

Controls

Any development incorporating a green wall must:

- a) Be designed and located to:
 - i. respond to the orientation, solar access, wind exposure and microclimatic conditions
 - ii. provide safe and practical access for installation and ongoing maintenance.
- b) Include a planting scheme that:
 - i. utilises species suited to vertical growing conditions and the specific microclimate
 - ii. incorporate a mix of hardy, drought and heat tolerant species
 - iii. prioritises native and ornamental species in accordance with Appendix B4-2 unless otherwise justified
- c) Provide detailed design documentation demonstrating:
 - i. the structural support system
 - ii. the growing medium and planting system
 - iii. integration with the building structure and services
- d) Be designed to ensure that:
 - i. the structural integrity and waterproofing of the building is not compromised
 - ii. the system can be repaired, replaced or removed without damage to the building

- e) Incorporate a water efficient irrigation system that:
 - i. is appropriate to the planting system and growing medium
 - ii. includes automated controls (e.g. timers, soil moisture sensors)
 - iii. utilises non-potable water sources where available
- f) include a maintenance plan submitted with the development application that addresses:
 - i. irrigation system operation and monitoring
 - ii. plant establishment, maintenance and replacement
 - iii. inspection and upkeep of structural and support system.

6. Development and biodiversity

6.1. Development in or near areas of high biodiversity significance

Explanation

Areas of biodiversity significance in Randwick City are identified in the Terrestrial Biodiversity layer pursuant to the RLEP and are either zoned C2 Environment Conservation or identified in the [SSROC connected corridors mapping](#). These identified sites are distributed across the City, including large areas of Eastern Suburbs Banksia Scrub (ESBS) and *Acacia terminalis*, listed as a critically endangered ecological community or species under the Biodiversity Conservation Act.

Table 3: Areas of High Biodiversity Value in Randwick

Category	Subcategory	Mapping reference
Areas of High Biodiversity Value	Biodiversity Conservation Act protected areas	Biodiversity Values Map
	Randwick LEP Terrestrial Biodiversity	LEP digital maps
	South Sydney Region of Councils (SSROC) connected Corridors for Biodiversity	Digital map link

Development within or adjacent to natural areas must be carefully planned and designed to avoid, minimise and mitigate impacts on biodiversity values at all stages of the development process

Council recognises the significant ecological value of remnant native vegetation and bushland, as well as the important habitat and biodiversity functions provided by revegetated areas. These areas are highly sensitive to urban encroachment and associated pressures, including fragmentation, edge effects, and increased human activity.

It is therefore essential that development responds appropriately to its context and incorporates measures to protect and enhance these natural assets, ensuring their long-term ecological integrity and resilience.

Note

In NSW the Biodiversity Offset Scheme (BOS) applies to development proposals under Part 4 of the EP&A Act that involve the clearing of native vegetation.

Local development will trigger the BOS if:

- the proposed development footprint intersects land mapped on the [Biodiversity Values Map](#) (typically shown a shaded purple colour) or
- The proposal exceeds the site area clearing threshold which varies depending on the minimum lot size associated with the site.

If either of these triggers is met the applicant must submit a Biodiversity Development Assessment Report (BDAR) with the Development Application.

The [BDAR](#) must

- Be prepared in accordance with the NSW [Biodiversity Assessment Method \(BAM\)](#)
Be completed by a NSW accredited assessor formally certified to apply the BAM and prepare BDARs

Objectives

The objectives for development in or near areas of high biodiversity value are to:

- 1) Protect existing biodiversity and habitat features within and adjacent to development sites
- 2) Ensure development in or adjacent to areas of biodiversity significance is designed, constructed and operated to appropriately manage the interface between the natural landscape and urban environment and protect the significant fauna and flora habitats
- 3) Maintain and enhance ecological function and connectivity
- 4) Protect and promote the recovery of threatened species, populations, and endangered ecological communities
- 5) Ensure development has regard for direct and indirect impacts on biodiversity and natural areas
- 6) Ensure landscape design elements are incorporated to provide a range of habitat features that can improve urban habitat
- 7) Protect, regenerate and conserve the local threatened ecological communities
- 8) Reduce the adverse impacts of light pollution on local fauna.

Controls

Development (including landscape works) within, or within 20m of areas of high biodiversity significance:

- a) Must not impact on the environmental processes of natural areas, such as:
 - i. erosion of soils
 - ii. siltation of streams and waterways
 - iii. overland flows and stormwater runoff
 - iv. overshadowing
 - v. removal or degradation of existing vegetation.
- b) Must consider and undertake appropriate protective measures during the design, construction and operation phases, such as:
 - i. adequate buffer areas between any building structures and the natural areas
 - ii. ongoing management arrangements to control invasive species and maintain natural features
 - iii. silt/protective fencing
 - iv. erosion and run off controls
 - v. appropriate site access points to prevent offsite disturbances
- c) Landscape planting must prioritise native species with:
 - i. A minimum of 80% of the proposed trees
 - ii. 90% of the proposed shrubs
 - iii. 80% of the proposed grasses and groundcovers (not including turfed areas)
 - iv. to be endemic or native species suited to the local ecological context.
- d) Plant species selection must demonstrate that proposed landscaping will:
 - i. not directly or indirectly adversely affect the ecological functioning of nearby remnant bushland areas, including through the introduction of invasive species, creation of monocultures, or disruption to local hydrology or light regimes (affect the local native gene pool)
 - ii. maintain the integrity of the local native gene pool, including through the use of locally appropriate species where practicable
 - iii. enhance ecological, cultural and visual values, including by contributing to habitat connectivity and strengthening links between bushland areas.
- e) Trees containing hollows must be retained wherever possible to support habitat for arboreal fauna. Consideration must be given to the potential risk of damage to public or private property as determined by a suitably qualified arborist

- f) Where retention of hollow-bearing trees is proposed, an assessment prepared by a suitably qualified arborist must:
 - i. confirm the health and structural stability of the tree
 - ii. identify and appropriately manage any risks to public safety or property.
- g) Sites that are undeveloped should be protected and managed to encourage natural regeneration of native vegetation, including from the existing soil seed bank
- h) External lighting on sites adjoining remnant vegetation must be designed and installed to minimise impacts on ecological values by:
 - i. directing light downwards and away from bushland, parks and reserves
 - ii. minimising light spill, glare and reflective surfaces into parks, reserves and bushland
 - iii. avoiding the short wavelength (blue-violet) light.

Note

Appendix B4-3 provides a list of suitable native tree, shrub and groundcover species.

Light Pollution impacts on Australia's wildlife can be minimised by considering light fixtures which have minimal impacts upon wildlife as outlined in the [National Light Pollution Guidelines for Wildlife \(dcceew.gov.au\)](https://www.dcceew.gov.au/nature/light-pollution-guidelines)

7. Penalties

Clearing of vegetation that is not carried out in accordance with a valid development consent or is not exempt under relevant planning controls will be dealt with in accordance with the relevant legislation set out below.

Local Government Act 1993 Under Section 629 of the Local Government Act (NSW) addresses the protection of public places by prohibiting the wilful or negligent injury, damage, or disturbance of plants, animals, rocks, or soil in such areas. Penalties may apply to the injury or unnecessary disturbance of any plant, animal, rock or soil from a public place.

Environmental Planning and Assessment Act 1979 Under Sections 9.50 and 9.51 of the court action (in addition to any pecuniary penalty) may apply to the destruction of or damage to a tree or vegetation. Offenders may be required to rehabilitate the site, plant new trees and vegetation and maintain these until maturity.

Biodiversity Conservation Act 2016 (NSW) and National Parks and Wildlife Act 1974 (NSW) – Additional penalties may apply where vegetation clearing impacts threatened species, ecological communities, or critical habitat. These offences may attract significant fines and, in serious cases, criminal prosecution.

Environment Protection and Biodiversity Conservation Act 1999 – Where clearing affects matters of national environmental significance (e.g. listed threatened species or migratory species), Commonwealth penalties may also apply.

Recent enforcement actions by the NSW Land and Environment Court have resulted in record fines exceeding \$1 million for unlawful clearing, reflecting the seriousness with which these offences are treated

Councils and regulatory authorities are also empowered to issue stop work orders, remediation directions, and pursue legal action where necessary

Note

injury to a tree means but is not limited to: poisoning; spilling or washing off toxic chemicals; applying herbicides to a tree or within a Tree Protection Zone; damaging tree roots using stockpiling materials, soil compaction, filling, excavation or altering soil levels within Tree Protection Zone; wounding tree trunks or the breaking or tearing of roots or branches; wounding trunks or branches by fixing objects using nails, wires, staples or similar fastening materials e.g. attaching signs, swings, platforms or cubby houses.

Appendix B4-1: Undesirable weed species

The following species of trees are declared weeds under the Biosecurity Act 2015 as prescribed for the Randwick GA and can be removed without a permit or development consent. However, Council must be notified a minimum of seven days prior to removing any such trees.

Scientific Name	Common Name
<i>Acacia saligna</i>	Golden wreath wattle
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Caesalpinia decapetala</i>	Mysore thorn
<i>Celtis sinensis</i>	Chinese celtis
<i>Cestrum parqui</i>	Green Cestrum
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Chrysanthemoides monilifera</i> subsp. <i>Rotundata</i>	Bitou Bush
<i>Cotoneaster</i> species	Cotoneaster
<i>Erythrina</i> species	Coral trees
<i>Ligustrum lucidum</i>	Large Leaf Privet
<i>Ochna serrulata</i>	Ochna
<i>Olea europaea</i> subsp. <i>cuspidata</i> ; <i>Olea europaea</i> subsp. <i>europa</i> vars.	African and European Olive
<i>Ligustrum sinense</i>	Small Leaf Privet
<i>Salix</i> species	Willows
<i>Schefflera actinophyll</i>	Umbrella Tree
<i>Syagrus romanzoffianum</i>	Cocos palm

Source [Sydney Weeds network](#)

[Greater Sydney Regional Strategic Weed Management Plan](#)

Appendix B4-2: Native planting list

All species on this list are generally recommended for use throughout Randwick, however, the selection of appropriate plant species for each site should be recommended by a suitably qualified landscape or bushland regeneration professional.

Alternative species may be approved by Council. It is strongly recommended that the sourcing of plant material is undertaken well in advance of any development to ensure availability of species required.

Please note that Hedging of any trees (such as Lilly Pillies) will result in their classification as shrubs for the purposes of applying these controls. Note that some of the species in the shrubs medium – large section can be classified as trees, depending on their height at maturity and number of stems.

Botanical Name	Common Name
<i>Acacia decurrens</i>	Sydney Green Wattle
<i>Acacia implexa</i>	Hickory Wattle
<i>Acacia irrorata ssp. irrorata</i>	Green Wattle
<i>Acacia longissiuma</i>	Long-leaf Wattle
<i>Acacia parramattensis</i>	Sydney Green Wattle
<i>Acmena smithii</i>	Lilly Pilly
<i>Acronychia oblongifolia</i>	White Aspen
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Allocasuarina torulosa</i>	Forest Oak
<i>Angophora costata</i>	Sydney Red Gum
<i>Angophora hispida</i>	Dwarf Apple
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm
<i>Backhousia citriodora</i>	Lemon Myrtle
<i>Backhousia myrtifolia</i>	Grey Myrtle
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Banksia marginata</i>	Silver Banksia
<i>Callicoma serratifolia</i>	Black Wattle
<i>Casuarina glauca</i>	Swamp Sheoak
<i>Ceratopetalum apetalum</i>	Coachwood
<i>Corymbia gummifera</i>	Red Bloodwood
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Enidandra sieberi</i>	Corkwood
<i>Eucalyptus botryoides</i>	Bangalay

Botanical Name	Common Name
<i>Eucalyptus gummifera</i>	Red Bloodwood
<i>Eucalyptus haemastoma</i>	Scribbly Gum
<i>Eucalyptus piperita</i>	Sydney Peppermint
<i>Eucalyptus obstans</i>	Port Jackson Mallee
<i>Eucalyptus robusta</i>	Swamp Mahogany
<i>Ficus rubiginosa</i>	Port Jackson Fig
<i>Ficus coronata</i>	Sandpaper Fig
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Livistona australis</i>	Cabbage Palm

SHRUBS: Medium-Large	
Botanical Name	Common Name
<i>Acacia binervia</i>	Coast Myall
<i>Acacia linifolia</i>	White Wattle
<i>Acacia longifolia</i>	Sydney Golden Wattle
<i>Acacia floribunda</i>	White Sally Wattle
<i>Acacia sophorae</i>	Coastal Wattle
<i>Acacia terminalis</i> subspecies <i>Eastern Sydney</i>	Sunshine Wattle
<i>Allocasuarina distyla</i>	Shrubby She-oak
<i>Banksia aemula</i>	Wallum Banksia
<i>Banksia ericifolia</i>	Heath-leaved Banksia
<i>Banksia oblongifolia</i>	Fern-leaved Banksia
<i>Banksia marginata</i>	Silver Banksia
<i>Banksia serrata</i>	Old Man Banksia
<i>Callistemon linearifolius</i>	Netted Bottlebrush
<i>Callistemon pinifolius</i>	Pine-leaved Bottlebrush
<i>Callistemon salignus</i>	Willow Bottlebrush
<i>Ceratopetalum gummiiferum</i>	NSW Christmas Bush
<i>Cordyline stricta</i>	Slender Palm Lily
<i>Cyathea cooperi</i>	Rough Tree Fern

SHRUBS: Medium-Large	
<i>Dicksonia antarctica</i>	Soft Tree Fern
<i>Eupomatia laurina</i>	Bolwarra
<i>Grevillea linearifolia</i>	Linear-leaf Grevillea
<i>Grevillea mucronulata</i>	Green Spider Flower
<i>Grevillea speciosa</i>	Red Spider Flower
<i>Grevillea sphacelata</i>	Grey Spider Flower
<i>Hakea dactyloides</i>	Finger Hakea
<i>Hakea gibbosa</i>	Needlebush
<i>Hakea teretifolia</i>	Dagger Hakea
<i>Kunzea ambigua</i>	Tick Bush
<i>Lambertia formosa</i>	Mountain Devil
<i>Leptospermum laevigatum</i>	Coastal Tea Tree
<i>Leptospermum polygalifolium</i>	Yellow tea-tree
<i>Leptospermum squarrosum</i>	Pink tea-tree
<i>Lomatia myricoides</i>	River Lomatia
<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle
<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark

SHRUBS: Small-Medium	
Botanical Name	Common Name
<i>Acacia myrtifolia</i>	Myrtle Wattle
<i>Acacia longifolia ssp. sophorae</i>	Coastal Wattle
<i>Acacia suaveolens</i>	Sweet Wattle
<i>Acacia terminalis subspecies Eastern Sydney</i>	Sunshine Wattle
<i>Acacia ulicifolia</i>	Prickly Moses
<i>Baeckea imbricata</i>	Heath Myrtle
<i>Baeckea linifolia</i>	Swamp Baeckea
<i>Banksia robur</i>	Swamp Banksia
<i>Banksia spinulosa</i>	Hair-pin Banksia
<i>Bauera rubioides</i>	River Dog Rose

SHRUBS: Small-Medium	
<i>Bossiaea heterophylla</i>	Variable bossiaea
<i>Brachyloma daphnoides</i>	Daphne Heath
<i>Breynia oblongifolia</i>	Coffee Bush
<i>Callistemon citrinus</i>	Crimson Bottlebrush
<i>Callistemon linearis</i>	Narrow-leaved Bottlebrush
<i>Correa alba</i>	Coastal Correa
<i>Correa reflexa</i>	Native Fuchsia
<i>Crocea saligna</i>	Crocea
<i>Darwinia fascicularis</i>	Darwinia
<i>Dillwynia retorta</i>	Parrot Pea
<i>Dodonaea triquetra</i>	Common Hop Bush
<i>Eriostemon australasius</i>	Pink Wax Flower
<i>Grevillea linearifolia</i>	Linear-leaf Grevillea
<i>Grevillea mucronulata</i>	Green Spider Grevillea
<i>Grevillea speciosa</i>	Red Spider Grevillea
<i>Grevillea sphacelata</i>	Grey Spider Grevillea
<i>Lambertia formosa</i>	Mountain Devil
<i>Lasiopetalum ferrugineum</i>	Rusty Petals
<i>Lomatia silaifolia</i>	Crinkle Bush
<i>Melaleuca thymifolia</i>	Thyme Honeymyrtle
<i>Olearia tomentosa</i>	Daisy Bush
<i>Ozothamnus diosmifolius</i>	Rice Blower
<i>Pimelea linifolia</i>	Slender Rice flower
<i>Platysace lanceolata</i>	Native Parsnip
<i>Phebalium squamulosum</i>	Forest Phebalium
<i>Prostanthera incisa</i>	Toothed Mint Bush

GRASSES and GROUNDCOVERS – Upright Grasses, Lillies, Rushes and Sedges	
Botanical Name	Common Name
<i>Alocasia brisbanensis</i>	Cunjevoi
<i>Austrostipa pubescens</i>	Spear Grass

GRASSES and GROWDCOVERS – Upright Grasses, Lillies, Rushes and Sedges	
<i>Baumea juncea</i>	<i>Bog Rush</i>
<i>Crinum pedunculatum</i>	<i>Swamp Lily</i>
<i>Cymbopogon refractus</i>	<i>Barbed Wire Grass</i>
<i>Dianella caerulea</i>	<i>Blue Flax Lily</i>
<i>Dianella congesta</i>	<i>Coastal Flax Lily</i>
<i>Dianella revoluta</i>	<i>Paroo Lily</i>
<i>Dichelachne crinita</i>	<i>Long Hair Plume Grass</i>
<i>Dichelachne micrantha</i>	<i>Short Hair Plume Grass</i>
<i>Echinopogon caespitosus</i>	<i>Tufted Hedgehog Grass</i>
<i>Entolasia marginata</i>	<i>Bordered panic Grass</i>
<i>Entolasia stricta</i>	<i>Wiry Panic Grass</i>
<i>Ficinia nodosa</i>	<i>Knobby Club Rush</i>
<i>Gahnia sieberiana</i>	<i>Saw Sedge</i>
<i>Imperata cyllindrica</i>	<i>Blady Grass</i>
<i>Juncus usitatus</i>	<i>Common Rush</i>
<i>Juncus krausii</i>	<i>Sea Rush</i>
<i>Lachnagrostis billardierei</i>	<i>Coast Blown Grass</i>
<i>Lomandra longifolia</i>	<i>Spiny-headed Mat rush</i>
<i>Machaerina juncea</i>	<i>Bare Twig-rush</i>
<i>Paspalidium distans</i>	<i>Shotgrass</i>
<i>Poa affinis</i>	<i>Tussock Grass</i>
<i>Rytidosperma fulvum</i>	<i>Wallaby Grass</i>
<i>Themeda australis</i>	<i>Kangaroo Grass</i>
<i>Themeda australis Coastal form</i>	<i>Kangaroo Grass (Coastal Form)</i>
<i>Xanthorrhoea resinosa</i>	<i>Grass Tree</i>

GRASSES and GROUNDCOVERS – Herbs and Subshrubs

Botanical Name	Common Name
<i>Austromyrtus tenuifolia</i>	<i>Midgenberry</i>
<i>Brachyloma daphnoides</i>	<i>Daphne Heath</i>
<i>Geranium homeanum</i>	<i>Cranesbill</i>
<i>Gonocarpus teucrioides</i>	<i>Germander Raspwort</i>
<i>Homoranthus flavescens</i>	<i>Homoranthus</i>
<i>Leucopogon ericoides</i>	<i>Pink Beard-heath</i>
<i>Leucopogon juniperinus</i>	<i>Prickly Beard-heath</i>
<i>Lomandra glauca</i>	<i>Pale Mat-rush</i>
<i>Lomatia silafolia</i>	<i>Crinkle Bush</i>
<i>Mirbelia rubiifolia</i>	<i>Heathy Mirbelia</i>

Appendix B4-3: Landscape plan requirements

- The Landscape Plan must be prepared by a suitable qualified and experienced landscape architect
- Plans must be drawn at a scale not less than 1:100
- The plan must demonstrate a clear understanding of the site and its environmental context, including consideration of local conditions such as sandy soils and coastal influences
- The plan must be prepared in accordance with Part 3 Landscape Design of this DCP
- The Plan must include a plant species list, detailing the botanical and common names of plants, pot sizes, quantity of each species and area of origin (native, endemic, exotic)
- For properties containing or adjoining remnant vegetation, habitat corridors or areas recognised ecological significance (as identified in Section 8- Development in or near areas of high biodiversity significance) the landscape plan must align with the provisions of Section 5 of this DCP
- The Plan must clearly identify all proposed changes to landscaped areas including:
 - Existing levels and finished levels (indicating the extent of cut and fill)
 - Provision of deep soil areas (minimum depth of 400mm)
 - Retention of existing landscaping
 - Trees proposed for removal
 - Details of proposed new planting (species, pot size, mature height, and quantity)
 - Proposed surface treatments (e.g. turf, paving, etc.).

Appendix B4-4: Guidelines for arborists' reports

Where necessary, Council will require an arborist to prepare a tree/vegetation report and the minimum accepted qualification for an arborist is the Australian Qualification Framework level 4 (AQF4).

Where trees are listed on Council's Register of Significant Trees, a report must be prepared by a qualified arborist. The minimum accepted qualification for a qualified arborist is the Australian Qualification Framework level 5 (Diploma) (AQF5).

The following information is required to be included in any Arborists' Report:

- a) Name, address, telephone number, ABN, qualifications and experience of the arborist who inspected the tree/s and prepared the report
- b) Address of the site, where the tree/s are located
- c) Who the report was prepared for, date site inspected, date report prepared and the aims of the report
- d) Methods and/or techniques used in the inspection
- e) A plan (to scale) accurately showing:
 - i. location of tree/s on the subject site and any adjoining trees which may be affected by any development. Trees identified on the plan shall be named and numbered
 - ii. optimum and minimum tree protection zones - if recommended by the arborist
 - iii. lot boundaries, dimensions and North point
 - iv. proposed development including services, driveways and any alteration to existing and proposed soil levels and drainage, as well as distances (in mm) between tree/s and works
- f) A table showing, for each tree to be pruned/removed:
 - i. number of the tree - as indicated in the plan
 - ii. species name
 - iii. conservation status (whether or not is a threatened species or a component of Endangered Ecological Community)
 - iv. age class
 - v. height
 - vi. canopy width
 - vii. trunk circumference at one (1) metre above ground level
 - viii. health and condition, and estimated Safe Useful Life Expectancy
- g) A discussion of other relevant information, including details of tree hollows for wildlife, tree structure/defects, root form and distribution, pests and diseases and/or a Tree Hazard Assessment
- h) Supporting evidence such as photographs and laboratory results to confirm the presence of soil pathogens or to support soil assessment, where relevant
- i) Proposed replacement plantings, landscaping and/or soil remediation

- j) Tree protection measures and a post-construction tree maintenance program which can be used as development consent conditions, should the application be approved
- k) Sources of information referred to in the report
- l) Measures to minimise impacts of proposed/approved development - e.g., footing designs, excavation techniques, vents to atmosphere, etc.
- m) Any other relevant matters or information such as Resistograph or Picus Sonic Tomograph reports.

Qualified arborists and their contact details may be obtained from the Institute of Australian Consulting Arboriculturists (IACA) (www.iaca.org.au) or from Arboriculture Australia (www.arboriculture.org.au).

These organisations are not specifically recommended and Council will accept arborist's reports from any registered member of a nationally recognised arboriculturally organisation or association.



STRATEGIC PLANNING

Randwick Development Control Plan B5 Preservation of trees and vegetation

D06205926

27 July 2026



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1. Introduction

A healthy urban forest provides significant aesthetic, ecological and environmental benefits to residents, workers and visitors of Randwick City. It is of vital importance to protect and enhance the City's urban environment through long term preservation and management of trees and other vegetation in our urban forest. Preserving the City's tree coverage is important in protecting the liveability of our neighbourhoods. As a large proportion of the City's tree canopy is existing on private land, observance of Council's tree and vegetation controls are imperative to protect our city's trees and vegetation.

Implementing the Green Grid, protecting areas of bushland and biodiversity, increasing tree canopy cover and increasing the native and indigenous species across the LGA are key priorities of the City of Randwick Environmental Strategy 2022 and our Local Strategic Planning Statement 2036.

This section applies to trees in Randwick City and supplements the [State Environmental Planning Policy Biodiversity and Conservation 2021 \(BC SEPP\)](#) by specifying additional types of tree works which require Council approval and guidance for preparation of applications seeking Council Tree permit approval.

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

- Part B4 Landscaping and Biodiversity of the DCP which covers trees on development sites.

Tree removal that is associated with building work requiring consent will be evaluated as part of the development assessment process and may also require additional assessment and approval under the NSW Biodiversity Act (2016). Please see Part B4 – Landscaping and Biodiversity. If you wish to remove a tree or trees that have been conditioned to be retained or forms part of the approved landscape design in a development consent, you are required to apply for a section 4.55 or 4.56 amendment to your development consent.

Alignment with other planning instruments

In addition to the Randwick Local Environment Plan (LEP), the Biodiversity Conservation SEPP applies.

In the event of an inconsistency between this DCP and the SEPP, the SEPP prevails to the extent of the inconsistency.

Other Council documents

This section of the DCP should be read in conjunction with the following tree management documents, which can be found on Council's website:

- Tree Management Technical Manual
- Significant Tree Register
- Urban Forest Policy
- Sewerage Stormwater Drain Blockage Policy
- Street Tree Masterplan
- Street Tree Identification Manual
- Randwick City Council Local Environment Plan

2. Tree Permits

Objectives

The specific aims of this section are:

1. To effectively protect and enhance the urban forest in Randwick City Council
2. To protect and retain trees with cultural, heritage and natural significance
3. To provide effective tree protection measures that promote the retention of vegetation and increase tree canopy coverage across the City of Randwick.

Controls

- a) A tree permit is required to clear or carry out tree works to any of the following:
 - i. Any hollow bearing trees
 - ii. Severing of tree roots greater than 50 mm
 - iii. Tree with a height equal to or exceeding 5 metres
 - iv. Tree with a canopy width equal to or exceeding 4 metres
 - v. For a single trunk tree species, a trunk circumference equal to or exceeding 400 mm at a height of one (1) metre above ground level
 - vi. For a multi-trunk tree species, a combined trunk circumference (measured around the outer girth of the group of trunks) equal to or exceeding 400 mm at a height of one (1) metre above ground level.

Note

Unless specifically exempt under this Plan or other applicable legislation, the pruning, damaging, or removal of any of the prescribed trees listed above must not occur without prior written consent from Council. Such consent is to be obtained through either a Tree Permit Application or a Development Application for Tree Works, as determined by the tree's location and relevant planning controls.

An arboriculture assessment (Arborist) report by a suitably qualified Australian Qualification Framework (AQF) Level 5 Arborist, and other specialist reports and information may be required to be submitted as part of the application/permit assessment process as evidence to support the pruning or removal of the tree(s).

Relevant forms are 'Application for Permit to Prune/Remove Tree/s' and 'DA for Tree Works'. Both can be downloaded from Council's website

<https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/removing-and-pruning-trees>

3. Development Applications for Tree Works

Objectives

1. To ensure the protection and appropriate management of trees with heritage, cultural, or significant value by establishing clear requirements for Development Applications involving pruning or removal, thereby safeguarding the historic, cultural, and natural character of the area.

Controls

- a) A Development Application (DA) for Tree Works is required to prune more than 10% of the live canopy within any 12-month period or to remove any tree that meets one or more of the following criteria:
 - i. The tree is located within a Heritage Conservation Area or forms part of a Heritage Item
 - ii. The tree is, or forms part of, an Aboriginal object or is within an Aboriginal place of heritage significance
 - iii. The tree is listed on Council's Register of Significant Trees
The proposed tree works will have an impact on heritage significance or amenity.

Note

All Development Applications for tree works must be lodged using Council's prescribed 'Development Application for Tree Works' form.

All trees listed on Council's Register of Significant Trees are considered to have historic, cultural and natural significance. The Register can be viewed at Council's website.

If approval is given for the pruning and removal of tree(s) as part of DA consent, tree works can only be carried out when construction work physically and substantially commences.

Branches must not exceed 40mm in diameter for each pruning occurrence. Pruning work is to be carried out in accordance with Australian Standard AS 4373 – 2007 - Pruning of Amenity Trees

4. Exempt Vegetation

Objectives

1. To clearly define circumstances where tree pruning or removal may occur without Council consent/permit, ensuring works are limited to essential maintenance, safety, and statutory obligations, and are carried out in accordance with recognised standards to protect environmental and heritage values.

Controls

- a) Council consent is not required for tree works that meet all the following conditions:
 - i. All pruning must comply with AS 4373–2007 Pruning of Amenity Trees
 - ii. Trees certified by Council or a qualified arborist as posing an imminent risk to life or property
 - iii. Emergency works undertaken under the State Emergency and Rescue Management Act 1989 or State Emergency Service Act 1989, with written verification (including photographs and an arborist's report) provided to Council within 6 months
 - iv. Removal of trees confirmed as dead and not as the result of poisoning or vandalism or providing habitat for native fauna, with evidence retained
 - v. Removal of vegetation declared a priority weed under the Biosecurity Act 2015, except where located in a Heritage Conservation Area or are part of a heritage item, in which case Council must be notified at least 7 days prior (see Annexure B5-2 for a list of undesirable weed trees)
 - vi. Selective pruning of branches up to 40mm diameter within 2m of a building (work is in accordance with Australian Standard AS 4373 – 2007 - Pruning of Amenity Trees)
 - vii. Crown thinning limited to 10% of live canopy within any 2 year period
 - viii. Removal of deadwood over 50mm diameter, roots under 50mm diameter, or branches up to 2.5m above ground level
 - ix. Formative pruning for young tree for powerline clearance in accordance with AS 4373–2007 Pruning of Amenity Trees and relevant utility guidelines
 - x. Tree works to give effect to a development consent that permits the pruning or removal of the tree/s
 - xi. Any works authorised by or under the State Emergency and Rescue Management Act 1989 or State Emergency Service Act 1989 in relation to an emergency (within the meaning of that Act) and that was reasonably necessary to avoid an actual or imminent threat to life or property; and any emergency firefighting act or bush fire hazard reduction work within the meaning of the Rural Fires Act 1997 that is authorised or required to be carried out under that Act.
- b) The exemptions do not apply to:
 - i. Tree/s that are required to be retained by a condition of development consent
 - ii. Trees on public land owned or managed by Council
 - iii. Tree/s required to be planted as a condition of development consent or condition in a tree permit

- iv. Threatened species or land containing native vegetation (including dead trees) that provides habitat for threatened species, populations, or ecological communities listed under Schedules 1 and 2 of the Biodiversity Conservation Act 2016, as well as other protected matters under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
- v. Land that is a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016
- vi. Land declared critical habitat under Part 7A of the Fisheries Management Act 1994
- vii. Any native prescribed tree located as described in Section B4 areas of High Biodiversity Value
- viii. Pruning more than 10% of the canopy, or proposed removal of a prescribed tree that is a heritage item, forms part of a Local heritage item, or is listed in the significant tree register, or located in a Local heritage conservation area or where the tree forms part of an Aboriginal object or is located within an Aboriginal place of heritage significance.

Note: written verification from a qualified person

Where a tree is removed because it is dead or poses an imminent risk to human life or property (e.g., following storm damage), the landowner must provide written verification to Council and retain this evidence for at least six (6) months after the event.

Such evidence should include:

- Photographs clearly showing the tree's condition
- A tree risk assessment from a AFQ Level 5 arborist identifying the risk to human life or property
- A written statement from a qualified arborist confirming the tree's condition and that it does not provide habitat for protected species
- A written statement from the State Emergency Service (SES), if works were carried out by SES at the owner's request.

Expert advice from an arborist must be obtained with respect to these trees to confirm their condition and that they do not provide habitat for protected species.

Cutting or removal of threatened species, endangered communities, or their habitats, which pose a threat to life and property, can only be authorised under:

- State Emergency and Rescue Management Act 1989, or
- State Emergency Service Act 1989.

Any other removal may breach the National Parks and Wildlife Act 1974, attracting significant penalties.

5. Penalties

Any clearing, pruning, or removal of vegetation without a Vegetation Clearing Permit, not in accordance with a development consent, or not exempt under this Plan or relevant legislation will be subject to enforcement action under applicable laws. These include the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

Local Government Act 1993 ([Section 629](#))

It is an offence to wilfully or negligently injure, damage, or unnecessarily disturb any tree or vegetation in a public place, including road reserves. Maximum penalty: 20 penalty units.

Environmental Planning and Assessment Act 1979 ([Division 9.6](#))

Failure to obtain the required approval (development consent or tree permit, as applicable) constitutes an offence under Division 9.6. Offenders may be liable to:

Failure to obtain the required approval, (that is, development consent or tree permit as applicable) is an offence under the Division 9.6 Criminal offences and proceedings under the Environmental Planning and Assessment Act 1979. This will render persons liable to significant penalties, issue of a Penalty Notice and/or the issue of an Order by Council. Offenders may also be required to rehabilitate the site, plant new trees and vegetation and maintain these until maturity.

Note

For the purposes of this Plan, “injure a tree” includes, but is not limited to:

- Poisoning or applying herbicides to a tree or within its Tree Protection Zone (TPZ)
- Spilling or washing off toxic chemicals within the TPZ
- Damaging roots through stockpiling materials, soil compaction, excavation, filling, or altering soil levels within the TPZ
- Wounding trunks or branches or breaking/tearing roots or branches
- Fixing objects to trunks or branches using nails, wires, staples, or similar fasteners.

Note

A development application is required for pruning of more than 10% of a tree/s canopy or removal of a prescribed tree/s located on a property which is a heritage item, forms part of a heritage item, is listed in the heritage trees list, is located in a heritage conservation area or where the tree forms part of an Aboriginal object or is located within an Aboriginal place of heritage significance.

6. Effect of State Environmental Planning Policy (Exempt and Complying Development Codes)

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) contains provisions that affect tree and vegetation removal in relation to exempt and complying development. This section clarifies how these provisions apply within Randwick City.

Objectives

1. To ensure consistency between this DCP and the Codes SEPP regarding tree and vegetation removal
2. To prevent unauthorised removal of prescribed trees during exempt or complying development
3. To maintain heritage, environmental, and amenity values while facilitating lawful development.

Controls

Exempt Development

- a) Under Clause 1.16(1)(b) of the Codes SEPP, development cannot be considered exempt if it involves:
 - i. The removal or pruning of any tree or vegetation that requires consent under this DCP or other legislation, unless carried out in accordance with a valid permit or development consent.

Complying Development

- a) Under Clause 3.1(2) and related provisions of the Codes SEPP:
 - i. A Complying Development Certificate (CDC) must not be issued if the proposal involves removal or pruning of a prescribed tree without Council approval
 - ii. Where tree removal is proposed, the applicant must provide:
 - A Tree Permit or relevant Development Consent from Council; and
 - Evidence that the tree is not listed on Council's Register of Significant Trees.
 - iii. Tree works associated with complying development must comply with:
 - AS 4373-2007 Pruning of Amenity Trees; and
 - Any conditions imposed by Council in the permit or consent.
- b) All vegetation located on Council land shall be protected in accordance with the relevant sections within Council's Tree Management Technical Manual. The tree protection measures shall be in place for the full duration of any work carried out through a CDC.

Distance and Size Restrictions

- a) Vegetation less than 3m in height and located more than 3m from any building (other than an exempt structure) may be removed without consent, subject to compliance with this DCP and Codes SEPP
- b) Trees within Heritage Conservation Areas, forming part of a Heritage Item, or listed on the Register of Significant Trees are not exempt under the Codes SEPP.

Heritage and Aboriginal Significance

- a) Tree works affecting heritage significance or Aboriginal objects/places are not permitted as exempt or complying development under the Codes SEPP and require Council approval.

Note

Private Certifiers must ensure compliance with these provisions before issuing a Complying Development Certificate (CDC). Failure to obtain required approvals may result in enforcement action under the Environmental Planning and Assessment Act 1979 and Local Government Act 1993.

Notes: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 If works are proposed under exempt development would involve cutting down or pruning a tree:

- You must first obtain tree removal approval from council unless the tree is exempt as specified in Section 4.1 Exempt Vegetation.

For complying development, the certifier cannot issue a CDC (Complying Development Certificate) if the works would require removal of a prescribed tree without council approval.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

1.16: General requirements for exempt development:

(3) To be exempt development for the purposes of this Policy, the development must—

- (b) not involve the removal or pruning of a tree or other vegetation that requires a permit, approval or development consent, unless the removal or pruning is carried out in accordance with the permit, approval or development consent

1.18 General requirements for complying development:

- (h) for development involving the removal or pruning of a tree or other vegetation that requires a permit, approval or development consent—before the complying development certificate is issued, have the permit, approval or development consent.

3.33 Setbacks of dwelling houses attached development and detached development from protected trees:

(1) Pruning and removal of trees A complying development certificate for complying development under Division 1 is taken to satisfy any requirement under this Policy for a permit, approval or development consent to remove or prune a tree or other vegetation on the lot if—

- (a) the tree is not listed on a register of significant trees kept by the council, and
- (b) the tree or vegetation will be within 3m of any building that has an area of more than 25m², and
- (c) the tree or vegetation has a height that is less than—
 - i. for development that is the erection of a dwelling house—8m and is not required to be retained as a condition of consent, or
 - ii. in any other case—6m.

Appendix A: Definitions

Dead tree means a tree with no living vascular tissue.

Destroy means any activity leading to the death, disfigurement or mutilation of a tree.

Height means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree/s which is immediately above ground level and the horizontal plane of the uppermost point of the tree/s.

Injury or injuring means damage to a tree and includes:

- Killing or destruction of a tree or
- Removal of a tree without appropriate consent
- Severing of branches, limbs, stems over 40mm, damage to the trunk and/or roots.
- Lopping and topping.
- Poisoning, including applying herbicides and other plant toxic chemicals to a tree or spilling (including washing off or directing water contaminated by) oil, petroleum, paint, cement, mortar and the like onto the root zone.
- Cutting and tearing of branches and roots that is not carried out in accordance with accepted arboriculture practices, does not qualify as 'pruning' (as defined within AS 4373 – 2007 – *Pruning of Amenity Trees*), or which is done for invalid reasons.
- Ringbarking, scarring the bark when operating machinery, fixing objects (e.g., signs) by nails, staples or wire, using tree climbing spikes in healthy trees marked for retention (except for access to an injured tree worker) or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches.
- Damaging a tree's root zone by compaction, excavation or asphyxiation (including unauthorised filling or stockpiling of materials).
- Under scrubbing, particularly carried out by mechanical tools such as brush cutters and the like.

Imminent risk includes but is not restricted to obvious instability of the root system, evidence of soil heave or cracking, loss of structural roots, root decay, storm damage and structural defects that are imminently hazardous, such as splitting branches. Evidence must be provided to Council in writing by photographic evidence or written evidence by a Qualified Arborist (AQF5).

Lopping means the cutting of branches or stems between branch unions or at internodes on trees.

Dead tree means a tree with no living vascular tissue.

Prune or pruning means cutting branches from a tree/s in a planned and systematic manner that is carried out in accordance with the provisions of AS 4373 - 2007 - *Pruning of Amenity Trees*, and which consists of the following pruning types:

- Crown maintenance pruning involving:
 - general pruning
 - thinning
 - dead wooding
 - selective pruning
 - formative pruning

(Crown maintenance pruning relates to pruning according to the growth habit of the tree/s without reducing the area of the crown, while retaining the structure and size of the tree/s.)

- Crown modification pruning involving:
 - reduction pruning
 - crown lifting
 - pollarding
 - remedial pruning
 - powerline clearance

(Crown modification pruning relates to pruning that changes the structural appearance and habit of the tree/s.)

Remove or removal means to cut down, fell, destroy, kill, take away, uproot or transplant a tree from its place of origin.

Topping means cutting away part or all of the tree canopy, leaving a trunk and stubbed main branches.

Tree works are works affecting the form, structure or foliage of a tree including root cutting, crown lifting, reduction pruning, selective pruning, crown thinning, remedial or restorative pruning or complete tree removal.

Trunk means the main stem of the tree, as distinguished from the branches and roots.

Undesirable species are plants listed in this control which are deemed undesirable due to characteristics which may lead to poisoning, weed infestation or bushland invasion.

Width means the distance measured horizontally (in metres) between the two (2) widest points of a tree's canopy.

Appendix B: Exempt Tree species List

Botanical name	Common Name
<i>Acacia saligna</i>	Golden Wreath Wattle
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alnus jorullensis</i>	Evergreen Alder
<i>Bambusa species</i>	Bamboo species
<i>Celtis occidentalis</i>	Hackberry
<i>Cinnamomum camphora</i>	Camphor laurel
<i>Cotoneaster species</i>	Cotoneaster
<i>Cupressocyparis x leylandii</i>	Leyland Cypress
<i>Erythrina species</i>	Coral tree
<i>Ficus elastica</i>	Rubber tree
<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus
<i>Ligustrum lucidum</i>	Large Leaf Privet
<i>Nerium oleander</i>	Oleander
<i>Ochna serrulata</i>	Ochna
<i>Olea europea var. africana</i>	African Olive
<i>Populus species</i>	Poplars
<i>Salix species</i>	Willows
<i>Schefflera actinophylla</i>	Umbrella tree
<i>Syagrus romanzoffianum</i>	Cocos Palm
<i>Toxicodendron succedaneum</i>	Rhus tree

Note

This table does not apply for Heritage Items or in Heritage Conservation Areas

Source Sydney Weeds network

Greater Sydney Regional Strategic Weed Management Plan

Appendix C: Assessment criteria for tree works

The following matters are considered, but not limited to

- a) Whether the tree has significant amenity or aesthetic value or is ecologically significant, with particular emphasis placed on retaining trees listed on Council's Register of Significant Trees. The condition, maturity and Safe Useful Life Expectancy (SULE) of the tree/s
- b) A report from a qualified arborist (AFQ 5 or higher), if required
- c) Whether the tree is affected by the provisions of any other Act, Regulation or State Environmental Planning Policy applying to the land
- d) The potential hazards to persons and/or property in the context of:
 - the structural soundness of the particular tree (including condition of the canopy, amount of deadwood, any prolonged decline, significant and sustained insect attack, etc); and/or
 - the characteristics and risk potential of the particular species; and/or
 - siting issues such as ground conditions, building proximity, etc, which may give rise to a hazardous situation (particularly structural damage to public infrastructure and/or private property caused by the tree/s, its trunk or its root system); and/or
 - ill health, such as allergies, where specific evidence is provided by an expert in the relevant medical field and a link between the ailment and the species is reasonably established; and/or
 - existing (or potential for) traffic obstruction in relation to proximity to a roadway, intersection or driveway, where pruning would be an insufficient remedy
- e) Whether the proposed work needs to be carried out by a suitably qualified and experienced person
- f) Whether the tree is mapped within the 'Biodiversity Habitat Corridor'
- g) Whether appropriate additional (or replacement) planting has been or should be undertaken
- h) The need for, and suitability of, soil erosion and siltation controls
- i) Whether tree protection measures are required prior to works commencing
- j) Whether a tree or vegetation is or provides habitat of a threatened species or ecological communities listed in Schedule 1 or 2 of the Biodiversity Conservation Act (BC Act) 2016
- k) Whether, prior to the felling of a tree, special measures should be in place to reduce the potential for injury or death of animals likely to inhabit the tree. Such measures may include:
 - inspection of hollows and other potential habitat sites on the tree
 - sectional dismantling
 - supervision of works by an arborist and/or a licensed wildlife carer or handler
- l) The following should not generally be considered as valid reasons to remove a tree/s or native vegetation:

- leaf drop to gutters, downpipes, pools, lawns, etc.
 - to increase natural light, where it is the sole consideration
 - to improve street lighting into private property
 - to enhance views or reduce the height of trees
 - to reduce shade created by a tree/s – particularly species such as Ficus or Araucaria
 - to reduce fruit, resin or bird droppings falling onto driveways and/or cars
 - minor lifting of driveways, front fences, paths and footpaths by tree roots
 - to erect a fence
 - bushfire hazard control, which has not been verified by Council; or
- potential damage to sewer mains or stormwater pipes, unless supported by written expert advice and only where reasonable alternatives are not feasible (e.g. relocation or encasement of mains and replacement of damaged pipes in PVC plastic).



STRATEGIC PLANNING

Randwick Development Control Plan B7 Transport, traffic and parking

D06205927

27 July 2026



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1. Introduction

Explanation

Randwick City aspires to becoming a well-connected, climate-resilient community where transport infrastructure supports road safety, sustainable growth, equitable access, and vibrant urban life.

Over the next decade, the Local Government Area (LGA) will experience continued growth and development in its commercial centres and residential areas, necessitating the progressive improvement of the public transport network to further connect and support mode share options, and to facilitate the realisation of the 30-minute city concept – where residents live within convenient walking distance of employment, public transport, essential services and recreational opportunities.

The following provisions are designed to complement the objectives of the Randwick Local Environmental Plan (LEP), with a focus on fostering a well-connected, sustainable and inclusive urban environment. These provisions aim to:

- Encourage an efficient and appropriate mix of land uses, vibrant centres, and seamless integration between land use and transport
- Promote sustainable travel by prioritising safe walking, public transport and cycling use in line with Council's Transport Hierarchy
- Ensure equitable access to transport infrastructure for people of all ages and abilities
- Enhance urban liveability through safe, healthy and inclusive public spaces connected by active transport networks
- Support diverse housing and employment opportunities through effective land use and transport connectivity
- Align development aligns with climate resilience goals, including the reduction of transport-related emissions
- As travel behaviour shifts towards low-emission modes, Randwick City will focus on delivering safe, legible, and integrated networks that connect people to places, strengthen local centres, and reflect the community's aspirations for a liveable, green and future-ready city.

This Part of the DCP incorporates a range of initiatives that apply to all development in Randwick City. They outline objectives and controls that Development Applications (DA) must address through thoughtful design, and well managed access and parking arrangements. These controls encourage the adoption of alternative transport modes and supports a sustainable transport approach. It also specifies the types of supporting studies that may be required when lodging a development application.

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

- Part A – Introduction
- Part B - General Controls
- Network Planning in Precincts Guide
- Design of Roads and Streets (DORAS)
- Road User Space Allocation Policy

- Walking Space Guide
- Walkable Public Space
- Cycleway Design Toolbox (2020)
- Movement and Place principles.
- Other Parts of the DCP for specific development types, locations or sites, if relevant to the DA.

Note

DAs are to consider relevant guidance from the following documents, particularly in the context of improving urban design and sustainable transport opportunities:

1.1. Objectives

The overarching transport objectives are to:

1. Develop a transport network that prioritises active and public transport use as the preferred transport mode, by enhancing accessibility, connectivity and user amenity
2. Promote low-emission and shared transport options in both new and existing developments to reduce environmental impact and strengthen climate resilience
3. Restrict off-street parking provision in areas well-served by high-frequency public and active transport infrastructure to discourage private car dependency and reduce congestion
4. Encourage multimodal transport options for development, particularly along key transport corridors, within commercial centres and at strategic/key sites to improve accessibility, flexibility and user amenity
5. Support the integration of car share schemes, bicycle and scooter parking, and connections to public transport to enhance mobility and reduce congestion
6. Ensure car parking facilities, service and delivery areas, and access points are designed to complement and enhance the streetscape character and protect pedestrian amenity and safety
7. Limit vehicle access points along major transport corridors and regional roads to preserve traffic flow and enhance road safety.

2. Sustainable transport

2.1. Public and active transport

Explanation

Randwick City's public transport system is predominantly bus-based complemented by the South East Light Rail, which provides key connections to and from the Sydney CBD. Local and regional bus services also play a key role in connecting the local area to surrounding destinations, such as Bondi Junction, Waverley, Maroubra Beach, and Coogee Beach.

Access to public transport is essential for sustainable urban mobility. It relies not only on well-located services but also on supporting infrastructure - such as bus and light rail stops, pedestrian crossings, bicycle paths, footpaths – that are safely and effectively integrated with pedestrian and cycling networks. Seamless connectivity between these elements is essential to ensure inclusive access for all users.

Walking and cycling, collectively referred to as active transport, represent the most sustainable modes of travel. They contribute to healthier lifestyles, cleaner environments and support vibrant public spaces. At the State level, the NSW Active Transport Strategy sets an ambitious goal to double the number of people walking and cycling in NSW over the next 20 years.

While acknowledging the continued need for car travel, this DCP promotes the transition toward more sustainable and integrated transport solutions. The NSW Government, through Transport for New South Wales (TfNSW) introduced the Electric and Hybrid Vehicle Plan aiming for net zero transport emissions by 2050 and investing in electric vehicle infrastructure and services.

Transport for NSW is also undertaking reforms to improve the operation and management of shared e-micromobility services such as shared e-bikes across New South Wales. These reforms aim to establish a clearer and more consistent regulatory framework that supports safe, accessible, and well-managed services for communities.

More information on e-micromobility can be found here:

<https://www.nsw.gov.au/driving-boating-and-transport/bikes-e-bikes-e-scooters/e-micromobility-action-plan>

This DCP part supports active and sustainable transport initiatives by enhancing infrastructure for walking and cycling, encouraging the uptake of electric vehicles and facilitating the integration of these measures into new developments and the broader public transport network. The goal is to create a more connected, cleaner and future ready City.

Objectives

To promote sustainable transport by:

1. Integrating development with the broader public transport network
2. Encouraging the take up of sustainable transport modes including walking, cycling, and public transport.

Controls

- a) All development must address transport, access and parking requirements by incorporating measures that increase the share of trips made by public transport, walking and cycling
- b) Developments should include flexible hardstand areas to support bicycle maintenance and repair activities
- c) Where a variation to the DCP Car Parking rates is proposed, proponents must respond directly to the provisions in Section 8 Exceptions to Parking Rates of this DCP
- d) A Green Travel Plan (GTP) must accompany all DAs for new buildings and substantial alterations to existing buildings. The GTP is to include:
 - i. Mode share targets, aimed at reducing private car travel
 - ii. Travel demand management strategies to encourage sustainable transport choices
- e) Development proposals must include initiatives to implement and monitor travel measures such as car share and bike share programs
- f) Development proposals must include provision for electric charging stations in accessible on-site locations.

2.2. Bicycles

Explanation

Environmentally sustainable, healthy and vibrant cities support alternative transport modes such as cycling, which require safe, well-designed infrastructure and connected bicycle routes.

Key activity generators within Randwick City- including the University of New South Wales, Randwick Hospitals Campus, Centennial Park and coastal destinations - create significant demand for non-car transport options. By improving facilities for cyclists and pedestrians there is an opportunity to reduce car dependency, promote active transport and enhance public health outcomes.

This section sets out bicycle parking requirements for various development types. Where a specific land use is not listed, a merit-based assessment will be applied to ensure bicycle parking is appropriately provided.

DAs requiring bicycle facilities must consider the following documents:

1. Australian Standard AS 2890.3 Parking Facilities - Part 3: Bicycle parking
2. Austroads Guide to Traffic Management - Bicycle Parking Facilities
3. Cycling Aspects of Austroads Guides (AP-G88-17)
4. TfNSW Guide to Transport Impact Assessment

Objectives

The objectives for on-site bicycle facilities are to:

1. Support active, healthy lifestyles through the provision of cycling infrastructure
2. Promote cycling as a safe, convenient and low emission mode of transport
3. Ensure equitable access to bicycle parking and end-of-trip facilities.

Controls

- a) All new development must provide on-site bicycle parking in addition to other parking requirements, in accordance with the minimums specified in Table 3
- b) Bicycle parking facilities must be designed and constructed in accordance with AS2890.3

- c) Bicycle parking must address the following user categories:
 - i. Secure, covered all-day parking for employees and students
 - ii. Co-living or hostel developments with low car parking provision
 - iii. Permanent bicycle storage for residents
 - iv. Short term visitor parking for shopping centres, commercial offices, industrial and other public and private buildings
 - v. All day parking at transport interchanges.
- e) Bicycle parking for residents and staff must be located close to building entry/exits and lifts and prioritised over other parking types to ensure visibility, convenience and usage. Avoid locating bicycle parking in hidden niches, at the end of aisles and under staircases, etc
- f) Where bicycle parking is in basement levels, it must be placed on the uppermost basement level close to exits and/ ramps and as near to ground level as possible
- g) Bicycle parking areas must be clearly marked, easily accessible and avoid reliance on lifts for access. Ramp access is preferred for bicycle parking located at basement level/s
- h) Bicycle parking spaces must be well-lit, allow for secure locking of both frame and wheels and be subject to passive surveillance.
- i) Bicycle parking must be secure, weather protected, and constructed of durable, tamper resistant materials.
- j) Bicycle parking must be designed to accommodate a variety of bicycle types, including cargo bikes, e-bikes, and other micromobility devices.
- k) One-wheel racks are not acceptable nor are facilities that require a wheel to be removed
- l) A safe and direct path of travel must be provided from bicycle parking areas to building entry/exit points. Paths must be marked and have a minimum width of 1.5m wide, include adequate turning space and maintain clear sight lines for safety
- m) Visitor bicycle parking must be provided in an accessible on-grade location near major public entrances, away from pedestrian desire lines and clearly sign posted
- n) Locker and end-of-trip facilities must be provided in accordance with the NSW Bicycle Guidelines to ensure good bicycle parking arrangements
- o) End of trip facilities, where required, must be proportionate to the scale and nature of the development and incorporate secure lockers, showers and change rooms
- p) End of trip facilities, where required, must be integrated into the building layout, not treated as leftover or residual space and be clearly signposted for easy access
- q) Bicycle parking and end-of-trip facilities are to be provided in accordance with the rates in Tables 3 and 5, and part 3.3, Control b)
- r) Where swimming pools and similar amenities are proposed in residential developments, bicycle parking should be co-located to allow shared use of facilities (such as showers and changing rooms) as end-of-trip facilities
- s) A minimum of 25% of bicycle parking spaces must be capable of E-bike charging with appropriate power outlets provided. Elevated rack storage is not acceptable for E-Bike charging spaces.

Note

While there are no requirements stated for a dwelling house or semi-detached dwellings, the inclusion of a suitable internal/covered bike space is encouraged.

2.3. Car share

Explanation

Car share schemes provide an economical alternative to car ownership for residents and businesses. Several commercial schemes operate in Sydney providing on-line booking of vehicles linked to dedicated parking spots. These schemes are more viable in locations where private car ownership is discouraged or where available on street parking is limited. Membership of a car share scheme provides access to a network of new cars parked locally - without the expense of owning a car. Car sharing also helps to reduce the number of cars on the road and alleviate problems associated with traffic congestion. Council has also resolved to establish preferential parking for car-share and hybrid vehicles.

For large development, there may be an opportunity to provide dedicated on-site parking spaces for car share vehicles. This would be particularly effective for development on sites such as the University of NSW and Randwick Hospitals Campus, key strategic sites and within or adjoining commercial centres.

Car share schemes are effective on sites, or in areas of higher density with ready access to good public transport and services. To operate successfully car share vehicles need to be highly visible, easily and safely accessed at any time (whether on, or off the street) by residents and business operators on the site, as well as those in the surrounding precinct.

Car share spaces can also be dedicated for the exclusive use of building occupiers, if desired. In this case, the cost of the car share can be met through strata levies and must be organised by the developer.

Where car parking rates are being considered, Council will look more favourably on proposed reductions within close walking distance to areas of high public transport provision, including strategic bus corridors, and the light rail network and/or where a carshare scheme is provided on site.

Note

Any development can consider car share, however it is larger developments where a car share space/s are most encouraged by Council.

Objectives

The objectives for car share are to:

1. Encourage sustainable transport options and reduce private vehicle dependency by incentivising the provision of car share spaces in areas of high public transport accessibility
2. Increase car share usage as a means of reducing reliance on private vehicle ownership
3. Promote social inclusion by providing access to vehicles for households without private cars.

Controls

- a) Car share spaces must be provided in residential, mixed use, shop top housing, co-living and/or commercial development, where public transport accessibility is high and/or where a Transport Assessment Study is required
- b) Co-living developments, may be eligible for a parking credit equivalent to five standard parking spaces for each carshare space provided
- c) The maximum number of carshare spaces within a co-living development shall generally not exceed one carshare space for every 50 rooms

- d) For other residential or mixed-use developments, carshare credits will be considered by Council on a case-by-case basis, subject to demonstrated transport benefits
- e) Car share spaces must be in convenient, accessible and secure areas with good visibility
- f) Where located in a basement, carshare spaces are to be positioned near entry/exit points to enable easy access for non-residents of the building
- g) Carshare spaces provided by a commercial operator must offer 24-hour public access, unless otherwise approved by Council
- h) Car share spaces must be clearly marked with appropriate signage and pavement markings, in accordance with Transport for NSW (TfNSW) standards, indicating exclusive use by car share vehicles
- i) Carshare schemes must be operational upon completion or occupation of the development to ensure immediate availability and uptake
- j) Carshare spaces located on private property must be retained as common property under the management of the Owners Corporation of the site
- k) Carshare spaces must not be converted to general parking spaces without prior approval from Council
- l) A legal agreement or evidence of partnership with a recognised car share provider must be submitted with the DA.

2.4. Electric vehicles

Explanation

The integration of electric vehicle (EV) charging infrastructure in developments plays a vital role in supporting the transition to cleaner sustainable transport. In line with the National Construction Code (NCC), all parking spaces in Class 2, 3, 5, 6, 7b, 8, and 9 buildings, including residential apartments, commercial buildings, and retail premises, must be equipped with dedicated electrical distribution boards for EV charging.

As demand for EV continues to grow Council is committed to expanding this infrastructure across suitable locations. In addition to public facilities, it is essential that private properties are equipped to support EV charging. Consequently, all new major developments, as well as significant alterations or additions to existing major developments, will be required to provide the capacity for EV charging.

Objectives

The objectives for EVs are to:

1. Provide EV infrastructure to facilitate residents, occupants, contracted car share companies and visitors of buildings to charge their electric vehicles
2. Provide the infrastructure required to facilitate increased usage of electric vehicle charging equipment in allocated parking spaces.

Controls

- a) Where a development has non-private parking spaces, EV charging equipment is to be installed at the following rates.
 - i. The lesser of:
 - 10% of the total number of all parking spaces in the development, or
 - the total number of non-private parking spaces.

Numbers are rounded up, if 0.5 or more, to the nearest whole number.

Note

Control (a) is a method of determining the number of non-private parking spaces for which EV charging equipment is to be installed. This provision does not relate to private parking space.

- b) Each parking space for which EV charging equipment is required, is to be supplied with EV charging equipment with a minimum rated power output of 7kW (32A single phase)
- c) EV charging equipment installed may include a combination of EV chargers of different power levels, at the discretion of the developer, subject to the minimum power level noted above
- d) EV charging equipment is to be compliant with Australian Standards, marked with Regulatory Compliance Mark (RCM) markings, and equipped with OCPP 1.6J (or higher) communications capability
- e) In accordance with the EV Distribution Board requirements of the NCC, the wiring enclosure system is to be identified to allow each car space to install an EV charger point. This system must allow for future installation of cabling to EV charger points and allow internet access using one of the following:
 - i. Cable tray of a size designed and calculated to be sufficient, is to be installed from the EV Distribution Board to within 5m of all parking bays allocated for in the EV Distribution Board, on that storey
 - ii. An alternative to a cable tray may be provided, if it demonstrates the same or better than the requirements of provisions e (i) above.
- f) EV charging equipment must include a billing mechanism that enables cost recovery for residents and visitors using the EV charging equipment. Development applications must clearly define how sub-metering or cost allocation will be managed by the incoming owner's corporation when they take over operation of the site. Service agreements must not include vendor lock-in clauses and a clear pathway must be provided for the owner's corporation to make alternative billing arrangements without a punitive exit clauses from a service provider.
- g) Development must demonstrate the capability of tracking interval data of the building electrical consumer mains. This may be achieved through the installation of a smart meter or equivalent technology.

Residential developments must install a minimum of two 'Level 2' AC fast EV charging points within common parking areas. The circuit is to be suitably located to provide convenient, shared access for residents (and where relevant, commercial users). The charging infrastructure must:

- i. Be equipped with 62196-2 Type 2 socket
- ii. Provide up to 22kW or 32A three phase charging port
- iii. Be installed on a dedicated circuit
- iv. Support monitoring and individual billing via OCPP-compatible software
- v. Include a dedicated parking space for EVs to park and charge safely and conveniently.

- h) Commercial developments must provide EV charging infrastructure in accordance with the National Construction Code (NCC). A minimum of 10% of all car parking spaces in public parking areas must be equipped with 'Level 2' AC fast charging EV charging points. The circuit is to be suitably located to provide for convenient, shared access for commercial users. The charging point must:
 - i. Be equipped with 62196-2 Type 2 socket
 - ii. Provide up to 22kW or 32A three phase charging per port
 - iii. Be installed on a dedicated circuit
 - iv. Support monitoring and individual billing via OCPP-compatible software
 - v. Include dedicated EV parking spaces for safe and convenient access to park and charge.
- i) All EV charging infrastructure must be installed by appropriately licenced professionals and comply with relevant standards and regulations including Section J9D4 'Facilities for electric vehicle charging equipment' in NCC 2022 Volume One - Building Code of Australia, which outlines requirements for provision and design of distribution boards to support electric vehicle charging in car parks
- j) A statement prepared by a suitably qualified person must be submitted with the DA confirming that the proposal will be able to meet the electric vehicle requirements of this DCP and the applicable provisions of the NCC.

2.5. Resident parking schemes

Explanation

Resident parking permits are intended to exempt eligible residents from certain kerbside time restrictions in areas where on-street parking demand is high due to shoppers, commuters and visitors. These circumstances typically occur in and around business or neighbourhood shopping centres, and major activity generators such as the Randwick Education and Health Specialised Centre, public swimming pools, sports fields and beaches.

To support sustainable transport outcomes and reduce reliance on private vehicles, resident parking permits will not be issued to occupants of new residential developments that include on-site parking approved under this DCP. This restriction will be imposed as a condition of development consent, recorded on Section 10.7 Planning Certificates, and must be disclosed to all prospective purchasers and tenants.

Objectives

1. Improve the amenity for residents who do not have access to off-street parking and who live in areas with time-limited on-street parking, in accordance with the NSW Resident Parking Scheme.
2. Encourage sustainable transport and reduce car dependency.

Controls

- a) No resident parking permits will be issued for new residential development, co-living, boarding houses or for significant alterations and additions to mixed use, shop top housing, or residential flat buildings, that result in a net increase in dwellings. This restriction must be communicated to all prospective owners and tenants.
- b) A notice must be displayed in the foyer or common area of all affected buildings advising occupants that the building is not eligible for on-street resident parking permit exemptions.

3. Development Application (DA) requirements

3.1. Traffic and parking study requirements

Explanation

To effectively manage transport demand generated by new development, applicants must provide appropriate assessments that demonstrate how transport impacts will be addressed. These assessments help Council ensure that development does not unreasonably increase congestion or parking demand, and that sustainable transport options are considered and encouraged.

Objectives

1. Ensure development proposals are supported by appropriate and proportionate transport and traffic studies.
2. Minimise congestion and parking pressures generated by new development.
3. Promote sustainable transport choices, including public transport, walking and cycling.

Controls

- a) Depending on the nature and scale of the development, one or more supporting studies may be required to be submitted with the development application:
 - i. Transport Impact Assessment (TIA)
 - ii. Green Travel Plan (GTP)
 - iii. Parking and Access Study
 - iv. Delivery and Servicing Plan
 - v. Construction Traffic Management Plan (CTMP)

Note

Table 1: Vehicle parking rates, sets out where one or more of these studies is required, depending on the proposed type/s of development.

- b) The TIA must be prepared by a qualified traffic engineer. The study/report must be signed by the author and include their professional qualifications and membership number with the Institute of Engineers, Australia. This is to ensure that new developments do not unreasonably increase congestion and parking demands in busy areas, and to encourage developers to adopt sustainable transport options and new residents to use public transport, car share, walking and cycling.

3.2. Transport Impact Assessment (TIA)

Explanation

A TIA is a technical investigation into the transport and safety issues that might arise from a development. This includes impacts to pedestrians, cyclists, motorists and passengers, public transport users, and freight and servicing vehicles. It also assesses the transport related impacts on the surrounding transportation network that are generated by a development and how those impacts are to be managed. Such a study recognises the role of traffic within a broader transport system that includes public transport, walking and cycling.

Objectives

1. Ensure comprehensive assessment of transport impacts for new development.
2. Support integration of development with existing and planned transport infrastructure.
3. Maintain safe, efficient and accessible movement for all users.
4. Minimise adverse impacts on the road network, parking supply and surrounding amenity.

Controls

The TfNSW Guide to Transport Impact Assessment should be used to inform the scope and detail of the TIA, which complements the matters listed in this DCP. A TIA assessment must include the following:

- a) The accessibility of the site by various transport modes including car, public transport, walking and cycling
- b) Capacity of the public transport network to service the site during peak, off peak and weekend periods
- c) Mode share targets and strategies to reduce car dependency
- d) Measures to minimise car travel and maximise other modes including public transport use, cycling or walking
- e) Compliance with the requirements of the LEP and DCP
- f) Justification of car parking provision and site servicing arrangements in accordance with the objectives of the Randwick LEP and DCP
- g) Proposed allocation of parking spaces by dwelling types for residential developments
- h) Access provisions for people with mobility impairments
- i) Trip generation estimates and impacts of trips on the road transport network
- j) Integration of trips generated with existing infrastructure and identification of necessary improvements or upgrades to public transport services and infrastructure (e.g. bus shelters), pedestrian systems, bicycle routes, and the road network
- k) Mitigation strategies for any adverse impacts of the development on movement systems
- l) Means of improving access to the site having regard to vehicular, pedestrian, cycle and public transport access
- m) Impacts on and means of improving pedestrian accessibility to public transport (including proximity to services), shops, schools, open spaces, community centres and the like
- n) Pedestrian safety, including appropriate locations of access driveways
- o) Availability of on street parking and potential controls to discourage long term residential parking demand generated by the development.
- p) Trip generation must be assessed using the TfNSW Guide to Transport Impact Assessment which provides standard vehicular trip generating rates for both daily and peak hour vehicle trips. Comparative surveys of similar developments to the proposal, can also be used. The vehicle trip generation assessment must consider:
 - i. The peak activity periods of the proposed development
 - ii. The peak activity on the adjacent road network
 - iii. Whether road upgrades, traffic management or pedestrian safety measures are required to accommodate the increased movement on the system.
- q) The TIA must include a comparison of vehicle trip generation rates contained in the *'TfNSW Guide to Transport Impact Assessment'*, parking availability, access to public transport and proximity to neighbourhood shopping centres, community facilities and open spaces. Adjustments factors for each land use may include:
 - i. Mode split by time period
 - ii. Persons per vehicle
 - iii. Trip purpose
 - iv. Availability of on-site parking.
- r) Where necessary, traffic mitigation measures can be incorporated to ameliorate the impact of traffic and parking generated by the development including traffic signals, signs, pedestrian crossings, channelisation, roundabouts, angled parking, and traffic calming devices, storage days and median islands.

3.3. Green Travel Plan

Explanation

A Green Travel Plan (GTP) is a workplace plan developed to make it easier for employees to get to and from work and reduce reliance on private vehicles and parking spaces. Such a plan typically includes support for walking, cycling, car-pooling and public transport use. It is an important part of managing the transport demand generated by a development.

Objectives

The objectives of a Green Travel Plan are to

1. Ensure developments are supported by effective, site-specific transport planning.
2. Provide appropriate end-of-trip facilities to encourage walking and cycling.
3. Improve accessibility and awareness of sustainable transport options for occupants.
4. Establish clear implementation, monitoring and review mechanisms to support long-term travel behaviour change.

Controls

- a) A GTP is to be based on the findings of the TIA
- b) The GTP must:
 - i. Be prepared by a suitably qualified transport or traffic consultant, in consultation with Transport for NSW where necessary
 - ii. Include clear objectives and mode share targets aimed at reducing private car use and increasing public and active transport. Targets must be measurable, achievable, and linked to defined implementation timeframes.
 - iii. Identify specific tools, actions and measures to achieve the stated objectives and mode share targets, including any carparking management strategies required to support sustainable transport outcomes.
 - iv. Outline implementation responsibilities, including roles and responsibilities of relevant staff and procedures for ongoing management of the Plan
 - v. A monitoring and review program to assess travel behaviour and the effectiveness of the Plan.
- c) End of trip facilities must be provided proportionate to the scale and nature of the development
- d) End of trip facilities must be provided in developments in accordance with Tables 3 and 5 at the rates specified. Refer also to the Transport for NSW, Walking and Cycling Program Guidelines (2018-19) and the NSW Bike Plan (May 2010) Active Transport Strategy (TfNSW) and Council's Active Transport Plan - Walking and Cycling.
- e) The GTP should include a Travel Access Guide (TAG) incorporating the following information:
 - i. A comprehensive map showing all modes of public and active transport, including buses (private and public), trains, walking and cycling routes, as well as times for these public transport options.
 - ii. Information advising that service routes, timetables for buses, trains, light rail and ferries and walking routes are available on the Transport for NSW website
 - iii. Number and location of End of Trip facilities and bicycle parking (eg bicycle racks, showers, lockers, change rooms)
 - iv. Location of any carpooling/share car spaces where available.

Note

Refer to the TfNSW Guide to Transport Impact Assessment 2024.

3.4. Parking And Access Report (PAAR)

Explanation

A PAAR may be required, should the development result in a parking shortfall.

Objective

1. Ensure adequate assessment of on-street parking availability to minimise parking impacts from development

Control

- a) The PAAR should incorporate a survey of available on-street parking within 100m walking distance from the site demonstrating sufficient availability to mitigate any impacts. Surveys should reflect typical conditions and must not be undertaken during school holidays

3.5. Construction Traffic Management Plan (CTMP)

Explanation

A CTMP is a practical response to ensuring that demolition and construction works do not adversely impact on the public domain – on pedestrian, cyclist and vehicular movements, and on-street parking in an area.

Objective

1. Ensure construction and site activities are managed to minimise disruption to traffic, public transport operations, and pedestrian movement.

Control

- a) A CTMP is to detail how proposed development located on busy roads, bus or light rail stops or on difficult sites will be able to undertake loading and unloading, demolition and construction including the manoeuvring of trucks in and out of a site with minimum disruption to vehicular and pedestrian traffic or transportation networks.

3.6. Traffic generating development

Explanation

Under the State Environmental Planning Policy (Transport and Infrastructure) 2021, Council is required to refer certain types of DAs to Transport for New South Wales (TfNSW).

Objective

- 1. Ensure traffic-generating development is appropriately assessed and coordinated with relevant authorities to minimise impacts on the transport network and surrounding community

Controls

- a) The specific development types subject to referral are outlined in the SEPP
- b) Any temporary signage or line marking required on Council-managed roads must be clearly justified and may be subject to community consultation and referral to the Local Transport Forum.

4. Vehicle, motorcycle and scooter requirements

4.1. Relationship to other standards and policy

DAs requiring car parking will need to consider the following documents:

1. Australian Standards (AS)
 - AS 1428 Design for access and mobility
 - AS 2890 Parking Facilities series:
 - i. AS 2890.1 Off-street car parking
 - ii. AS 2890.2 Off-street commercial vehicle facilities
 - iii. AS 2890.5 On-street parking
 - iv. AS 2890.6 Off-street parking for people with a disability
2. State Environmental Planning Policy (Transport and Infrastructure) 2021
3. TfNSW Guide to Transport Impact Assessment 2024 (GTIA)
4. Austroads guides

4.2. Vehicle parking rates

Explanation

Vehicle parking rates apply to all forms of development, including new development, alterations and additions to existing development and changes of use. The Provision of motorcycle and scooter parking is encouraged recognising these modes as efficient and lower-emission transport alternatives.

Service delivery vehicle parking rates are provided in Table 6 of this Part of the DCP. Bicycle parking requirements are set out in Tables 3, 4 and 5.

Objectives

1. Ensure an appropriate and efficient provision of off-street vehicle parking that supports the operational needs and accessibility of development.
2. Minimise reliance on private vehicle use by aligning parking provision with access to public transport, centres and active transport networks.
3. Encourage a shift towards more sustainable transport modes, including walking, cycling and public transport, by avoiding the over-provision of car parking.
4. Support the creation of high-quality, people-focused urban environments by balancing parking provision with urban design, public domain and land use outcomes.
5. Facilitate flexible and context-responsive parking outcomes that reflect the nature, scale and location of development, including proximity to public transport and local services.

Controls

- a) Development must comply with the vehicle parking rates as detailed in Table 1: Vehicle parking rates. Any parking in excess of the prescribed parking rates will be included in the calculation of Gross Floor Area (GFA).
- b) Parking must be provided for service and delivery vehicles, bicycles and persons with a disability in accordance with the relevant provisions of this DCP having regard to the nature and scale of the development.
- c) Where a parking rate is not specified in Table 1, parking provision for the proposed development must be determined having regard to the Transport for NSW Transport

Impact Assessment Guidelines. Alternatively, a Transport Assessment Study may be submitted for consideration to justify an appropriate parking provision.

- d) For mixed use development the allocation and distribution of car spaces between different uses must be clearly identified on the DA plans.

4.3. Accessible parking requirements

Explanation

The Federal Government's Disability Discrimination Act 1992 (*DDA*) sets the legal framework to ensure equal access for people with a disability. The National Construction Code (NCC) and Disability (Access to Premises—Buildings) Standards establish the minimum requirements for accessible car parking.

Objective

1. All development is to provide accessible car parking spaces for people with a disability as set out in the NCC and the relevant (and most current) Australian Standard.

Control

- a) The dimensions for car spaces, including headroom and access requirements for people with a disability, are set out in AS 2890.6 2022.

4.4. Parking for adaptable housing

Explanation

Where adaptable housing units are provided in accordance with part C3 Universal, adaptable and accessible housing of this DCP, the car parking rate will be equivalent to that required for residential flat buildings.

Objectives

The objectives for parking for adaptable housing are to:

1. Ensure that the design of parking areas is safe and accessible with best practice standards for people with a disability

Provide enough designated car parking spaces for vehicles used by people with a disability.

Controls

- a) Parking must comply with the minimum requirements of AS 4299 Adaptable Housing regarding car parking or alternatively with the access and dimensional standards for car spaces for people with a disability as specified in the NCC and the Australian Standard AS 2890.6
- b) Accessible parking spaces for people with a disability must be located close to building entrances, lifts or access points and connected by a continuous accessible path of travel
- c) The location of accessible parking spaces must be clearly signposted at the entrance to the car park
- d) Accessible parking spaces must be well lit and clearly line marked
- e) Signage and directional information within parking areas must be legible, well-lit, and designed for ease of use and safety
- f) Where lifts are used to access parking areas, they must include audio cues and tactile control panels to support universal access
- g) Accessible car parking spaces allocated to adaptable units must form part of the strata lot within the strata scheme and must not to be designated as utility lots or common property

4.5. Car park location and design

Explanation

The Australian Standards and TfNSW guidelines provide the base requirements for parking location and design. Car park location and design need to be carefully considered to ensure pedestrian safety, clear sight lines and to maintain streetscape character and amenity.

In older established areas, with uniform streetscapes and heritage conservation areas, the provision of car parking needs to maintain the character of the area and the significance of the item or conservation area.

Objectives

1. Ensure car parking is located and designed to support safe, functional, and efficient vehicle, pedestrian, and cyclist movement.
2. Minimise impacts on on-street parking, pedestrian amenity, and streetscape continuity
3. Maintain and enhance streetscape character, particularly in established and heritage areas.
4. Reduce the visual prominence of parking, vehicle access and loading areas within the public domain

Controls

- a) Minimise loss of existing on-street parking supply by:
 - i. Careful location of crossings and laybacks
 - ii. Tapering the driveway at the property boundary
 - iii. Amalgamating driveway crossings with adjoining property where possible
 - iv. Considering the overall streetscape, continuity of footpaths and the need for safe pedestrian movement.
- b) Ensure pedestrian and cycling safety is maintained or improved
- c) Where feasible, vehicle access and/or loading are to be provided from secondary streets or rear lanes and set back a minimum of 6m from intersections to improve safety and reduce visual impact
- d) Basement carpark access must comply with the requirements of *B8 Water management*
- e) Vehicle access points and loading areas are to be designed as visually recessive elements within the building elevation to minimise their prominence
- f) Parking is to be accommodated underground wherever possible to preserve streetscape character and reduce surface-level congestion
- g) Sub-basement car parking structures must not exceed 1.2m above existing ground level

Refer to other relevant parts of this DCP, for example sections that address residential or heritage considerations for detail on car parking design, provision and location particularly for older areas or areas with heritage value.

Note

In some cases, it may not be possible to provide off-street car spaces.

4.6. Parking layout, configuration and dimensions

Explanation

The specific requirements for parking layout and dimensions (for car spaces, aisles, disabled, grades, etc.) are provided in the relevant Australian Standard and the TfNSW guidelines. All development must comply with these standards as a minimum level of provision to ensure car parking facilities are efficient, adequate and safe.

In residential areas, smaller car spaces are sometimes sought for dwelling houses or semi-detached dwellings on narrow lots with access from the primary street frontage. These carports or hard stand spaces may only be suitable where they are able to accommodate medium sized cars as this avoids overhanging the footpath and creating a potential sight and physical hazard to pedestrians and other road users. Off street parking often also involves the loss of valuable on-street car parking spaces and disrupts the continuity and safety of footpaths.

Objectives

1. Provide parking spaces and access arrangements that accommodate a range of users and vehicle types
2. Minimise impacts on pedestrian safety, footpath continuity and on-street parking

Controls

- a) The design and minimum dimensions of off-street car parking spaces must be in accordance with the requirements of AS 2890.1 Parking Facilities
- b) A reduction in car space length to a maximum of 5m may be considered where site constraints—such as limited lot width or reduced front setbacks—are characteristic of small lots, semi-detached, or attached dwellings. In such scenarios the applicant must:
 - i. Demonstrate site specific design constraints
 - ii. Maintain safe vehicle access and egress
 - iii. Comply with relevant standards for small car spaces
 - iv. Provide a swept path analysis where applicable.
- c) Motorcycle parking spaces must be a minimum 2.5m by 1.2m and clearly marked
- d) Motorcycle spaces are to be designed and located so they are not vulnerable to being struck by manoeuvring vehicles
- e) Motorcycle spaces must be located on flat and even surfaces as they rely on side-stands to park
- f) In all development except dwelling houses, semi-detached dwellings or attached dwellings, all vehicles must enter and exit in a forward direction.
- g) For development located on a main or arterial road, all vehicles must enter and exit in a forward direction
- h) Unless otherwise stated, development is to comply with the relevant Australian Standard and the TfNSW guidelines for car parking layout, dimensions, aisle widths, grades, access requirements for different uses and users (e.g. those with disabilities), driveway widths, service and delivery needs.
- i) Tandem parking spaces are generally discouraged unless where it can be demonstrated that:
 - i. the operation of the tandem parking arrangement will not adversely impact the adjacent road or footpath area
 - ii. the proposal is located within a low traffic area
 - iii. all vehicle movements associated with the tandem arrangement will occur wholly within the site and would not require vehicles to queue, wait, or undertake manoeuvres within the public road or footway.
 - iv. The parking layout will be designed to ensure safe, efficient and practical operation for all users, including consideration of peak period vehicle movements and the management of potential conflicts between vehicles parked in tandem

Refer also to the relevant parts of this DCP for car parking details relating to specific land uses such as residential, commercial, industrial and specific locations such as UNSW.

4.7. Access to dwellings elevated above retaining walls

Explanation

The historical subdivisions in the coastal areas of Randwick City have created several urban blocks that are elevated above public roads due to the sloping topography. The frontage to

these allotments is supported by masonry block (often sandstone) retaining walls aligned with the carriageway boundaries, and with public footpaths running above.

The provision of off-street parking to these sites often proves to be problematic as it necessitates significant demolition and modification to the retaining walls. In some circumstances, the height of the retaining wall does not provide sufficient clearance for parking facilities as required by the Australian Standard.

The public footpaths above may need to be raised along the frontage of the development site, which further compromises the visual integrity of the retaining walls, streetscape character and pedestrian accessibility. Any successive developments for vehicular access would incrementally remove wall sections and lead to cumulative visual impacts.

Due to the likely adverse implications on streetscape amenity, the partial demolition of existing retaining walls within the public domain for the sole purpose of gaining vehicular access to a private property will generally not be supported.

Objectives

1. Protect the integrity, character and continuity of existing retaining walls, particularly those of heritage or streetscape significance
2. Maintain the visual amenity and consistency of streetscapes in areas with elevated lots and established topography
3. Ensure safe and accessible pedestrian environments, including preserving existing footpath levels and usability

Controls

- a) Any provision of vehicular access to dwellings must minimise demolition, modification and damage to existing retaining walls within the public domain
- b) Double width driveway and entry to on-site parking involving full or part removal of retaining walls in the public domain is not permitted
- c) Development must not involve any significant change to the existing gradients of public footpaths above the retaining walls, except to facilitate equitable access
- d) The creation of an access driveway must not jeopardise the safety of pedestrians and vehicles
- e) Pedestrian and cyclist entry points must be separated from vehicle accessing driveways, to ensure safety of vulnerable road users and to avoid vehicle conflict
- f) Driveway access and front yards should be separated by physical barriers (e.g. wall, fence, etc)
- g) Sight distances at driveways are to be compliant with AS 2890.1 and AS2890.2
- h) Works that require alteration or replacement of landscape elements and structures (such as handrails) adjacent to the public footpaths situated above retaining walls must be compatible with the streetscape character.

4.8. Mechanical Parking Devices

Explanation

Mechanical parking devices, such as vehicle turntables and automated parking platforms, may be considered on constrained sites where conventional on-site manoeuvring cannot be achieved. While these systems can improve access efficiency and reduce the need for extensive driveway areas, they also introduce operational, safety, and public domain considerations that require careful assessment.

The operation of mechanical parking systems has the potential to influence pedestrian and vehicle movements on the adjoining road and footpath, particularly in situations where cycle times, queuing, or system malfunctions may cause vehicles to pause or encroach into the public domain.

In addition, noise and vibration generated by mechanical components may affect neighbouring properties if not appropriately mitigated.

Objectives

1. Ensure mechanical parking devices are only used where necessary and operate safely, efficiently and reliably.
2. Minimise impacts on the public domain, including pedestrian and vehicle movements, and prevent queuing or encroachment onto roads and footpaths.
3. Protect the amenity of adjoining properties by minimising noise, vibration and visual impacts.

Controls

- a) The use of mechanical parking systems e.g. car lifts, car stackers and turntables, should be minimised especially where queuing or safety concerns may arise.
- b) Mechanical parking devices may only be permitted where it is clearly demonstrated that their installation and operation will not adversely impact the public domain, adjoining properties, or traffic and pedestrian movements.
- c) All mechanical parking devices must be located wholly within the site.
- d) Development applications proposing mechanical parking devices must include an assessment prepared by a suitably qualified traffic engineer addressing:
 - i. the operational characteristics of the device, including cycle times and capacity
 - ii. Technical specifications of the proposed system (the onus is on the applicant to demonstrate the mechanical device can be accommodated within the design space available)
 - iii. potential for vehicle queuing and any risk of encroachment onto the road or footpath
 - iv. pedestrian and vehicle safety impacts
 - v. noise and vibration impacts
 - vi. sightline and visibility considerations for vehicles entering or exiting the site.
 - vii. Swept paths based on the B99 design template in AS 2890.1 demonstrating satisfactory ingress and egress can be achieved into the mechanical device
- e) All manoeuvring associated with the mechanical parking device must occur within the site and must not rely on the public road or footpath.
- f) The device must be designed and installed to ensure safe, reliable and efficient operation at all times, including during peak demand periods.
- g) A maintenance and operational management plan must be submitted with the application which outlines servicing requirements, procedures for breakdowns, and measures to ensure the device does not obstruct the public domain in the event of malfunction.
- h) Where car lifts are proposed to enter basement carparking;
 - i. A passing bay will be required in front of the car lift unless it can be satisfactorily demonstrated by way of a queueing analysis that the probability of vehicle conflict is minimal.
 - ii. Car lifts are to be in accordance with AS 1735.1
 - iii. Car lifts accessing further mechanical devices such as stackers or turntables will generally not be supported.

5. Parking rates - vehicles, motorcycles and scooters (excluding K2K, RJTC, WLHA)

This section of the DCP provides the applicable car parking rates for vehicles, motorcycles and scooters for new development and significant alterations in the whole Randwick LGA, except for the Kensington and Kingsford Town Centres (K2K), the Randwick Junction Town Centre (RJTC) and the five Well Located Housing Areas (WLHA) (formally known as HIAs).

Where development comprises an extension, modification or change of use to an existing development, Council will generally only require that additional parking be provided to cater for the additional demands arising from increases in floor space or changes in use.

Note

Parking calculations should be rounded to the nearest whole number. Where the fraction is 0.5, then the figure must be rounded up to the next whole number.

Table 1: Vehicle parking rates

* Council is willing to consider variations from the applicable motorcycle/scooter parking rate for co-living/boarding house development, on merit, if sufficient justification based on parking demand in comparable recent development, can be provided by the Applicant

Proposed use	Vehicle	Motorcycle/scooter
RESIDENTIAL		
Dwelling houses/dual occupancies, semi-detached dwellings, attached dwellings	1 space per dwelling house with up to 2 bedrooms 2 spaces per dwelling house with 3 or more bedrooms <u>Note</u> : Tandem parking for 2 vehicles is permitted	Nil
Boarding houses	1 car space per 5 bedrooms 1 space per resident caretaker	*1 motorcycle space per 5 bedrooms
Co-living	0.2 parking spaces per room 1 space per 14 rooms for visitor parking 1 space per resident caretaker	*1 motorcycle space per 5 bedrooms
Group homes	2 spaces per group home <u>Note</u> : Tandem parking is not permitted.	Nil
Home business/industry	1 space in addition to the parking for the dwelling	Nil
Hostels	1 space per 10 beds	

Proposed use	Vehicle	Motorcycle/scooter
	1 space per 2 staff 1 service and delivery space depending on size (e.g. 30+ beds)	
Multi dwelling housing and residential flat buildings	1 space per 2 studio 1 space per 1 bedroom apartments (over 40 m2) 1.2 spaces per 2 bedroom apartments 1.5 spaces per 3 or more bedroom apartments 1 visitor space per 4 dwellings (but none where development is less than 4 dwellings) <u>Note:</u> Car share facilities in certain locations are a viable option and should be discussed with Council staff	5% of the car parking requirement
Senior's housing <u>Note:</u> These parking rates for seniors housing are contained in the Housing SEPP 2021 as 'standards that cannot be used to refuse development consent'. The SEPP overrides the DCP. Refer to the SEPP for parking provisions for seniors housing.	<u>Hostels</u> (i) 1 space per 5 beds in the hostel (ii) 1 visitor space per 10 beds (iii) 1 parking space per 2 staff (iv) 1 parking space suitable for an ambulance. <u>Residential care facility</u> (i) 1 space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility includes care for persons with dementia) (ii) 1 space for each 2 staff 1 parking space suitable for an ambulance. <u>Self-contained dwellings/ Independent Living Units</u> (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider	

Proposed use	Vehicle	Motorcycle/scooter
	(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider. <u>Note:</u> Resident spaces should be designed to be suitable for people with a disability.	
BUSINESS AND RETAIL		
Business premises, retail premises and office premises	1 space per 40m ² Gross Floor Area (GFA)	5% of the car parking rate
Business and office premises in residential zones	1 space per 100m ² GFA	
Entertainment facilities and function centres	A Transport Impact Assessment is required.	5% of the car parking rate
Bulky goods premises and passenger transport facilities	Transport Impact Assessment is required.	5% of the car parking rate
Pubs, registered clubs, and nightclubs	1 space per 10 persons as endorsed as the maximum number on the subject liquor license; or 1 space per 6m² bar, lounge, entertainment venues, restaurant, dining room, games rooms, auditoriums and disco etc, where the liquor license does not specify maximum number of persons. 1 space per 3 staff 1 space per manager 1 taxi/bus pick up point on site.	
Restaurants or cafes	1 space per 40m² GFA for the first 80m² GFA then 1 space per 20m² GFA thereafter <u>Note1:</u> Parking rate applies to restaurant uses, over a public road such as a balcony. <u>Note 2:</u> Parking rates do not apply to dining on footpaths or on community land.	

Proposed use	Vehicle	Motorcycle/scooter
Take away food and drink premises	Transport Impact Assessment including provision for queuing for drive through facilities	
Service stations and vehicle repair stations	6 spaces per work bay 1 space per 25m ² GFA	
TOURIST AND VISITOR ACCOMMODATION		
Backpackers' accommodation	1 space per 10 beds or 1 space per 5 bedrooms (whichever is the greater) plus 1 space per 2 staff	5% of the car parking rate
Bed and breakfast accommodation	1 space for guest use (plus parking for the dwelling)	
Hotel or motel accommodation	1 space per 4 units 1 space per 2 staff	
Serviced apartments	1 space per 4 apartments 1 space per manager/caretaker	
HEALTH, EDUCATION AND COMMUNITY FACILITIES		
Childcare centres	Transport Impact Assessment or Parking and Access Study (depending on development size) is required, with 1 space per 8 children for drop off and pick up and 1 space per 2 staff.	
Community facilities	Transport Impact Assessment required	5% of the car parking rate
Educational establishments - Schools - Tertiary institutions (except the UNSW)	<u>Schools</u> 0.7 spaces per staff <u>Tertiary</u> 0.7 spaces per staff member plus 1 space per 10 full time students in a tertiary institute <u>Note:</u> For larger developments a Transport Management and Accessibility Plan (TMAP) maybe required. See Transport NSW - Draft Interim Guidelines for the Preparation of TMAPs	5% of the car parking rate

Proposed use	Vehicle	Motorcycle/scooter
Health consulting rooms	2 spaces per consulting room (plus parking for the dwelling)	
Hospital	1 visitor space per 3 beds; plus 1 space per 2 staff; plus 1 space per doctor plus adequate space for ambulance parking.	5% of the car parking rate
Medical centre	1 space per 25m ² GFA	5% of the car parking rate
Places of public worship	1 space per 20m ² GFA	5% of the car parking rate
Respite day care centres	1 space per 2 staff plus 1 mobility access space plus drop/off pickup area.	
LIGHT INDUSTRY		
Truck depots and shipping container storage	Transport Impact Assessment required	
Garden centres, Plant nurseries, Hardware and building supplies, landscape materials supply	0.4 spaces per 100m ² of site area	5% of the car parking rate
Light industry; warehouse or distribution centre; wholesale supplies	Light industry 1 space per 80m ² GFA Warehouse or distribution centres and wholesale supplies 1 space per 300m ² GFA	5% of the car parking rate
RECREATION		
Indoor recreation facility	1 space per 25m ² GFA or Transport Impact Assessment	5% of the car parking rate
Outdoor recreation facility	Transport Impact Assessment	5% of the car parking rate
Major recreation facility	Transport Impact Assessment	5% of the car parking rate

6. Parking rates – vehicles, motorcycles and scooters for K2K, RJTC, WLHA

This section of the DCP provides the applicable car parking rates for vehicles, motorcycles and scooters for new development and significant alterations in the following locations:

- Kensington and Kingsford Town Centres (K2K),
- Randwick Junction Town Centre (RJTC) and
- five Well Located Housing Areas (WLHA) (formally known as HIAs).

6.1. Kensington and Kingsford Town Centres (K2K)

Controls

- Vehicle parking within the K2K town centres is to be provided in accordance with the rates outlined in Table 2: K2K, RJTC and WLHAs carparking rates. For land uses in K2K, RJTC and WLHAs, not addressed in Table 2, rates in Table 1 apply
- Vehicle access points off Anzac Parade and Gardeners Road must be avoided
- Where practical, parking access and/or loading is to be provided from secondary streets (rather than directly off Anzac Parade or Gardeners Road), set back at least 6m from the intersection of the rear lane
- Parking is to be accommodated underground where possible
- Basement carpark access must comply with the requirements of this DCP part B8 Water management
- Parking access and/or loading areas are to be designed as recessive components of the elevation to minimise the visual impact
- Sub-basement car parking is to extend no more than 1.2m above existing ground level
- Provide flexible hardstand areas for the purpose of bicycle maintenance and repairs
- Where a variation to the DCP car parking rates is sought, the proponent shall respond directly to control Section 8 Exceptions to parking rates of this DCP
- A Green Travel Plan (GTP) is required to accompany all DAs for new buildings and substantial alterations to existing buildings. The GTP is to set out:
 - Future travel mode share targets, specifically a reduction in car driver mode share
 - Travel demand management strategies to encourage sustainable travel
 - Initiatives to implement and monitor travel measures such as car share and bike share
 - Alignment with 8 Exceptions to parking rates of this DCP.
- Car share spaces are to be provided in accordance with 2.3 Car share of this DCP

Table 2: K2K, RJTC and WLHA car parking rates

Car parking rates	Minimum
Studio	0.2 per studio
Boarding houses	0.2 per room (as per Housing SEPP)
Co-living	0.2 per room (as per the Housing SEPP) 1 space per 14 rooms for visitor parking
1 bedroom apartment	0.6 per apartment

Car parking rates	Minimum
2 bedroom apartment	0.8 per apartment
3+ bedroom apartment	1.1 per apartment
Visitor	0.2 per apartment
Commercial/business premises	1 per 125m ² GFA
Restaurants and cafes	1 per 100m ²
Supermarkets	2.5 per 100m ²
Takeaway food and drink	1 per 100m ²

SERVICE AND DELIVERY VEHICLE RATES	
Residential	1 space per 30-100 apartments plus 1 space per 100 apartments thereafter
Commercial	1 per 4,000m ² GFA
Retail	1 per 400m ² GFA up to 2,000m ² GFA, plus one per 1,000m ² thereafter
Supermarkets	1 per 400m ² GFA up to 2,000m ² GFA, plus one per 1,000m ² thereafter

Note

Any provision of parking above the maximum requirements will be counted towards GFA.

6.2. Well Located Housing Areas (WLHA) and Randwick Junction Town Centre (RJTC)

Controls

Car parking provision

- Vehicle parking within a WLHA and the RJTC are to be provided in accordance with the rates outlined in Table 2: K2K, RJTC and WLHA car parking rates
- Where a variation to the DCP car parking rates is proposed, the proponent shall provide a justification in accordance with Section 8 Exceptions to parking rates of this DCP
- Car share spaces are to be provided in accordance with Section 2.3 Car share of this DCP and accessible without the need to enter through a secure car parking area
- A Green Travel Plan (GTP) is required to accompany all DAs for new buildings and substantial alterations to existing buildings. The GTP is to set out:
 - Future travel mode share targets - a reduction in car driver mode share
 - Travel demand management strategies to encourage sustainable travel
 - Initiatives to implement and monitor travel measures such as car and bike share.

Car parking access

- a) Where practical, parking access and/or loading is to be provided from secondary streets (as opposed to classified roads and/or major roads such as Alison Road, Belmore Road, High Street and Avoca Street)
- b) Parking access and/or loading must be setback at least 6m from an intersection or rear lane boundary to ensure all vehicles are wholly contained on site before being required to stop
- c) Parking access and/or loading areas are to be designed as recessive components of the building elevation to minimise the visual impact on the streetscape
- d) All vehicles should be able to enter and leave the site in a forward direction
- e) Parking is to be accommodated underground where possible
- f) Sub-basement car parking is to be no more than 1.2m above existing level

7. Bicycle parking rates

7.1. Bicycle parking rates (excluding K2K, RJTC and WLHA)

Table 3 provides the applicable parking rates for bicycles and end of trip facilities for new development and significant alterations in the whole Randwick LGA, except for in Kensington and Kingsford Town Centres (K2K), the Randwick Junction Town Centre (RJTC) and the five Well Located Housing Areas (WLHA) (formally known as HIAs).

Table 3: Bike parking rates and controls

Proposed use	Residents/employees	Customers/visitors	End-of-trip facilities
Residential housing & accommodation			
Shop top housing, multi dwelling housing, residential flat buildings	1 bike space per 2 units	1 per 10 units	Showers 1 per 0-12 2 per 13-49 4 per 50-149 staff 2 change rooms (one male/one female) where 13 or more staff
Boarding Houses and co-living	1 bike space per 5 rooms	1 per 10 rooms	Nil
Back packers' accommodation	1 bike space per 2 staff	1 per 10 beds	Nil
Serviced apartments, hotels and motels	1 bike space per 4 staff	1 per 20 rooms	Showers 1 per 0-12 2 per 13-49 4 per 50-149 staff Two change rooms (one male/one female) where 13 or more staff
All other development			
Commercial, retail, industrial, community, educational, recreational, etc.	1 bike space per 10 car parking spaces Accessible showers 1 in 10 spaces Changing facilities (next to the showers) with one secure locker per bike space.		Showers 1 per 0-12 2 per 13-49 4 per 50-149 6 per 150-299 8 per 300-500 staff Two change rooms (one male/one female) where 13 or more staff

Note

The minimum number of bike parking spaces is to be rounded up to the nearest whole number.

7.2. Bicycle parking rates for K2K, RJTC and WLHA

This section of the DCP provides the applicable rates for bicycles, motorcycles and end of trip facilities for new development and significant alterations in Kensington and Kingsford Town

Centres (K2K), the Randwick Junction Town Centre (RJTC) and the five Well Located Housing Areas (WLHA) (formally known as HIAs).

Control

- a) Bicycle and motorcycle parking rates in the K2K town centres are to comply with Table 4: K2K bicycle and motorcycle parking rates
- b) Bicycle parking rates and end-of-trip facilities are to be provided in RJTC and the WLHAs in accordance with Table 5: RJTC and WLHA - bicycle parking rates and end-of-trip facilities.

Table 4: K2K bicycle and motorcycle parking rates

* Council is willing to consider variations from the applicable motorcycle parking rate for co-living/boarded house development, on merit, if sufficient justification based on parking demand, in comparable recent development, can be provided by the Applicant

Bicycle and motorcycle rates		
Use	Bicycle	Motorcycle
Residential		
Residents	1 per unit	1 per 12 carparking spaces
Co-living/ boarding houses	1 per 5 bedrooms	1 space per 10 rooms
Visitor	0.1 per unit	1 per 10 motorbike spaces
Commercial		
Commercial premises	1 per 1,000m ²	1 per 12 carparking spaces

Table 5: RJTC and WLHA - bicycle parking rates and end-of-trip facilities

Land use	Residents / Employees	Visitors / Customers	End-of-trip facilities
Multi-dwelling housing / residential flat building	1 bike space per unit / dwelling	1 bike space per 10 units / dwelling	n/a
Commercial	1 bike space per 2 car parking spaces	1 bike space per 2 car parking spaces	Showers/change cubicles: 1 for up to 10 bike parking spaces, 2 for 11-20 bike parking spaces, 2 additional shower and change cubicles for each additional 20 bike parking spaces.

Source: Local Transport Study, Randwick Junction WLHAs Final Report, January 2022

8. Exceptions to parking rates

Explanation

The DCP sets appropriate parking rates for most development types and conditions, however it is also recognised that variations may be appropriate where developments incorporate suitable and sustainable transport alternatives.

In some cases, it may not be physically feasible, or aesthetically appropriate, to provide on-site parking - for example where off street parking would impact the frontage of a heritage item or compromise areas of significant streetscape value.

It is the responsibility of the applicant through the development assessment processes, to demonstrate that parking provision is adequate, or that the overall planning benefits of the proposed outweigh any shortfall in parking.

Objectives:

1. Ensure any variation to parking rates does not result in unacceptable impacts on local traffic, on-street parking, or safety.
2. Support developments that incorporate sustainable and integrated transport options, reducing reliance on private vehicles.
3. Require a robust, evidence-based justification demonstrating that any shortfall in parking is appropriate and will not adversely impact the surrounding area.

Controls

- a) Any proposed variation to the prescribed parking rates must address the following considerations relevant to the development:
 - i. The type and scale of the development and its potential impact on local traffic and parking conditions
 - ii. Comparative analysis of parking provision in similar recent developments
 - iii. Existing on-street parking provision available prior to the proposed development
 - iv. Site specific building constraints that limit parking provision
 - v. Heritage and urban design considerations including significant streetscape elements such as sandstone retaining walls, significant mature trees and any other valued features
 - vi. Availability of on street and public parking in the vicinity, and proximity to public transport services
 - vii. Accessibility to local services, employment hubs, retail centres and recreational facilities
 - viii. Safety considerations for vehicles, pedestrians and cyclists
 - ix. Provision of integrated and sustainable transport options within the development such as bicycle parking, car share and EV Charging.

9. Service and delivery vehicles

9.1. Service and delivery vehicle requirements and rates

Explanation

The number of service bays required for a development depends on the size and servicing requirements of the type of development. The following rates are based on the TfNSW Guideline. Major developments should quantify their service vehicle requirements through new surveys of similar developments.

Development Applications must demonstrate that servicing, loading and waste management arrangements are designed in accordance with the principles and requirements of TfNSW including *The Last Mile Toolkit* and relevant TfNSW policies. This includes the provision of adequate on-site servicing capacity, accommodating the anticipated freight and waste task, ensuring safe and efficient vehicle access and manoeuvring and minimising adverse impacts on the surrounding road network, kerbside operations and public domain amenity.

Note

Development applications must include plans that clearly show how vehicles will enter, exit, and move within the site safely and smoothly, while minimising impacts on nearby roads, kerbside use, and public spaces

Objectives

1. Ensure developments provide adequate on-site servicing, loading and delivery facilities that meet the operational needs of the development.
2. Minimise impacts of servicing and delivery activities on the surrounding road network, kerbside operations, pedestrian amenity and the public domain.

Controls

- a) Development must comply with the minimum requirements for the parking of service and delivery vehicles as set in Table 6: Service and delivery vehicle rates.
- b) Service vehicle dimensions, layout and service/loading bays must comply with Australian Standard AS 2890.1 (off street parking) and AS 2890.2 (off street commercial vehicle facilities) as applicable.
- c) Should on site waste collection by Council be required, loading bays must be designed to accommodate Council's waste collection vehicles, with the bin presentation area immediately adjacent. Technical specifications of Councils current waste vehicle fleet can be obtained from Council's Engineers
- d) Driveways must be minimised along primary streets and along active frontages with no additional vehicle crossings permitted unless it can be demonstrated that there are no feasible alternative access arrangements.
- e) All accessways, driveways, and servicing areas must accommodate the nominated vehicle in accordance with:
 - i. AS 2890.1 – Parking facilities (Off-streetcar parking)
 - ii. AS 2890.2 – Off-street commercial vehicle facilities
 - iii. AS 2890.6 – Off-street parking for people with disabilities
- f) Driveways and crossovers must prioritise pedestrian safety and amenity.
- g) Development applications must include swept path analysis (based on the appropriate service and delivery vehicle) prepared by a suitably qualified traffic engineer demonstrating satisfactory ingress and egress.

Table 6: Service and delivery vehicle rates

Development type	Minimum requirements
Commercial premises	1 space per 4,000m ² GFA up to 20,000m ² GFA plus 1 space per 8,000m ² thereafter (50% of spaces adequate for trucks)
Department stores	1 space per 1,500m ² GFA up to 6,000m ² GFA plus 1 space per 3,000m ² thereafter (all spaces adequate for trucks)
Supermarkets, shops and restaurants	1 space per 400m ² GFA up to 2,000m ² GFA plus one space per 1,000m ² thereafter (all spaces adequate for trucks)
Warehouse, industrial	1 space per 800m ² GFA up to 8,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)
Hotels and motels	1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m ² of public area set aside for bar tavern, lounge and restaurant, (50% of space adequate for trucks)
Residential flat buildings	1 space per 50 units up to 200, plus 1 space per 100 units thereafter. PLUS 1 space per 1,000m ² of public area set aside for bar, tavern, lounge and restaurant.
Other uses	1 space per 2,000m ² GFA (50% of spaces adequate for trucks)

Source: *Guide to Traffic Generating Developments (GTGD)*



STRATEGIC PLANNING

Randwick Development Control Plan B8 Water management

D06205930

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1. Introduction

This Section of the Randwick Development Control Plan (DCP) 2013 contains objectives and controls for development in relation to stormwater management, groundwater and flooding, with an overall focus on the implementation of Water Sensitive Urban Design (WSUD).

WSUD is the sustainable management of water in urban areas through intelligent and integrated design. It seeks to ensure that development is designed, constructed and maintained to minimise impacts on the natural water cycle.

It includes a wide range of technologies to reduce potable water consumption and reduce the pollution from stormwater ending up in local waterways. These can include rainwater tanks, gross pollutant traps, on site stormwater retention and reuse, landscaped swales, and infiltration systems.

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

- Part A – Introduction
- Part B3 – Sustainability
- Randwick Private Stormwater Code
- Randwick Flooding Advice and Flood Related Development Controls Policy
- Any other Part of the DCP which may apply.

2. Stormwater management

Randwick Local Environmental Plan (LEP) 2012 includes provisions for stormwater management which aim to minimise the impact of urban stormwater on land in Randwick City, including adjoining downstream properties, native bushland, waterways and receiving waters.

This section supports these LEP provisions and contains specific requirements for developments in relation to managing the quality and quantity of stormwater impacting on Randwick City and surrounding catchments, waterways and coastlines.

Other sections in this DCP also contain related requirements for water permeable surfaces in deep soil and landscaped open space. Refer to the sections on specific development types for further details.

2.1. Water quality

Explanation

Water bodies and coastlines in urban areas often suffer from decreased water quality resulting from stormwater run-off from roads and impermeable surfaces. This run-off collects sediments, oils, chemicals and other pollutants, and adversely impacts on the biodiversity and recreational amenity of waterways and coastlines.

Management of stormwater quality is particularly important for larger developments with open areas of hardstand or car parking space that have higher potential to collect and direct sediments and pollutants into the stormwater system.

Objectives

1. To prevent the transportation of pollutants and sediments from a site by stormwater runoff
2. To ensure that stormwater runoff is of suitable quality to protect the recreational amenity of water bodies and coastlines; aquatic ecosystems and downstream receiving waters
3. To prevent pollution spills or contaminants from leaving a site via the stormwater network.

Controls

- a) All development proposing open car parking or hard stand areas exceeding 200m², or incorporating new roads shall capture sediments and pollutants from the site and must provide a:
 - i. Minimum of one pollutant trap located between the last downstream stormwater pit and prior to discharge from the site
 - ii. System of WSUD treatments such as vegetated swales, bio-retention systems and buffer strips to achieve the same performance as the pollutant trap(s)
 - iii. Design report with a Development Application (DA) from a suitably qualified environmental consultant demonstrating how sediments and pollutants will be captured.
- b) All other residential and non-residential development must consider the use of WSUD technologies to improve the quality of stormwater run-off from a site prior to entering the drainage system, nearby catchments or waterways.

2.2. Stormwater management systems

Explanation

Council requires that most areas in the Local Government Area (LGA) provide on-site stormwater detention and/or infiltration for new developments.

On-site Stormwater Detention (OSD) systems temporarily store excess stormwater on a site and act to reduce the peak flow rate of stormwater discharged from a site into Council's drainage system. OSD systems can prevent overloading infrastructure and reduces the risk of downstream flooding effects.

Infiltration systems are utilised to manage and absorb stormwater runoff through infiltration into the soil. They are designed to offset the impacts of development and reduce the amount of water being discharged from a site via stormwater runoff.

Note

OSD and infiltration systems are generally required for most residential and non-residential development in specified locations within the Randwick LGA. For further details on the design and application of on-site detention/infiltration systems and applicable locations, refer to Council's Private Stormwater Code.

Objectives

1. To control the release of private stormwater into Council's drainage system to maintain its capacity and prevent flooding
2. To require the use of on-site detention systems and, where practical, encourage the use of stormwater infiltration in lieu of on-site detention.

Controls

- a) On-site detention and infiltration systems must be designed and constructed to comply with the requirements and specifications outlined in Council's Private Stormwater Code
- b) Where appropriate, infiltration systems are encouraged for all types of development to reduce discharged stormwater from a site
- c) Development applications for new development and alterations and additions which involve changes to stormwater drainage must include concept drainage plans with sufficient information to enable Council Officer's to determine suitable drainage conditions
- d) Should constraints restrict stormwater discharge by gravity to Council's drainage system and ground conditions preclude the construction of an infiltration pit, applicants should attempt to obtain a private drainage easement to dispose of stormwater to Councils drainage system. Where a private drainage easement cannot be obtained, Council may consider the use of pumps and/or a charged system.

2.3. Construction water management

Explanation

Discharging site stormwater, groundwater or seepage water from a building site can introduce excess sediments and harmful pollutants into Council's stormwater drainage system and downstream receiving waters. Construction sites are required to manage erosion of sediment and stormwater run-off during construction. Council will include Conditions of Consent describing requirements during construction.

Objective

1. To manage and protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites.

Controls

- a) All DAs involving excavation or other site disturbance must submit a Soil and Erosion Management Plan demonstrating how sediment and contaminants from construction shall be contained and managed
- b) Separate approval will be required from Council for any proposals to discharge stormwater, seepage water or groundwater from a construction site into Council's stormwater drainage system. Council may require water quality testing of the discharged water by a suitably qualified environmental consultant.

2.4. Stormwater infrastructure

Explanation

This sub-section applies to all development in proximity to public stormwater infrastructure or inter-allotment drainage, and all development proposing new connections to Council's drainage system.

Definitions

Public stormwater infrastructure is the system of drainage pipes and pits owned by Council or another public authority.

Inter-allotment drainage lines carry stormwater from more than one lot across private property before connecting to the public stormwater system.

Objectives

1. To ensure stormwater infrastructure is designed and constructed to an acceptable standard
2. To prevent adverse impacts of development on the performance, serviceability and integrity of publicly owned stormwater systems and inter-allotment drainage lines
3. To ensure that private stormwater systems discharge to the public stormwater system in an acceptable manner.

Controls

- a) The design and installation of stormwater infrastructure must be in accordance with Randwick City Council's Private Stormwater Code
- b) New structures must not be constructed on or above public stormwater infrastructure or inter-allotment drainage
- c) Redevelopment of existing structures above public stormwater infrastructure or inter allotment drainage may occur only where:
 - i. Relocation of the existing stormwater conduit or structure is not feasible
 - ii. The conduit is reconstructed to meet relevant standards
 - iii. The conduit is upgraded to ensure structural soundness and serviceability for the life of the structure and the life of the conduit.
- d) A drainage easement may be required for development impacting existing Council stormwater infrastructure or an inter-allotment drainage line
- e) Separate written approval from Council will be required for all drainage and infrastructure works located externally from a site within a road reserve/public place
- f) Separate approval must be obtained from a relevant authority if an applicant wishes to discharge stormwater to a system not owned by Council.

3. Groundwater

Several areas within Randwick City are underlain by the Botany Sands Aquifer. The level of the aquifer can vary with seasonal conditions, and in some areas is quite close to the surface. As a consequence, some developments in locations above the aquifer may be impacted by the groundwater system. Excavation of sites that receive groundwater inflows or seepage are an aquifer interference activity and are subject to the Water Management Act 2000 and the NSW Aquifer Interference Policy.

This sub-section applies to all development proposing basement construction or other forms of excavation that may interact with the groundwater table.

Note

For further information on requirements applying to commercial, residential and mixed-use developments that incorporate basement levels and excavation, refer to the Department of Planning and Environment 2022 guidelines - Minimum requirements for building site groundwater investigations and reporting (nsw.gov.au)

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

The Botany Sands Groundwater Source is subject to temporary water restrictions due to historical contamination. Groundwater extraction and use is prohibited in defined areas to protect public health, and water must not be used for any domestic purposes. Affected properties must rely on the reticulated potable water supply. The current restrictions apply until 30 June 2030 unless amended. Further information can be found at: [Botany Sands Groundwater Source 2024 | Water](#)

3.1. Site investigations

Explanation

It is important to establish the potential for a development to be impacted by groundwater or interfere with groundwater flows early in the design process. Appropriate site investigations need to be undertaken that inform the design and construction of the development.

Objectives

1. To appropriately characterise the existing groundwater regime and ensure appropriate site investigations are undertaken to identify the potential for a development to be affected by groundwater or interfere with groundwater flow
2. To minimise impacts of construction activity and completed development on the groundwater regime
3. To meet regulatory obligations under the Water Management Act 2000, water sharing plans and the NSW Aquifer Interference Policy.

Controls

- a) All development proposals incorporating a basement level and excavation are required to undertake a preliminary geotechnical investigation to establish whether the development may be affected by groundwater
- b) Any development that may temporarily or permanently interfere with groundwater flows must submit a Hydrogeological report in conjunction with a Geotechnical report
- c) This investigation must be undertaken by a suitably qualified geotechnical or hydrogeological engineer, and shall be submitted with the DA.

3.2. Basement design and construction

Explanation

Basements that may intersect the water table must be designed and constructed to preclude the need for dewatering after construction, while also avoiding unreasonable adverse effects on groundwater flows and quality, and on neighbouring properties.

This sub-section sets out requirements for documentation to be included with DAs. Council will also include conditions of development consent requiring design details and certification of the suitability of the basement design prior to approval to commence works on site, and certification upon completion that the works have been implemented in accordance with the approved documentation.

Objectives

1. To ensure that basement design and construction does not create unreasonable impacts to neighbouring properties, groundwater conditions or the structural integrity of the development
2. To prevent permanent dewatering of groundwater in basements following construction
3. To maintain the natural flow paths of groundwater around development and implement groundwater management systems if required.

Controls

- a) A letter or report prepared by a suitably qualified engineer experienced in the design of structures below a water table, shall be submitted with a DA, confirming that the proposed basement will be designed and constructed in a manner that is suitable for the site conditions
- b) The report must include confirmation that the basement will:
 - i. Be designed and certified by a suitably qualified and experienced engineer
 - ii. Preclude the need for dewatering after construction
 - iii. Be suitably water-proofed and tanked in all areas where groundwater may impact on the development
 - iv. Include groundwater management systems if needed to maintain natural flow paths of groundwater around the development.

3.3. Groundwater during construction

Explanation

Where a development intersects the groundwater table, temporary pumping (dewatering) may be required to allow construction to proceed. Dewatering is the process of removing groundwater from an aquifer to lower the water table below the lowest level of the excavation.

This allows construction to proceed safely by limiting the potential for excavation instability and water-logged ground conditions.

Development proposals involving dewatering are referred for assessment, review and approval from WaterNSW. If approval is granted, they will issue general terms of approval which will be incorporated into any development consent issued by Council. It is also necessary to obtain a water access license from WaterNSW after a development consent is issued, to permit the extraction of water from a groundwater source.

Note that WaterNSW will not endorse continuous extraction of groundwater. Temporary dewatering may be approved by WaterNSW provided the design of basement areas precludes the need for dewatering after construction.

Council will also include conditions of development consent relating to excavation, shoring, piling, dewatering and other construction activities relating to basements affected by groundwater, including requirements for information/certification to be provided prior to approval to commence construction works.

Objectives

1. To ensure that construction activities do not adversely impact on groundwater conditions or neighbouring properties.
2. To identify requirements for development proposals that may require temporary dewatering during construction.

Controls

- a) All DA's involving excavations that may require temporary dewatering, shall include a Hydrogeological report prepared by a suitably qualified engineer experienced in the construction of structures below a water table. The report shall:
 - i. Outline the proposed method of construction and rate of dewatering
 - ii. Specify how groundwater drainage systems have been designed to transfer groundwater through or under the proposed development without a change in the range of the natural groundwater fluctuations
 - iii. Confirm that the basement can be feasibly constructed without causing unreasonable impacts to neighbouring properties and infrastructure.

4. Flooding

Explanation

Flooding in NSW is managed in accordance with the NSW Government's Flood Prone Land Policy and the principles of the Flood Risk Management Manual 2023, which aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods, utilising ecologically positive methods wherever possible.

Randwick City Council is in the process of undertaking flood studies and Floodplain Risk Management Studies and Plans (FRMSP) for its catchments to quantify flooding risks and potential measures in accordance with the NSW Government's Floodplain Development Manual.

This sub-section of the DCP supports Section 5.21 and 5.22 of the Randwick LEP 2012 and provides controls for development consistent with the NSW Government's Flood Prone Land Policy and the Flood Risk Management Manual.

Definitions

1% Annual Exceedance Probability (1% AEP) is a flood with a 1% (1:100) probability of occurring in any given year, formerly known as the 100-year ARI.

5% Annual Exceedance Probability (5% AEP) is a flood with a 5% (1:20) probability of occurring in any given year, formerly known as the 20-year ARI.

Flood Planning Level is the combination of the flood level from a defined flood event (i.e. 1% AEP) and freeboard selected for Flood Risk Management (FRM) purposes.

Flood Planning Area is the area of land below the Flood Planning Level.

Freeboard is a factor of safety typically used in relation to the setting of minimum floor levels or levee crest levels.

Overland Flow Path is the path of rain-induced surface run-off that is not part of a defined watercourse, including run-off in excess of the capacity of the underground drainage system.

Probable Maximum Flood (PMF) is the largest flood that could conceivably occur at a particular location.

This section applies to:

- Residential development on land below the 1% Annual Exceedance Probability (1% AEP) flood plus the required freeboard
- All other development on land below the Probable Maximum Flood (PMF) plus the required freeboard.

Applicants are encouraged to liaise with Council early in the design process to identify any applicable flooding implications.

Objectives

1. To control development at risk of flooding in accordance with the NSW Government's Flood Risk Management Manual, Flood Prone Land Policy and Council adopted flood studies and FRMSP
2. To reduce the risk to human life and damage to property caused by flooding by controlling development on land impacted by potential floods
3. To ensure that the economic and social costs which may arise from damage to property due to flooding is minimised and can be reasonably managed by the property owner and general community
4. To ensure that development is appropriately sited and designed according to the site's sensitivity to flood risk.

4.1. Flood studies and plans

Objectives

1. To ensure that development addresses and is consistent with the requirements any relevant flood studies and FRMSP.

Controls

- a) DAs are to identify all flood related information including flood levels, locations of floodways or overland flow paths impacting the site
- b) Applications must comply with any catchment-specific controls in a Council adopted FRMSP in addition to the controls in this section. If there are any inconsistencies between an adopted FRMSP or this DCP, the controls of this DCP shall apply.
- c) A site-specific Flood Risk Management Report or Flood Study may be required to demonstrate that there is no adverse impact on flooding of a site if an FRMSP or flood study for the catchment has not been prepared.

Note

Refer to Council's website for the status of flood studies, and availability of information for different catchments - <https://www.randwick.nsw.gov.au/environment-and-sustainability/what-were-doing/managing-flooding>

Information including locations of floodways and flood levels are available from Council where a flood study for a particular catchment has been prepared.

Property specific information, where available, can be obtained from Council by completing a Flood Report Application Form.

A flood study may be prepared either by Council, or by the applicant in instances where Council requires the applicant to submit a flood study.

4.2. Flood effects

Objectives

1. To ensure that development, either individually or cumulatively, minimises adverse impacts on flooding, conveyance of floodwaters and floodplain storage volume
2. To ensure that floodways and overland flow paths are not obstructed by development.

Controls

- a) The development shall not increase flood effects elsewhere, having regard to loss of flood storage, changes in flood levels and velocities and the cumulative impact of multiple potential developments, for floods up to and including the 1% AEP flood
- b) Floodways and overland flow paths must not be obstructed or diverted onto additional and adjoining properties
- c) Areas identified as flood storage areas must not be filled unless compensatory excavation is provided to ensure that there will be no net loss of floodplain storage volume below the 1% AEP flood.

4.3. Flood levels

Explanation

Floor levels refer to the minimum required building floor levels. For development such as basements, the floor level refers to the lowest level at each access point.

Objectives

1. To ensure that floor levels are set at an appropriate height to reduce the frequency of inundation of structures and floors to an acceptable probability.

Controls

- a) Building floor levels shall comply with Table 1 Floor levels for buildings, with the exceptions noted below
- b) A single addition to the existing lowest habitable floor level may be permitted only after a flood study has been prepared. Such an addition will be limited to:
 - i. A maximum 10m² for existing single and dual occupancy dwellings
 - ii. Up to 10% of the existing Gross Floor Area (GFA) for all other development (note for large buildings, this increase may be limited to a lower amount)
- c) A certificate by a registered surveyor shall certify that the floor levels are not less than the required level
- d) Where the lowest habitable floor area is elevated more than 1.5m above ground level, a restriction is to be placed on the title of the land confirming that the sub-floor area is not to be enclosed.

Table 1 – Floor levels for buildings

Scenario	Floor level
Habitable floors – all development (excluding sensitive and hazardous development)	
Inundated by flooding	1% AEP + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the 1% AEP flood with a minimum of 0.3m above the surrounding surface
Habitable floors –sensitive and hazardous development	
Inundated by flooding	PMF + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the PMF with a minimum of 0.3m above the surrounding surface (flood free land outside the overland flow path)
Non-habitable floors – residential outbuildings (excluding garages) *	
Gross floor area less than or equal to 10 square metres	1% AEP but not less than 0.15m above surrounding ground level
Gross floor area greater than 10 square meters	The applicable habitable floor level
Industrial and commercial	
Located on flooding or overland flow path	1% AEP but not less than 0.15m above surrounding ground level
Material storage locations – all development	
Materials sensitive to flood damage, or which may cause pollution or be potentially hazardous during flooding	1% AEP + 0.5m freeboard

Note

*Non habitable floors include areas such as laundries or sheds but exclude garages. All other floor spaces are habitable areas. – refer to Section 4.5 for controls relating to garages.

Industrial and commercial facilities include any business, office or retail premises or buildings of land used for industrial activities.

Sensitive and hazardous development includes caravan parks, childcare centres, correctional centres, eco-tourist facilities, educational establishments, emergency services facilities, group homes, hazardous industries, hazardous storage establishments, hospitals, information and education facilities, respite day care centres, seniors housing, sewerage systems and water supply systems.

Overland flow paths occur when:

- The maximum cross-sectional depth flowing through and upstream of the site is less than 0.25m for the 1% AEP flood for other than critical facilities, or 0.25 for the PMF for sensitive and hazardous development
- Existing surface levels within the site are above the floor level requirements, at the nearest downstream trapped low points
- The flood study demonstrates that blockage to any upstream trapped low point does not increase the depth of flow to greater 0.25m.

Note

For more information on overland flow paths, contact Council's Development Engineering section.

4.4. Building components

Objective

1. To ensure that building components and materials used in development is compatible with flooding up to the applicable floor level.

Controls

- a) All development shall utilise flood compatible building components below the floor levels identified in Table 1
- b) All structures shall be constructed to withstand the forces of floodwater, debris and buoyancy up to and including the floor levels identified in Table 1.

4.5. Driveway access and car parking

Objectives

1. To ensure car parking and site access is constructed to an acceptable flood standard
2. To require appropriate protection measures for warning and safe evacuation from basement car parking
3. To minimise the likelihood of cars or other objects becoming floating debris during a flood.

Controls

- a) Car parking floor levels shall comply with Table 2 – floor levels for car parking
- b) Locate vehicular access where the road level is greater than or equal to the required floor level for the car park. Where road access above the required floor level is not available, locate vehicular access at the highest feasible location
- c) The level of the driveway between the road and car park shall be no lower than 0.3m below the 1% AEP flood or such that the depth of inundation during the 1% AEP flood is not greater than the depth of flooding at either the car park or the road where the site is accessed
- d) Underground car parking accommodating more than three vehicles shall have warning systems signage and exits to ensure adequate warning and safe evacuation
- e) Barriers shall be provided to prevent floating vehicles leaving the site during the 1% AEP flood if the depth of flooding at the car space exceeds 0.3m
- f) Barriers to prevent floating vehicles leaving the site should not prevent safe egress/emergency access for the site during flood events

- g) Vehicle access to sensitive and hazardous development that have an emergency function must be achieved for floods up to the PMF.

Table 2 – Floor levels for car parking

Scenario	Floor Level
Above ground level open car parking, car ports and garages	
Open car parking spaces and car ports	5% AEP flood
Residential garages with up to two spaces	1% AEP but not less than 0.15m above surrounding ground level
Residential garages with more than two spaces	Applicable residential habitable floor level requirement (Table A)
Enclosed industrial/ commercial parking spaces	Applicable industrial/commercial floor level requirement (Table A)
Underground car park (where floor level is more than 0.8m below surrounding ground level)	
All driveways	1% AEP plus 0.3m freeboard at its highest point
All emergency exits	All underground garages and car parks to have emergency exits protected from inundation up to the 1% AEP flood plus 0.5m freeboard with a minimum of 0.2m freeboard from vehicle entry point.
All other openings inundated by flooding or local overland flow path	All openings to be sealed up to 1% AEP + 0.5m freeboard with a minimum of 0.3m above the surrounding ground level

4.6. Safety and evacuation

Objective

1. To ensure the structure and construction of development is compatible with flooding up to the applicable floor level
2. To ensure that building occupants are capable of seeking safe refuge during a flood event.

Controls

- a) Include a description of the safety and evacuation methodology with all DAs, including the:
 - i. Provision of reliable and safe egress for inhabitants from the lowest building level to a publicly accessible location above the PMF level.
 - ii. Provision that any egress must not rely on electricity (including lifts) nor rely on a person or mechanism to unlock doors and consider accessibility for persons with limited mobility
 - iii. Method of access for emergency personnel.

Note

For some developments a condition of consent may be imposed to require the placement of a Safety and Evacuation Plan for all building occupants in a visible location.

4.7. Management and design

Objectives

1. To ensure stored materials do not become hazardous during a flood.
2. To ensure land subdivisions have suitable potential to be developed in accordance with the flooding requirements of this DCP.
3. To ensure development does not increase erosion, siltation or destruction of natural or modified watercourses, wetlands or coastal areas.
4. To ensure fencing does not obstruct the flow of flood waters, become unsafe during times of flood or become moving debris.

Controls

- a) Land shall not be subdivided unless it is demonstrated that the newly created parcels of land can be developed in accordance with the flooding requirements of this DCP. Parcels created for the specific purpose of being transferred to Council ownership are exempt from this requirement.
- b) The development shall not cause or increase erosion, siltation or destruction of natural or modified watercourses, wetlands or coastal areas.
- c) Fencing within a floodway or overland flow path shall be of permeable open type design, and be constructed to withstand the forces of floodwaters or to collapse in a controlled manner.
- d) Any proposed storage area shall be constructed and located to prevent stored materials or goods becoming hazardous during a flood.

Definition

Permeable open type fences are fences with sufficient openings to allow the unobstructed flow of water.



STRATEGIC PLANNING

Randwick Development Control Plan B9 Management plan

D06205933

27 July 2026



File reference	D06205933	Date	Signature
Prepared by	AK	September 2024	
Coordinator Review	David Appleby	16 December 2024	
Manager Review	Stella Agagiotis	January 2025	

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1. Introduction

Explanation

A Management Plan outlines how the operation of a premises will be managed to minimise any potential impacts on the amenity of surrounding properties and/or the wider locality.

A Management Plan may be required as a condition of development consent for proposals that have the potential to create amenity impacts and includes but is not limited to the following:

- late night trading premises
- pubs
- sex services premises
- backpackers' accommodation
- hotel and motel accommodation
- boarding houses
- gymnasiums and
- amusement centres.

A Management Plan may also be required for any other land uses that in the opinion of Council may potentially have unacceptable amenity impacts if poorly managed.

The content and level of detail in a Management Plan will vary on a case-by-case basis depending on the nature and intensity of the proposed land use or its intended location. For specific land uses, applicants are advised to also refer to the relevant DCP section for additional Management Plan requirements. A Management Plan should be in the form of a separate attachment and submitted with a Development application (DA). Applicants are encouraged to seek a pre-DA meeting with Council officers to discuss the nature of the proposal and clarify the matters that should be addressed in a Management Plan.

2. Management plan requirements

The Management Plan must address the following requirements:

Objectives

1. Objectives articulating the need for preparation of the Management Plan and outcomes it sets out to achieve

Site and context details

2. Street address and lot number of the land to which the Management Plan applies
3. Date of preparation
4. Registered business name and trading name of the premises
5. A description of the primary use of the premises as well as any secondary/ancillary uses. This may be in the form of a floor or site plan indicating the use of all areas within the building or site
6. Types of activities within the premises including any variations at different times of the day, week or in different seasons
7. Any 'active areas' adjacent to the boundaries of the site associated with the premises e.g. outdoor dining, queuing areas, etc where relevant
8. A brief description of surrounding land uses including:
 - Proximity to residential and other sensitive land uses (e.g. schools, places of worship, etc)
 - Premises of a similar nature and scale
9. Maximum capacity of the premises
10. A schedule of proposed hours of operation for each day of the week for all areas of the premises

Operational details

11. Name and contact details of operator/manager and type of management arrangement e.g. on site or managed through off site agent, etc.
12. Organisational structure including number of staff, key roles and responsibilities. Information on any variation to staffing levels at different times of the day, week, or during different seasons should be provided
13. The procedure for receiving, recording and handling complaints regarding the operation of the premises. A Complaints Register should be maintained on site which includes the following information:
 - Complaint date and time
 - Name, address and contact details of person making the complaint
 - Nature of complaint
 - Name of staff on duty
 - Action undertaken by premises to resolve the complaint
 - Follow up and outcome
14. Details of training and induction procedures to ensure staff are aware of the provisions of the Management Plan and emergency procedures
15. Any requirements in respect of the on-going management of the premises arising from any conditions placed on the Development Determination, if approved

Amenity

16. Details on all measures to be undertaken to ensure that the operation of the premises will not adversely affect the amenity of the locality by way of noise, vibration, fumes, waste disposal and the like

Safety and security

17. Details on systems and procedures to ensure the safety and wellbeing of staff, patrons/residents and/or other users of the premises including:
 - Risk management procedures appropriate to the service provisions e.g. accident and injury, etc.
 - Method of surveillance of common areas such as CCTV
 - Location and monitoring of security alarms
 - Security personnel and their duties

Waste management

18. Procedures for minimising and managing waste and litter that is generated on site
19. Details on how and when waste will be collected
20. Details of when (frequency) and how the premises will be cleaned and serviced
21. Location of waste storage areas

Fire safety

22. Details on proposed fire safety regime including:
 - Annual certification (if required)
 - Maintenance of emergency systems
 - Actions to reduce fire risks
 - Provision of an emergency evacuation plan

Deliveries and loading/unloading

23. Details on deliveries including frequency, hours and type of vehicles associated with delivery and loading/unloading
24. Guidelines for service providers and staff on how to mitigate any adverse impacts

Declaration

25. A signed declaration from the licensee/manager that they have read, understood and will ensure compliance with the approved Management Plan.

Notes

1. Once a Management Plan is approved by Council it may only be updated/changed following written consent from Council
2. Council may require the review of an approved Management Plan where there have been substantial complaints received or following a request by Council to provide further information in the event of an expiring trial period or similar
3. In the event of any inconsistency between the Management Plan and conditions of development consent – the conditions of consent prevail to the extent of the inconsistency e.g. hours of operation or the like.



STRATEGIC PLANNING

Randwick Development Control Plan B10 Foreshore Scenic Protection Area

D06205935

27 July 2026



File reference	D06205935	Date	Signature
Prepared by	LS + BE + DO	September 2024	
Coordinator Review	David Appleby	October 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

4

1. Introduction

Explanation

The Randwick Local Government Area (LGA) encompasses almost 30km of stunning and unique coastline. Under the Randwick Local Environmental Plan 2012 (RLEP) visually prominent coastal residential areas and commercial centres have been designated as the Foreshore Scenic Protection Area (FSPA) and identified on the FSPA map. This designated area aims to recognise, protect and enhance the scenic qualities of the Randwick City coastline, ensuring that development within these areas complements and preserves the natural beauty and environmental integrity of the foreshore.

Development on any land located within the FSPA must be carefully sited and designed to minimise visual impact on public areas, including views to and from the coastline, foreshore reserves and open space.

This Part includes controls to ensure future development is of high architectural quality and is sensitive to the aesthetic values of the foreshore areas.

Note

This Part of the DCP should be read in conjunction with Randwick LEP 2012 *clause 6.6* Foreshore Building Line and 6.7 Foreshore Scenic Protection Area and the LEP 2012 Foreshore Scenic Protection Area Map.

These provisions are derived from the Eastern Beaches Sydney Regional Environmental Plan 14 which was developed in 1988 to recognise the significance of the Eastern Beaches coastline of Sydney.

Objectives

The objectives of the FSPA are to:

1. Recognise, protect and enhance the natural, visual and landscape qualities and aesthetic appeal of foreshore areas
2. Encourage high quality designs for dwellings that are sensitive and sympathetic to the natural landform, colours, and landscape character of the foreshore areas
3. Ensure that development complements and enhance its setting and the coastal environment
4. Retain and provide an ambient landscape that is suitable to the coastal conditions and enhances the scenic qualities of the foreshore
5. Protect the environment of land visible from coastal open space areas, particularly areas adjoining the coast, and land along the approaches to significant coastal destinations
6. To protect significant public views to and from the coast, particularly areas adjoining the coast and land along the approaches to significant coastal destinations.

Controls

- a) The design statement submitted with the development application is to address the matters below demonstrating consistency with these controls

- b) The design of buildings must consider their visual presentation to the surrounding public domain, and avoid obstructing significant views from streets, lanes, parks, reserves, foreshore walkways and coastal areas. All elevations visible from the public domain must be well designed and suitably articulated in their façade treatments
- c) 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
- d) The exterior colour scheme must complement the natural elements in the coastal areas, with a colour palette that predominantly consists of light toned neutral hues and avoid highly reflective surfaces and bright colours that could detract from the scenic quality
- e) Low reflective glass must be used in windows and doors visible from the public domain
- f) Finishing materials to buildings must be capable of properly withstanding deterioration and weathering accelerated by the coastal conditions
- g) Indigenous native plant species selected for landscaping must be capable of withstanding the exposed and windy coastal environment. See list provided in Part B4 Landscaping and biodiversity of the DCP
- h) Adequate deep soil areas must be provided around buildings, to support gardens and soft landscaping
- i) Any exposed coping structures of swimming and spa pools must be minimised and screened from view from the public domain
- j) Any rock outcrops, shelves and large boulders must be retained on the site and integrated into the landscape design
- k) Any retaining walls within the foreshore area (that is, encroaching upon the Foreshore Building Line) must be constructed or clad with sandstone.



STRATEGIC PLANNING

Randwick Development Control Plan B11 Laneway widening

D06205937

27 July 2026



File reference	D06205937	Date	Signature
Prepared by	JB	September 2024	
Coordinator Review	David Appleby	17 December 2024	
Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

Explanation

Several narrow laneways in the Randwick Local Government Area (LGA) have been historically identified for road widening to improve access safety and functionality. In many of these nominated laneways, Council has commenced staged road widening works progressively transforming their character and enhancing their role in the local movement network.

The laneways identified for widening are listed below:

1. Ferguson Street, Maroubra, between Maroubra Road and Beauchamp Road
2. Glanfield Street, Maroubra, between Bunnerong Road and Bruce Bennetts Place
3. Green Street, Maroubra, between Anzac Parade and Cooper Street
4. Galvin Street, Maroubra, between Cooper Street and Mulgray Avenue
5. Mason Street, Maroubra, between Bunnerong Road and Anzac Parade
6. Alma Road, Maroubra, between Anzac Parade and Cooper Street
7. Metcalfe Street, Maroubra, between Garden Street and Flower Street
8. Nevorie Crescent, Maroubra, between Royal Street and Hannan Street
9. Marjorie Crescent, Maroubra, between Storey Street and Royal Street
10. Eastmore Place, Maroubra, between Bunnerong Road and Marjorie Crescent
11. Bundock Lane, Randwick, between Avoca Street and Canberra Street

Note

A Section 10.7 Planning Certificate will determine if a property is located in an area nominated for roadway widening. Planning Certificates can be obtained at:

<https://www.randwick.nsw.gov.au/planning-and-building/certificates/section-10-7-certificates-and-other-property-searches>

Council encourages the development of residential dwellings fronting these laneways. Subject to:

- Dedication of land to Council for the purpose of laneway widening
- Payment of relevant fees
- Compliance with the objectives of this Development Control Plan (DCP).

Subdivision for a dwelling to the rear lane may be permitted, even where the proposed allotment does not meet the minimum allotment requirements for subdivision under the Randwick Local Environmental Plan 2012 (RLEP).

Specific requirements for land dedication on corner blocks and nominated allotments are detailed in Council's Road Widening Policy which should be read in conjunction with this DCP.

2. Objectives and controls

Objectives

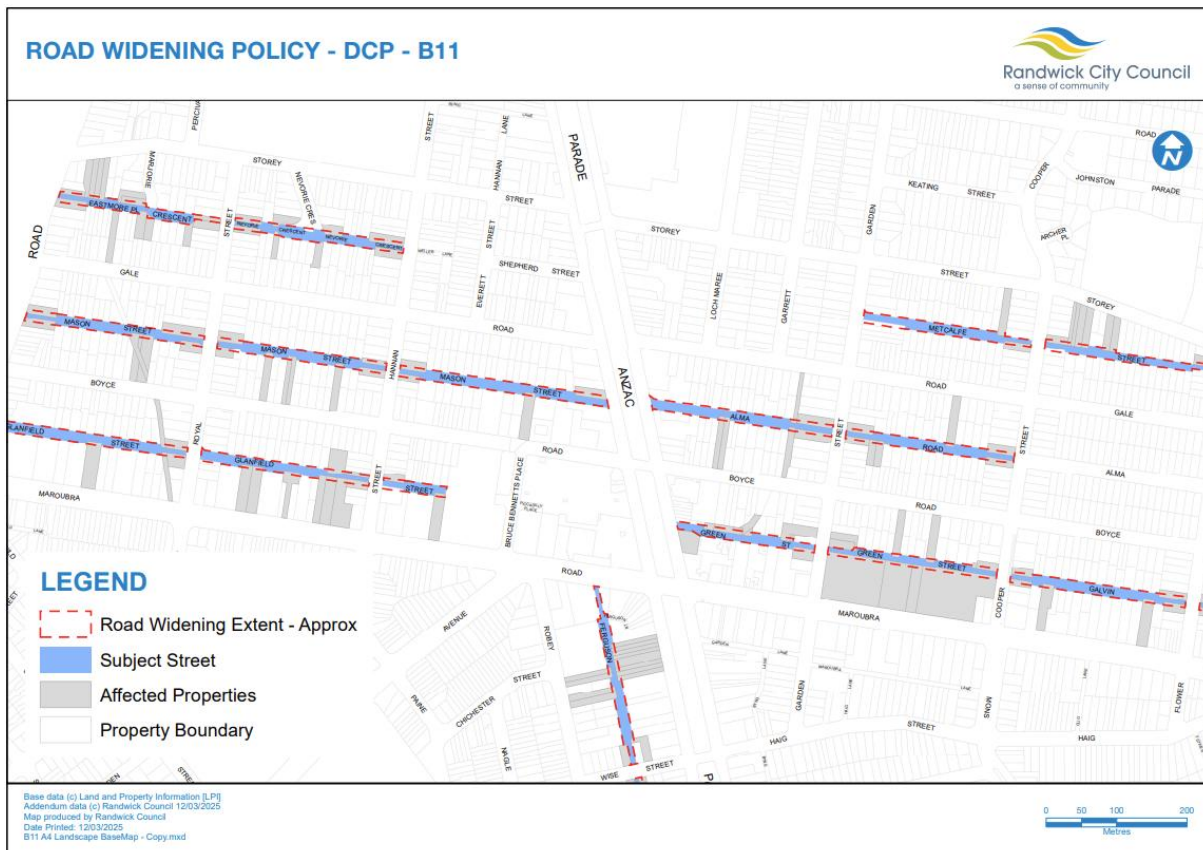
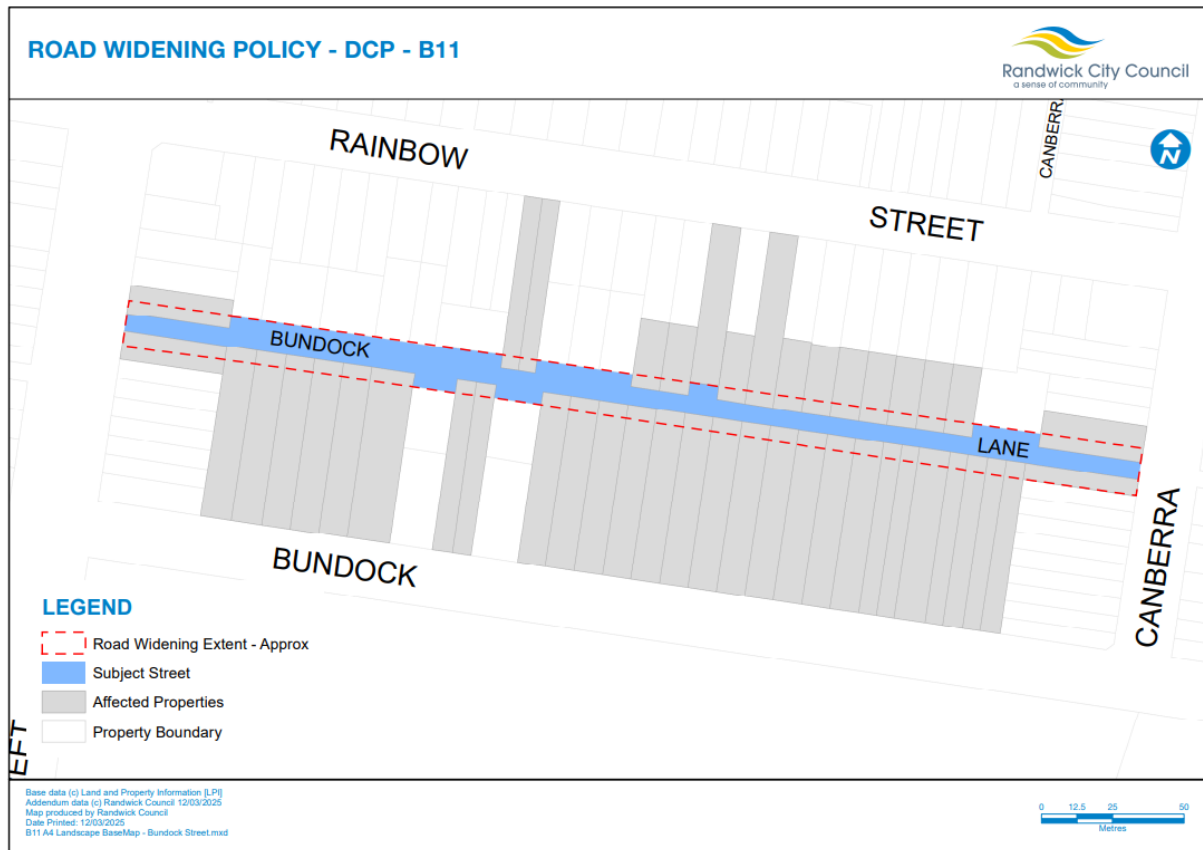
The laneway widening objectives are to:

1. Facilitate the progressive widening and streetscape enhancement of nominated laneways within the Randwick LGA
2. Achieve the dedication of land for laneway widening purposes by permitting subdivision and dwelling house development on nominated sites fronting the laneways, subject to appropriate planning and design outcomes.

Controls

- a) Despite the minimum allotment size requirements under the RLEP and the minimum frontage width standards in this DCP, subdivision of land for a dwelling house or any other redevelopment of land fronting a nominated laneway may be permitted subject to the following criteria:
 - i. The proposal demonstrates merit and is consistent with the objectives of this DCP
 - ii. The applicant dedicates to Council a strip of land 4.57m in depth along the laneway frontage for the purposes of road widening
- b) Buildings must be designed to positively contribute to the evolving laneway streetscape, including tree planting and landscaping
- c) Blank walls facing the laneway are discouraged. Windows and entries must be incorporated on the laneway frontage to enhance passive surveillance and visual interest
- d) Fencing and front setbacks should be designed to support pedestrian friendly laneway environments.

3. Mapping



ROAD WIDENING POLICY - DCP - B11



STRATEGIC PLANNING

Randwick Development Control Plan B14 Communications and power lines

D06205938

27 July 2026



File reference	D06205938	Date	Signature
Prepared by	MP	October 2025	
Coordinator Review	DA	October 2025	
Manager Review	Stella Agagiotis	October 2025	

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Introduction

This DCP Part has two Sections. Section A applies to telecommunications and radiocommunications facilities and their supporting infrastructure and ancillary development, and Section B applies to the undergrounding of overhead power lines and associated infrastructure across Randwick City.

SECTION A – Telecommunications and radiocommunications

1. Introduction

This DCP section applies to telecommunications and radiocommunications facilities and their supporting infrastructure and ancillary development under the following legislation and industry instruments:

- Telecommunications Act 1997
- Radiocommunications Act 1992
- Telecommunications Code of Practice 2021
- Telecommunications (Low-impact Facilities) Determination 2018

Under the Commonwealth regulatory framework, certain telecommunications infrastructure is classified as “low-impact facilities” and is exempt from State and Territory planning and environmental legislation. Accordingly, Council does not have regulatory control over “development that falls within the scope of the Commonwealth Low-impact Facilities Determination (LIF Determination).

A range of telecommunications infrastructure may be permissible without development consent under NSW planning legislation including the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and State Environmental Planning Policy (Transport and Infrastructure) 2021.

This section of the DCP provides objectives, controls and guidelines for the siting, design and installation of telecommunications and radiocommunications facilities that require development consent. It is informed by the NSW Telecommunications Facilities Guideline, Including Broadband 2022 and the Industry Code for the Mobile Phone Base Station Deployment (C564:2020).

While this section does not apply to low impact facilities, it may be used as a guide to encourage best practice siting and installation considerations and design outcomes for all telecommunications infrastructure.

Note

The current version of the LIF determination can be accessed at: [Federal Register of Legislation - Telecommunications \(Low-impact Facilities\) Determination 2018](#)

Objectives

1. Ensure the effective, efficient, and suitable provision of telecommunications and radiocommunications infrastructure so that it achieves social, environmental and economic sustainability, having regard to:

Social

2. Apply a precautionary approach to the site selection, design, and operation of telecommunications and radio-communications infrastructure

3. Minimise Electromagnetic Radiation (EMR) exposure to the public
4. Locate infrastructure to avoid or minimise adverse impacts on sensitive land uses including aged care facilities, schools, childcare centres, children's playgrounds, and residential land uses
5. Ensure that the public and local communities have equitable access to telecommunications services
6. Balance the needs of carriers, landowners, the community and other stakeholders in the provision of telecommunications infrastructure
7. Ensure the infrastructure is clearly identifiable and all responsible carriers and operators can be readily determined
8. Provide a transparent planning and assessment that enables the community to be appropriately informed and to participate in the planning/decision-making process.

Environmental

9. Promote high quality urban design outcomes in the siting and design of telecommunications and radiocommunications infrastructure
10. Ensure infrastructure is sited and designed to be visually compatible with surrounding streetscape character, built form and locality/visual context with particular regard to heritage buildings/areas and cultural icons
11. Minimise visual clutter and the cumulative impact of multiple facilities, including through co-location, infrastructure sharing and integrated design solutions
12. Minimise adverse impacts on the natural environment
13. Ensure sites are rehabilitated and restored following the decommissioning or removal of infrastructure.

Economic

14. Identify appropriate land use zones and locations suitable for telecommunications infrastructure in the Local Government Area (LGA) having regard to land use compatibility
15. Facilitate the timely delivery and upgrade of telecommunications infrastructure to support emerging technologies
16. Ensure proposed infrastructure is compatible with surrounding and permissible land uses
17. Provide for efficient and reliable access to telecommunications services
18. Provide certainty, consistency and transparency in the assessment and delivery of telecommunications infrastructure.

1.1. Definitions

Electromagnetic radiation (EMR) means the radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Low-impact telecommunication facility (LIF) means a low-impact facility within the meaning of the Telecommunications (Low-impact Facilities) Determination 2018 of the Commonwealth made under the Telecommunications Act 1997 of the Commonwealth.

Non-Low impact facility means a telecommunications facility that is NOT exempted from State and Council planning control under the Telecommunications (Low-impact Facilities) Determination 2018.

Radiocommunications facility means a base station or radiocommunications link, satellite-based facility or radiocommunications transmitter.

Note

The terms used in this DCP Part have the meanings described above. The definitions included here are for the purpose of clarification only and do not replace the definitions in relevant legislation and regulations.

2. Legislation and regulatory framework

2.1. Commonwealth legislation

Telecommunications Act 1997

The Telecommunications Act 1997 establishes a regime for carriers' rights and responsibilities when inspecting, maintaining or installing telecommunication facilities.

Radiocommunications Act 1992

The Radiocommunications Act 1992 regulates radiocommunication transmitters. It provides for the licensing of radiocommunications equipment and applies mandatory standards to its use.

Radiocommunications Equipment (General) Rules 2021

The Radiocommunications Equipment (General) Rules 2021 establishes standards and regulations for the use, possession, and supply of radiocommunications equipment to ensure compliance with technical and safety requirements.

Telecommunications Code of Practice 2021

The Telecommunications Code of Practice 2021 establishes obligations on carriers in land-access situations such as when inspecting land, installing low impact telecommunication facilities and maintaining such facilities. It also requires carriers to comply with recognised industry codes and standards.

Telecommunications (Low-impact Facilities) Determination 2018

The Telecommunications (Low-impact) Facilities Determination 2018 exempts telecommunications infrastructure classified as "low impact" from compliance with State and

Local Government regulations. This classification relates primarily to visual appearance and size, rather than emissions.

Industry Code for the Mobile Phone Base Station Deployment (C564:2020)

The Code is designed to:

- Allow the community and Councils to have greater participation in decisions made by carriers when deploying mobile phone base stations
- Provide greater transparency to local community and Councils when a carrier is planning, selecting sites for, installing and operating Mobile Phone Radiocommunications Infrastructure.

Although the Code cannot change the regulatory and legislative regime at Local, State or Federal level, it supplements the existing requirements already imposed on carriers by requiring them to consult with the local community and to adopt a precautionary approach in planning, installing and operating Mobile Phone Radiocommunications Infrastructure.

2.2. State legislation

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP prescribes circumstances where the development of telecommunications facilities can be carried out as:

- Exempt development
- Development permitted without consent (an assessment process under Part 5 of the EP&A Act is required)
- Complying development
- Development permitted with consent

It also outlines relevant requirements relating to notification, site selection, design, construction and operation.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The Codes SEPP allows certain types of communications dishes (radio and satellite) to be installed as exempt development.

NSW Telecommunications Facilities Guideline, Including Broadband 2022

The Guideline outlines the State-wide planning provisions and development controls for telecommunications facilities in NSW contained in the Transport and Infrastructure SEPP and provides guidance to facilitate the roll out of broadband in NSW.

3. Consultation requirements for low-impact facilities

While development consent is not required for low-impact facilities, as part of a carrier's consultation obligations, Council requires a written notification demonstrating compliance with the relevant sections of the Code and provision of the information listed in the checklist (Appendix 1). Other consultation requirements for low-impact facilities include:

- The carrier is to consult with the affected community, irrespective of Council boundaries, as required by the Code
- The applicant is to consult with Council about a consultation strategy
- Consultation must be commensurate with the anticipated impact of the facility
- The applicant must make reasonable endeavours to conduct consultation in such a way that local communities are informed about the proposal and able to comment on it
- For each proposed facility, a sign must be erected notifying the intention of the carrier to erect infrastructure on site and providing the name and contact details of the carrier, consistent with the Code
- For each completed facility, a permanent and legible weatherproof sign must be publicly visible in the immediate proximity of the facility and visible to the public, to identify the name and contact details of the operator or site manager, consistent with the Code
- The applicant must provide Council and any other interested party with the results of its community consultation undertaken for facilities covered by the LIF Determination.

4. Development Application lodgement requirements

The applicant is to provide information about the existing infrastructure of that carrier in the area to assist with Council's consideration of this application.

The applicant is to provide Council with:

- Its rationale for deciding the category or type of the development (i.e. low-impact facility or non-low impact facility)
- An EMR assessment in accordance with the ARPANSA prediction methodology and report format as described in the Code
- A 360° prediction map of exposure levels at 1.5m above publicly accessible surfaces within a 300m radius including a list of sensitive land use locations, or for other sites upon request
- The information listed in the checklist (see Appendix 1)
- Photomontage/s of the proposed facility in context of the location
- The results of any community consultation process
- Statement of Environmental Effects (SEE)
- Site and locality analysis. Refer to Section 5 of this DCP for further requirements on site/locality analysis

Telecommunication facility (i.e. mobile) providers must provide compliance evidence that indicates that exposure details contained in the application are true, accurate, and consistent with the Code. Other radiocommunication infrastructure providers must provide an EMR compliance certificate as to exposure details in the application.

5. Design controls

5.1. Visual amenity

Controls

- a) Antennas, cabinets and supporting infrastructure should be designed to minimise or reduce the visual and cumulative visual impact from the public domain and adjacent areas
- b) Within the local context, the infrastructure design must take account of:
 - i. Colour
 - ii. Texture
 - iii. Form
 - iv. Bulk and scale
- c) Infrastructure must:
 - i. Be well-designed
 - ii. Be integrated with the existing building structure unless otherwise justified in writing to Council
 - iii. Have concealed cables where practical and appropriate
 - iv. Be unobtrusive where possible
 - v. Be consistent with the character of the surrounding area
- d) Minimise the visual impact of a telecommunications or radiocommunication facility by:
 - i. Integrating the facility with the design and appearance of any building or structure on, or within which it is located
 - ii. Screening any equipment associated with the facility to reduce its visibility
 - iii. Avoiding the obstruction of views of significant vistas, significant landmarks or items of environmental heritage
 - iv. Locating the facility away from the street frontage as much as practicable
 - v. Ensuring that the scale, colour and finishes of the facility are in keeping with the streetscape and locality
- e) Infrastructure must be removed when no longer being used. The site must be restored following construction of the infrastructure.

5.2. Co-location

Co-location is the practice of locating several different telecommunication facilities, often owned by different carriers, on one facility or structure. Co-location may not always be a desirable option where:

- Cumulative emissions are a consideration
- It may be visually unacceptable
- There are physical and technical limits to the amount of infrastructure that structures can support
- The required coverage cannot be achieved from the location.

Controls

- a) Co-locate facilities (where possible), or demonstrate why the co-location with other facilities in the vicinity is not viable
- b) Demonstrate a precautionary approach and effective measures to minimise any negative impacts of co-location.

5.3. Location

Controls

- a) Demonstrate that, in selecting a site, that the applicant has adopted a precautionary approach regarding minimising EMR exposures consistent with the Code. Preferred locations and land uses (as determined by Randwick City Council) include:
 - i. Industrial areas
 - ii. Special uses where co-location arises, such as university and port uses
 - iii. Business centres.
- b) Demonstrate particular consideration of likely sensitive land uses. Sensitive land uses may include areas:
 - i. Where occupants are located for long periods of time (e.g. residences, retirement villages)
 - ii. That are frequented by children (e.g. schools, childcare centres, playgrounds).

5.4. Heritage and environment

While infrastructure proposed for areas of environmental significance cannot be carried out as low-impact facilities under the LIF Determination, the Infrastructure SEPP permits certain development in areas of environmental significance to be carried out as exempt or complying development or development permitted without consent.

Controls

If development consent is required, the applicant must:

- a) Demonstrate how the proposed facility avoids or minimises the visual impact on the heritage significance of heritage items and heritage conservation areas
- b) Provide a heritage impact report/statement if the proposal involves a heritage item or is located within a Heritage Conservation Area (HCA)
- c) Demonstrate how the proposed facility avoids or minimises the physical impact on any endemic flora and fauna during construction, maintenance, and operation. Refer to the [RLEP Terrestrial Biodiversity Map](#) for location of areas with biodiversity significance.

5.5. Facility physical design controls

Controls

- a) Infrastructure must be of high-quality design and construction. Proposals should consider the range of available alternate infrastructure including new technologies, to minimise unnecessary or incidental EMR emissions and exposures, as required under the Code
- b) The plan for the facility must include measures to restrict public access to the antenna(s). Approaches to the antenna(s) must contain appropriate signs warning of EMR and providing contact details for the facility(ies) owner/manager
- c) Where relevant, proposals must comply with the NCC for purposes of construction and the relevant exposure levels as directed by the Australian Communications Authority (ACA). Provide Council with certification about the standards with which the facility will comply
- d) Proposals must include details on measures taken to ensure public safety for antennas with respect to their structural and electrical safety. A certificate from a suitably qualified structural engineer showing conformity to AS1170 Structural Design Actions is to be included for soundness of rooftop antennas, if required
- e) Proposals should also consider:

- i. Minimising transmitter power to that required to achieve coverage requirements
- ii. Choosing or designing antenna(s) which minimise emissions in directions not required for coverage
- iii. Selecting the option that results in the lowest exposures (if alternative sites are available or if there are different options for mounting antenna(s) on a single site).

5.6. Facility health controls

Controls

- a) Provide documentation to show that the proposed facility complies with the relevant Australian Exposure standard as specified by the ACA
- b) Demonstrate the precautions taken to minimise EMR exposures to the public
- c) Provide a mapped analysis of cumulative EMR effect of the proposal
- d) Submit documentation outlining the monitoring protocols and reporting for the proposed facility to demonstrate ongoing compliance with electromagnetic exposure standards.

5.7. Telecommunication infrastructure in the public domain

Controls

Areas undergoing transition in built form

In locations identified for change (including centres, Well Located Housing Precincts and transition areas), ensure infrastructure:

- a) responds to the existing and desired future character as articulated in relevant strategic planning documents
- b) is designed to accommodate evolving built form outcomes, including increased building heights and densities
- does not prejudice the orderly and economical redevelopment of land.

Public Domain and pedestrian movement

In areas where footpath widening, public domain upgrades or streetscape improvements are identified (including in centres, corridors and transition areas), ensure telecommunications infrastructure:

- a) Is sited to avoid impeding pedestrian movement and accessibility
- b) maintains clear and unobstructed pedestrian desire lines, including compliance with relevant accessibility standards
- c) does not compromise the delivery of planned or future public domain improvements; and
- d) is coordinated with other utilities and street furniture to minimise clutter and maximise usable footpath width.

Appendix 1: Checklist for low-impact facilities and non-low impact facilities

Information requirements	Required (Yes/No)	Supplied (Yes/No)
Has the proponent provided Council with its information on infrastructure in this Council's jurisdiction?		
Is the proposal low impact?		
Is the proposal not low impact?		
Has adequate justification been provided for this proposed location?		
Has the proponent provided a 360° map of predicted exposure levels at 1.5m above publicly accessible surfaces within 300m radius including sensitive land use locations?		
Has the proponent provided cross sectional diagrams?		
Has the proponent provided a photo montage of the facility in context of the location?		
Has the proponent provided a community consultation proposal where required under the Code?		
Has the proponent provided a heritage report/impact statement in accordance with Council's LEP (if required)?		
Has the proponent provided professional certification that exposure details contained in the application are true and accurate?		
Location		
Has the proponent demonstrated that, in selecting a site, it has adopted a precautionary approach regarding minimising Electromagnetic Radiation exposures?		
Is the facility in a preferred land use area?		
If the facility is in a sensitive area?		
Site analysis		
Is the proposed site within 300m of a retirement village, school, hospital, childcare centre, playground, or on a listed item of environmental heritage?		
Has the proponent submitted a scaled site and adjacent locality analysis plan showing:		
Existing vegetation		

• Site boundaries and dimensions		
• Topography		
• Location of existing buildings		
• Views to and from the proposed site		
• Location of sensitive land uses		
Public consultation		
Has the proponent consulted with affected adjoining Councils (where relevant)?		
Has the proponent consulted with Council about how best to conduct community consultation?		
Does the proposal provide for visible permanent signage on site?		
Has the proponent advised relevant community groups?		
Has the proponent placed an advertisement in the local paper (if appropriate)?		
Has the proponent conducted a public meeting (if appropriate)?		
Has the proponent provided Council with the results of its community consultation process? (if appropriate)		
Has the proponent adequately considered the issue of non-English speaking communities?		
Has the proponent erected a sign on site notifying of its intention to construct that provides its contact details for facilities covered by the LIF Determination?		
Design controls/Council's requirements		
1. Visual amenity		
Has the facility been designed to minimise visual impact from the public domain?		
Does the design minimise or reduce the cumulative visual impact from the public domain?		
Does the design take account of:		
• Colour		
• Texture		
• Form		
• Bulk and scale		
Is the facility:		

• Well designed		
• Integrated with existing building structure		
• Incorporating concealed cables		
• Integrating the shelters with building structure		
• Unobtrusive		
• Consistent with character of the surrounding area		
Does the plan include removal of the infrastructure when it is redundant?		
Does the plan include restoration of the site following construction of the infrastructure?		
2. Co-location		
Does the plan require co-location? If so:		
• Does it result in an unacceptable visual impact?		
• Does it minimise cumulative emissions for neighbouring residents or other sensitive land uses?		
3. Environment and heritage		
Is the infrastructure in a heritage area/on a heritage building/in the vicinity of heritage items requiring development consent?		
Have measures been implemented to reduce visual impact on the heritage item or conservation area?		
Has the proponent provided a heritage impact report/ statement?		
Has the proponent considered minimising physical impact on flora & fauna?		
4. Facility physical design controls		
Has the carrier demonstrated that the infrastructure is of high-quality design and construction?		
Does the plan include measures to restrict public access to the antenna(s)?		
Does the facility comply with the National Construction Code (NCC) (not relevant for facilities covered by the LIF Determination) and other relevant Australian standards?		
Has the proponent supplied a certificate showing conformity to AS1170 for rooftop antennas, if required?		
5. Facility health controls		

Has the proponent demonstrated the measures it has taken to minimise Electromagnetic Radiation exposures in the adjacent area?		
Has the proponent provided a statement that the proposed facility complies with the relevant Australian exposure standard?		
Are any emissions other than electromagnetic expected?		
Has the proponent provided documentation demonstrating the measures taken to ensure ongoing monitoring and compliance with electromagnetic exposure standards and levels?		

SECTION B – Undergrounding of power lines

1. Introduction

Explanation

This section provides objectives and controls to facilitate the undergrounding of infrastructure across Randwick City. Undergrounding of overhead power lines and associated infrastructure can significantly improve the urban environment by reducing clutter and enhancing the visual amenity of the public domain. It can also provide an opportunity for street trees to grow to their natural height, enrich business and commercial activity by facilitating a pleasant pedestrian experience, and reduce potential safety hazards associated with exposure to uninsulated wires.

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

- Part A – Introduction
- Part B - General Controls
- Part C2- Medium Density Residential
- Part D – Location Specific Controls, Commercial Centres (E2) of this DCP
- Other parts of the DCP for specific development types, locations or sites, if relevant to the application.

Objectives

The objectives of undergrounding power lines are to:

1. Improve the visual amenity of the public domain and provide a pleasant pedestrian and transport user experience
2. Ensure utility services and power lines are appropriately located and integrated with the public domain
3. Enhance the appearance and amenity of the development
4. Reduce potential safety hazards and tree pruning maintenance costs
5. Facilitate revitalisation of the urban environment
6. Support tree canopy growth across Council
7. Have means by which the extent of overhead cabling is reduced progressively as development takes place.

2. Pathways for undergrounding

2.1. Council undergrounding program

Explanation

Randwick City Council's undergrounding program aims to improve the visual amenity of the public domain by placing overhead power lines underground in key locations through the Randwick LGA. Centres such as Kensington and Kingsford Town Centres and Coogee Bay Road, Coogee Beach currently have power supply and services undergrounded. Street lighting,

traffic lights and signage and banners are provided on Smart Poles in these centres. Cost savings, efficiencies and reduced disruption are possible when undergrounding of power lines takes place at the same time as site redevelopment and when upgrades of the overall streetscape are undertaken as a condition of development consent.

Objectives

1. Improve urban amenity and environmental outcomes by requiring undergrounding of overhead power lines.

Controls

- a) All existing overhead service cables, including power lines, telecommunications cables and associated infrastructure within the identified precinct or streetscape, is to be placed underground in accordance with the requirements of the relevant power supply authority
- b) Where undergrounding of power is proposed, Smart Poles must be used in accordance with Council's Urban Elements Manual
- c) Street lighting on proposed Smart Poles is to be provided to meet relevant Australian Standards for levels of illumination
- d) Priority precincts include:
 - i. Maroubra Junction
 - ii. Randwick Junction
 - iii. The Spot
 - iv. Matraville Town Centre
 - v. Well Located Housing Areas (formally HIAs)
 - vi. E1 Local Centres (subject to Council assessment)
 - vii. Foreshore Scenic Protection Area (FSPA) (subject to Council assessment).

2.2. Development funded power line undergrounding

Explanation

When major developments occur within the Randwick LGA, there is an expectation that developers will deliver a high standard of public domain improvements. This extends beyond reinstating surrounding footpaths, street trees, street furniture, and nature strips to include the undergrounding of overhead power lines and utility services. Undergrounding enhances visual amenity, improves safety and supports a more resilient and attractive streetscape.

Controls

- a) All existing overhead service cables, including power lines, telecommunications cables and associated infrastructure within the identified precinct or streetscape, is to be placed underground in accordance with the requirements of the relevant power supply authority
- b) Based on the environmental/visual significance of the precinct/streetscape, Smart Poles may be used in accordance with Council's Urban Design Elements Manual
- c) Street lighting is to be provided to meet relevant Australian Standards for levels of illumination
- d) No existing street trees can be lost due to trenching works
- e) Funding of the undergrounding of power lines and services is fully the responsibility of the developer/owner of the development site
- f) All developments with the Randwick LGA with a capital investment value exceeding \$10 million or delivering 12 or more dwellings must underground overhead power lines and associated utility services along the site frontages

- g) The contract, scope of works and payment arrangements are to be addressed in a Voluntary Planning Agreement (VPA) between Ausgrid, Council and the Developer/Owner
- h) Restoration of public domain elements must be 'like-for-like' i.e. match existing materials and construction types. As a minimum:
 - i. Roadway: Asphalt, concrete, or asphalt over concrete to match existing
 - ii. Kerb and Gutter: Concrete or stone to match existing
 - iii. Footpath: Concrete or brick paving (where existing or appropriate) to match existing
 - iv. Driveways and Paved Footpaths: Must comply with Council's specification for the Construction of Brick Footpath Paving. Paving that gives the impression of private ownership of Council land (e.g. nature strips) is not permitted.

2.3. Resident initiated power line undergrounding

Explanation

Council supports resident-initiated proposals to underground power lines and services within a given street or area.

Controls

- a) All existing overhead service cables, including power lines, telecommunications cables and associated infrastructure within the identified street or area, is to be placed underground in accordance with the requirements of the relevant power supply authority
- b) Based on the environmental/visual significance of the precinct/streetscape, Smart Poles may be used in accordance with Council's Urban Elements Manual
- c) Street lighting is to be provided to meet relevant Australian Standards for levels of illumination
- d) No existing street trees can be lost due to trenching works
- e) Funding of the undergrounding of power lines and services is fully the responsibility of the resident or resident group
- f) The contract, scope of works and payment arrangements are to be addressed in a contractual agreement between Ausgrid, Council and the Resident/s
- g) Restoration of public domain elements must be 'like-for-like' i.e. match existing materials and construction types. As a minimum:
 - i. Roadway: Asphalt, concrete, or asphalt over concrete to match existing
 - ii. Kerb and Gutter: Concrete or stone to match existing
 - iii. Footpath: Concrete or brick paving (where existing or appropriate) to match existing
 - iv. Driveways and Paved Footpaths: Must comply with Council's specification for the Construction of Brick Footpath Paving. Paving that gives the impression of private ownership of Council land (e.g. nature strips) is not permitted
- h) Council considers areas of high environmental values, including sites within the Foreshore Scenic Protection Area (FSPA) to be of priority.



STRATEGIC PLANNING

Randwick Development Control Plan B15 Public art and creative hoardings

D06205941

27 July 2026



File reference	D06205941	Date	Signature
Prepared by	Paul Manning	October 2025	
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1. Introduction

Artwork is crucial for vibrant and liveable places. Inspiring, enriching, and thought-provoking, public artwork enhances cities by bringing meaning to place and amplifying the cultural and social identity which makes areas distinctive and memorable. This builds distinct local character that can attract visitation and revenue to the area.

Through commissioning public art and installing Creative Hoardings, development plays an essential role in creating thriving, engaging, and innovative creative communities.

This chapter outlines the ways in which Randwick City Council seeks to grow the creative community in partnership with the private sector.

Randwick City Council has a Public Art Advisory Panel (PAAP) and dedicated Council staff who seek to assist the delivery of creative outcomes for our community. Council supports proposals and ideas that are innovative, engaging and visionary. Applicants are encouraged to meet with Randwick City Council Arts and Culture staff as early as possible in the development application (DA) process to best facilitate creative outcomes for the community.

This Part of the DCP should also be read in conjunction with:

- Part A – Introduction
- Part B – General controls
- Other Parts of the DCP for specific development types, locations, or sites, as relevant to the DA.

The principles and strategic approaches for public art are outlined in Council's art strategies, policy and plans, including:

- Randwick Arts and Culture Strategy 2022 – 2032
- Randwick City Council Public Art Guidelines

Definitions

Creative hoarding refers to the use of artwork or images on hoardings to enhance the streetscape and contribute positively to the public realm during development.

Hoarding within this DCP part means any or all the following:

- Type A hoarding – a solid, closed construction barrier typically made of plywood or similar durable materials, erected at ground level to fully enclose or isolate a construction site from the public domain.
- Type B hoarding – a prefabricated, modular gantry-style overhead protective structure installed above public footpaths or roadways to ensure pedestrian safety during construction or demolition activities, and where necessary, to also enclose a worksite by means of a plywood sheet fence. It is typically constructed using engineered steel frames and assembled in segments to form a continuous elevated barrier. Type B hoardings may be standalone, or integrated with site sheds, offices, or other temporary facilities.

Private domain means areas that are accessible to the public, all, or most of the time, that are on private land that are the responsibility of private landowners, and may include through site links, terraces, footpath widenings, and plazas.

Public art refers to art that is in the public realm. It can be any medium that occurs outside a gallery context. Typologies may include permanent, temporary, ephemeral, stand-alone sculpture, site-specific installation, integrated designs, applied wall finishes, performance, discovery works (small scale), kinetic, sound based, digital and multi-media, pavement finishes, light art and projections, banners and flags, billboards, land art, landscape design and cultural plantings, artist-designed playgrounds, as well as other examples.

Public art is mostly located in public places and spaces but may also be incorporated into private areas open to the public such as shopping plazas, laneways, parks, town centres, streetscapes, buildings and carparks.

Public domain means all publicly accessible areas that are the responsibility of Randwick City Council or the NSW Government, and includes roads, laneways, street footpaths, plazas, through site links, median and landscape strips, carparks, and includes local and regional parks and open spaces.

Public Place is defined under the [Local Government Act 1993](#) and includes a *road*.

Road is defined under the [Local Government Act 1993](#) and includes:

- (a) highway, street, lane, pathway, footpath, cycleway, thoroughfare, bridge, culvert, causeway, road-ferry, ford, crossing, by-pass and trackway, whether temporary or permanent, and
- (b) any part of a road and any part of any thing referred to in paragraph (a), and
- (c) anything forming part of a road or any thing forming part of any thing referred to in paragraph (a)

State classified road is defined under the [Roads Act 1993](#), and means:

- a main road
- a highway
- a controlled access road
- a secondary road

Note: A full list of classified roads is available on the Transport for NSW website <https://www.transport.nsw.gov.au/operations/roads-and-waterways/business-and->

Figure 1: Bloodlines weaving string and water, 2023, Judy Watson. Brisbane, QLD.
Façade – perforated steel – back lighting



Source: Courtesy Koichi Takada Architects

Figure 2: Flourish, 2019, Katrina Tyler. Brisbane, QLD.
Sculpture – water fountain - play space



Source: Courtesy UAP

Figure 3: In Between Two Worlds, Jason Wing, 2013. Sydney CBD, NSW.
Sculpture - suspended lighting – wall and pavement finish



Source: Katherine Griffiths

Figure 4: Nura & Garrigarrang (Country & Sea), 2024, Debra Beale. Sydney CBD, NSW.
Bronze – seating – ground plane



Source: Courtesy 1 Elizabeth

Figure 5: Time changes everything, 2016, Daku. Lodhi Colony, New Delhi.
Typographic sundial – wall art - letters and shadows



Source: designboom

Figure 6: Please Be Seated, 2019, Paul Cockledge. Broadgate, London, UK.
Functional seating – play area – open space



Source: Courtesy Broadgate

2. Public art

Introduction

The delivery of public art is an open-ended invitation for the creative community to work with landowners to define public spaces.

Public artworks add visual interest, creativity, and vibrancy to our urban fabric, creating local landmarks that foster a sense of place, liveability, and community identity.

Artworks created by private development must align with the priorities of the Randwick Public Art Guidelines. Namely, artworks will celebrate local stories, cultures, ambitions and identities.

Public art can include works which are permanent, temporary or ephemeral. It could be a standalone sculpture, site-specific installation, integrated designs, applied wall finishes, performance, kinetic, sound based, digital and multi-media, pavement and ground surface finishes, light art and projections, banners and flags, exhibition windows and alcoves, land art, landscape design and cultural plantings, artist-designed playgrounds, as well as other forms.

Artworks on private land (the private domain) can also be considered as public art as it can be experienced and enjoyed through being visible to the public (whether incidentally or from being experienced when passing through a development).

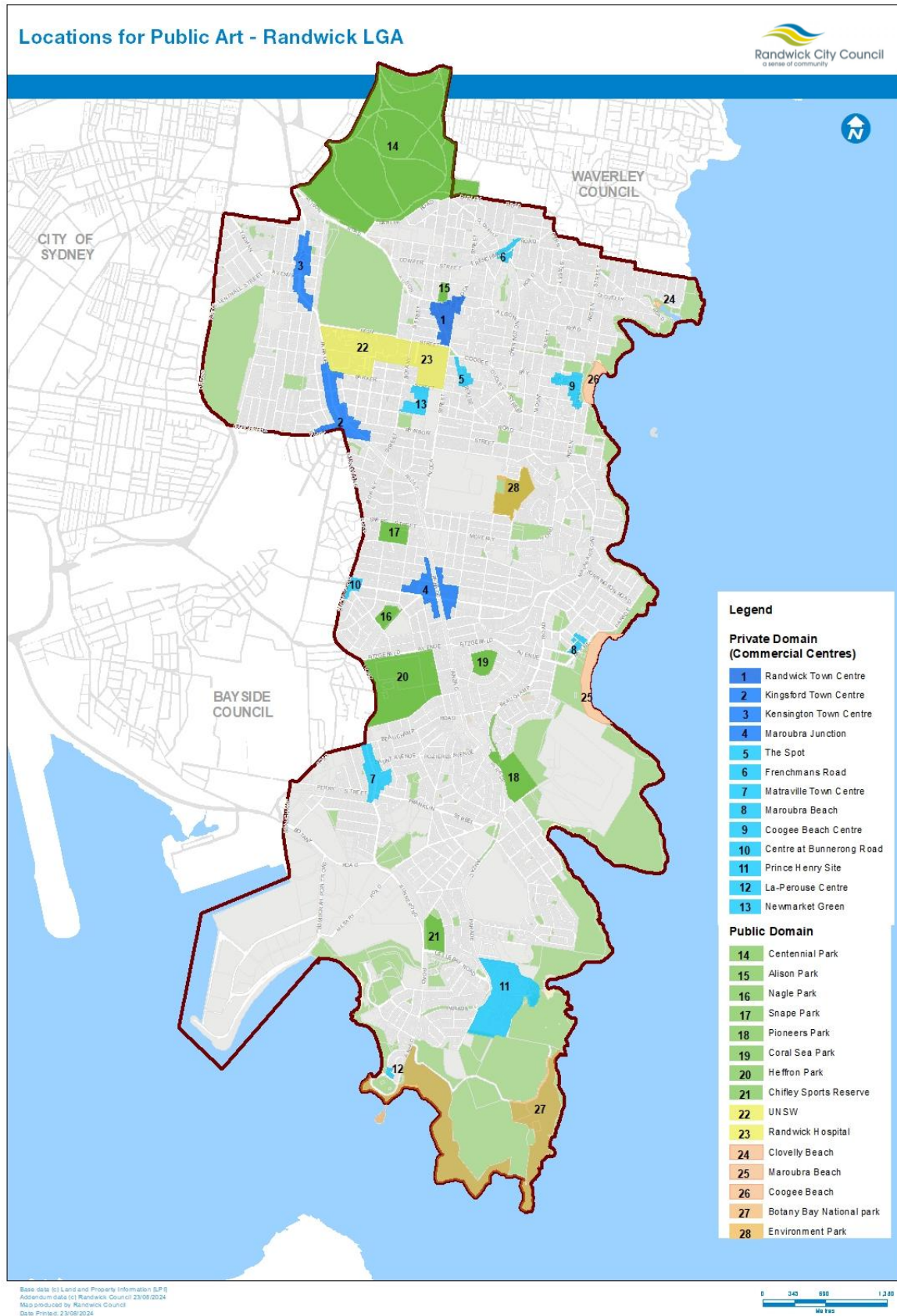
Privately funded artworks within the private domain complement publicly funded (i.e., Local and State Government) artwork located in the public domain. Consideration may be given to locating privately funded public art within publicly owned land (the public domain), providing the requirements of this DCP are satisfied, and public liability, and ongoing maintenance matters are addressed to the satisfaction of Council, and the Randwick Public Art Advisory Panel (PAAP) where applicable.

Objectives

1. Specify requirements for the provision of public art in major developments, and all other developments
2. Ensure artwork is integrated into the design of buildings and publicly accessible areas to enrich the experience of our town centres and neighbourhoods
3. Support local economies and opportunities for creative industries and artists through improvements to the built environment, private and public places
4. Achieve a distinct character and identity for town centres and neighbourhoods in the LGA through artwork and creative treatments
5. Ensure proposals for public art follow the curatorial themes, procedures and processes set out in Council's Public Art Guidelines.

Figure 7 illustrates opportunities across the LGA, identified by Council, for the location of artwork in both the public and private domain. It is expected that opportunities in the private domain will mainly occur in commercial centres (blue); however, this does not preclude opportunities in the public domain within centres (blue), as well as within public land noted on Figure 7 as parks and national parks (green), UNSW and Randwick Hospital (yellow), and beaches (tan).

Figure 7: Map of identified locations for artwork within the LGA



Source: Randwick City Council

Controls

- a) The controls in this section apply to:
 - i. Major development proposals valued over \$10M located within E2 Commercial Centres and the selected E1 Local Centre zones shown in Figure 7; or
 - ii. Any other development or masterplan sites across Randwick City valued over \$15M

- b) Development specified in a) must deliver artwork as part of the development.

Note

A minimum allocation of 1% of the estimated development cost should be allocated toward a public art budget. This includes artist and community engagement fees, engineering and manufacture of the artwork but excludes public art consultant fees and installation of the artwork.

- c) Public art is to be provided on identified sites, plazas and mid-block links as per the block-by-block controls in Section B of DCP Part D1 Kensington and Kingsford
- d) In accordance with the Randwick Public Art Guidelines, a detailed Public Art Proposal is to be prepared by a public art consultant and submitted with the DA. The Public Art Proposal must include:
 - i. Site analysis, curatorial framework, treatment options, project parameters, community consultation plan, proposed artists, project team, budget allocations
 - ii. A commitment to submitting to Council key milestone documentation at detailed project phases, in alignment with Council's review and approval timelines

Note

To ensure the delivery of public art is appropriate in its context, applicants and developers are encouraged to engage with Council early in the design development phase of a project (as part of pre-DA discussions), to develop a Public Art Proposal in line with the Public Art Guidelines.

- e) Artwork must demonstrate alignment with the Randwick Public Art Guidelines. This may include a reflection of Randwick's history, culture, and connection to Country
- f) Where delivered on private land, artwork must be:
 - i. Located in a publicly accessible and visible part of the site in order to provide an unobstructed sensory experience of the work
 - ii. Designed to be integrated into the overall layout of the development
- g) To enhance visual amenity and contribute to the public realm, artwork is to be incorporated onto common/ side boundary walls where developments would otherwise result in large, unarticulated facades
- h) Where provided in accordance with the Randwick Public Art Guidelines, advice from the Randwick Public Art Advisory Panel (PAAP) must be considered and addressed in the design of the artwork. Documentation of this advice, and response, must be provided in the supporting Public Art Proposal
- i) Public art must be entirely free from commercial influence and cannot include any marketing, advertising, or brand alignment, including identifiable brand elements such as logos, trademarks, proprietary typefaces, colour schemes, or imagery associated with commercial entities.

3. Creative hoardings

Introduction

Consent is required under the Roads Act 1993 and Local Government Act 1993 to erect a hoarding in a public place. Council is responsible for issuing this consent.

Hoardings serve as a platform for presenting diverse artwork, graphics, and imagery within the public domain. Figures 8 and 9 provide examples of Creative Hoardings within the City of Sydney. The Creative Hoardings program is a creative response to improving our urban environment during periods of growth and development, facilitating and engaging a sense of place and local identity.

Figure 8: “Fantastical Fabulous Fun”, Rosie Deacon, Eveleigh Street Redfern, 2020



Source: Photographer: Katherine Griffiths.
City of Sydney

Figure 9: Historic images hoarding display



Source: City of Sydney

Artwork, or images on hoardings (i.e., creative hoarding) will be required if the proposal meets criteria based on the location of the proposed hoarding, site width, capital investment value (CIV), and the period which the hoarding will be erected. A condition of consent will be included for developments that trigger the requirements for creative hoardings.

When a condition of consent triggers a requirement for creative hoardings, the applicant can choose from the following options for selecting artwork:

- Council commissioned artwork – artwork that has been licensed by Council and is free of copyright charge for use
- Historic images – local historic photographic images that have been pre-approved and sourced from Council archives, relevant to the ward in which the development is taking place. Free of copyright charge for use
- From the collection – photographic images of special objects held in La Perouse Museum
- Bespoke artwork – a unique artwork that has been commissioned directly by the applicant for their own hoardings. Bespoke commissions are to follow set criteria which outline minimum fees for the artist, reasonable licence terms and conditions, and ensure commissioned artworks meet a high artistic quality. Bespoke artworks must not, in any way, be perceivable as advertising. They must be entirely free from commercial influence and cannot include any marketing, advertising, or brand alignment, including identifiable brand elements such as logos, trademarks, proprietary typefaces, colour schemes, or imagery associated with commercial entities.

Further details and the step-by-step process can be found in the Public Art Guidelines. Details of Council commissioned artwork and historic images can be viewed on Council's website.

Objectives

1. Specify requirements for the provision of public art on hoardings through the Creative Hoardings program
2. Achieve and reflect a distinct character and identity for town centres and neighbourhoods in the LGA through site specific artwork and creative treatments
3. To contribute to the visual amenity of the public domain and streetscape during construction phase of development
4. To discourage bill posters and graffiti at construction sites
5. To ensure proposals for Creative Hoardings have endorsement from Council Staff regarding placement, quality, artistic vision and compliant installation.

Controls

- a) Where an application for a Type A or Type B hoarding is required under the Roads Act 1993, Local Government Act 1993, and by condition of consent, creative hoardings will be required on sites:
 - i. Zoned E1 Local Centre and E2 Commercial Centre where erected for 8 weeks or more, or
 - ii. Located along a State classified road where erected for 8 weeks or more, or
- b) In any other location, with a frontage of 12m wide or greater, and erected for 12 weeks or more, except where:
 - i. The capital investment value (CIV) of the work to which the hoarding relates is less than \$1 million, or
 - ii. The land is zoned R2 Low Density Residential, or
 - iii. Hoarding installations are proposed on minor or secondary roadways such as laneways used primarily for local traffic and where the prevailing front of the laneway consists of rear fences, garages, gates, roller doors and the like.
- c) Applications for creative hoardings are to demonstrate compliance with the requirements of Council's Public Art Guidelines, including the Terms and Conditions listed therein.

Note

Notwithstanding the above requirements, Council may determine that the provision of creative hoardings is required on sites with a street frontage of less than 12m where the scale, duration or nature of construction works is likely to result in a level of impact on the public domain comparable to development on wider sites.

Note

In cases where a hoarding is installed on a main frontage of a corner block and the hoarding extends along the side laneway having a width of less than 6m, measured from the property boundaries, graphics must be displayed for the length of at least 5m within the laneway measured from the corner intersection. Where a side laneway width exceeds 6m, graphics must be displayed the full length of the hoarding.

Note

Notwithstanding the above requirements, Council may determine that creative hoardings may be unnecessary in particular circumstances.



STRATEGIC PLANNING

Randwick Development Control Plan C1 Low density residential

D06205942

27 July 2026



File reference	D06205942	Date	Signature
Prepared by	LS + JB	March 2025	
Coordinator Review	DA	March 2025	
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1. Introduction

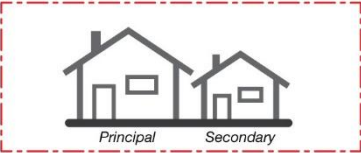
Explanation

This section applies to all new development and alterations and additions for low density forms of housing in the Randwick Local Government Area (LGA), being:

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

And ancillary facilities relating to the above dwelling types.

Figure 1: Types of low-density residential development

Low-density residential development types		
Type	Diagram	RLEP definition
Dwelling house		<i>A building containing only one dwelling</i>
Dual occupancy (detached)		<i>2 detached dwellings on one lot of land, but does not include a secondary dwelling</i> <i>Note: Dual occupancy (detached) are not permissible in Zone R2 Low Density Residential.</i>
Dual occupancy (attached)		<i>2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling</i>
Semi-detached dwelling		<i>a dwelling that is on its own lot of land and is attached to only one other dwelling.</i>
Secondary dwelling		<i>a self-contained dwelling that—</i> <i>(a) is established in conjunction with another dwelling (the principal dwelling), and</i> <i>(b) is on the same lot of land as the principal dwelling, and</i> <i>(c) is located within, or is attached to, or is separate from, the principal dwelling.</i>

Source: Randwick City Council 2023

Note

Secondary dwellings are made permissible by State Environmental Planning Policy (Housing) 2021 (Housing SEPP) in all residential zones. The controls in this Development Control Plan (DCP) supplement the provisions of the Housing 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
- Part B – General Controls of the Development Control Plan (DCP); and
- Other Parts of the DCP for specific development types, locations or sites, if relevant to the application.

1.1.1. Specific dwelling type controls

For the development of dual occupancies (attached) and semi-detached dwellings, in addition to general Objectives and Controls contained within this DCP, particular attention must be paid to the following specific dwelling type controls within this DCP:

- 2.2 Lot frontage
- 2.5 Landscaping and Permeable Surfaces
- 2.7 Private Open Space
- 4.3 Alterations and additions to semi-detached and dual occupancy (attached) dwellings
- 4.3 New semi-detached and dual occupancy (attached) dwellings
- 6.1 Location of parking facilities

For the development of dual occupancies (detached), in addition to general Objectives and Controls contained within this DCP, particular attention must be paid to the following specific dwelling type controls within this DCP:

- 2.2 Lot frontage
- 2.3 Dual occupancy (detached) site layout
- 6.1 Location of parking facilities

For the development of secondary dwellings, in addition to general Objectives and Controls contained within this DCP, particular attention must be paid to the following specific dwelling type controls within this DCP:

- 9.1 secondary dwellings
- 9.3 Development adjoining laneways (*where relevant*)

1.1.2. Relationship with low and mid rise housing provisions

As released in February 2025, the low and mid rise housing reforms contained within the Housing SEPP override certain development standards of the Randwick Local Environmental Plan and Randwick Development Control Plan.

To assist applicants in determining the applicable development standard, the following provides a summary, arranged based on the structure of this DCP chapter, of the applicable development standard based on dwelling type and location. For the definition of low and mid rise housing area, please see Chapter 6 of the Housing SEPP.

Applicable development standard	Dwelling house	Dual occupancy and semi detached		Secondary dwelling
<i>Low and mid rise housing area</i>	<i>Inside and outside</i>	<i>Inside</i>	<i>Outside</i>	<i>Inside and outside</i>
2. Site planning				
<i>Lot size</i>	RLEP	Housing SEPP	RLEP	RLEP
<i>Lot frontage</i>	DCP	Housing SEPP	DCP	N/A
<i>Site coverage</i>	DCP	DCP	DCP	DCP
<i>Deep soil / landscape</i>	DCP	Tree Canopy Guide	DCP	DCP
<i>Tree canopy</i>	DCP	Tree Canopy Guide	DCP	DCP
3. Building envelope				
<i>Floor Space ratio</i>	RLEP	Housing SEPP	RLEP	RLEP
<i>Building height</i>	RLEP	Housing SEPP	RLEP	RLEP
<i>Setbacks</i>	DCP	DCP	DCP	DCP
4. Building Design				
<i>All - General, articulation, roof design etc.</i>	DCP	DCP	DCP	DCP
5. Amenity				
<i>All – solar access, privacy, view sharing etc.</i>	DCP	DCP	DCP	DCP
6. Car parking and access				
<i>Car parking rates</i>	DCP	Housing SEPP	DCP	DCP
<i>Design and configuration</i>	DCP	DCP	DCP	DCP
7. Fencing, 8. Ancillary development and 9. Secondary dwellings, outbuildings				
<i>All</i>	DCP	DCP	DCP	DCP

Note

Where the Housing SEPP does not provide supplementary standard, applications must continue to demonstrate compliance with the relevant DCP objective/s and control/s.

2. Site planning

2.1. Minimum lot size

Explanation

The lot size controls for properties in the Randwick Local Government Area (LGA) are contained in the Randwick Local Environment Plan (RLEP) Lot Size Map.

2.2. Lot frontage

Explanation

The minimum lot frontage controls in this DCP supplement the RLEP provisions on lot size and aim to maintain the established and desired future character of low-density neighbourhoods occupied by dwelling houses, semi-detached dwellings, 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. It also functions to ensure that suitable space for open space and visually acceptable and efficient parking and access arrangements can be achieved.

Objectives

1. To ensure land subdivision respects the predominant existing or planned future subdivision and development pattern of the locality
2. 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
3. To ensure dwellings have suitable scale and built form proportional to their allotment to complement the streetscape
4. To ensure dual occupancy dwellings do not result in unreasonable impacts on the surrounding properties in terms of visual amenity, solar access and privacy.

Controls

- a) The minimum frontage widths for subdivision of lots must meet the following:

Minimum lot primary street frontage widths for <u>subdivision</u>			
Low density housing type	Zone	Parent lot	Resulting lot following subdivision
Dwelling houses	R2	24m	12m per dwelling
Dwelling houses	R3	18m	9m per dwelling
Semi-detached dwellings	R2, R3 and where permissible	15m	7.5m per dwelling

- b) The minimum frontage widths for development of lots where dual occupancy development is proposed must meet the following:

Minimum lot primary street frontage widths for <u>dual occupancy development</u>		
Low density housing type	Zone	Parent lot
Dual occupancy (attached)	R2, R3 and where permissible	15m
Dual occupancy (detached), where the allotment has dual frontages with either rear lane or secondary street access (corner lot)	R3 and where permissible	9m
Dual occupancy (detached), where dwellings front primary street in a side-by-side arrangement	R3 and where permissible	18m

- c) Any subdivision of land must not create battle-axe or hatchet shaped allotments for the purposes of dwelling houses, semi-detached dwellings or dual occupancies (attached).

2.3. Dual occupancy (detached) site layout

Explanation

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

Ensuring appropriate building layout of dual occupancy (detached) that achieves adequate levels of privacy at the time of construction also is also a key consideration in the instance that future subdivision is sought.

Objectives

1. To ensure each dwelling in a dual occupancy (detached) development achieves adequate levels of living amenity in terms of private open space provision, solar access, privacy and accessibility.

Controls

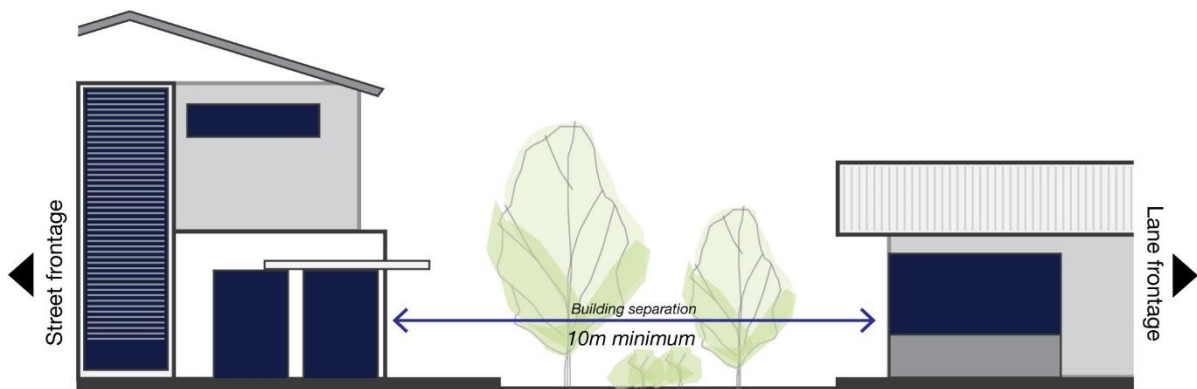
- a) The dwellings in a dual occupancy (detached) must be sited in the following manner:
 - i. One dwelling fronting the primary street and the other fronting the rear lane
 - ii. One dwelling fronting the primary street and the other fronting the secondary street
 - iii. Both dwellings fronting the primary street in a side-by-side arrangement for sites without rear lane or secondary street access
- b) Pedestrian access of not less than 900mm in width must be provided to link any rear lane dwelling with the street frontage
- c) Minimum building separation between the two dwellings in a dual occupancy (detached) 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	1.8m

Definition

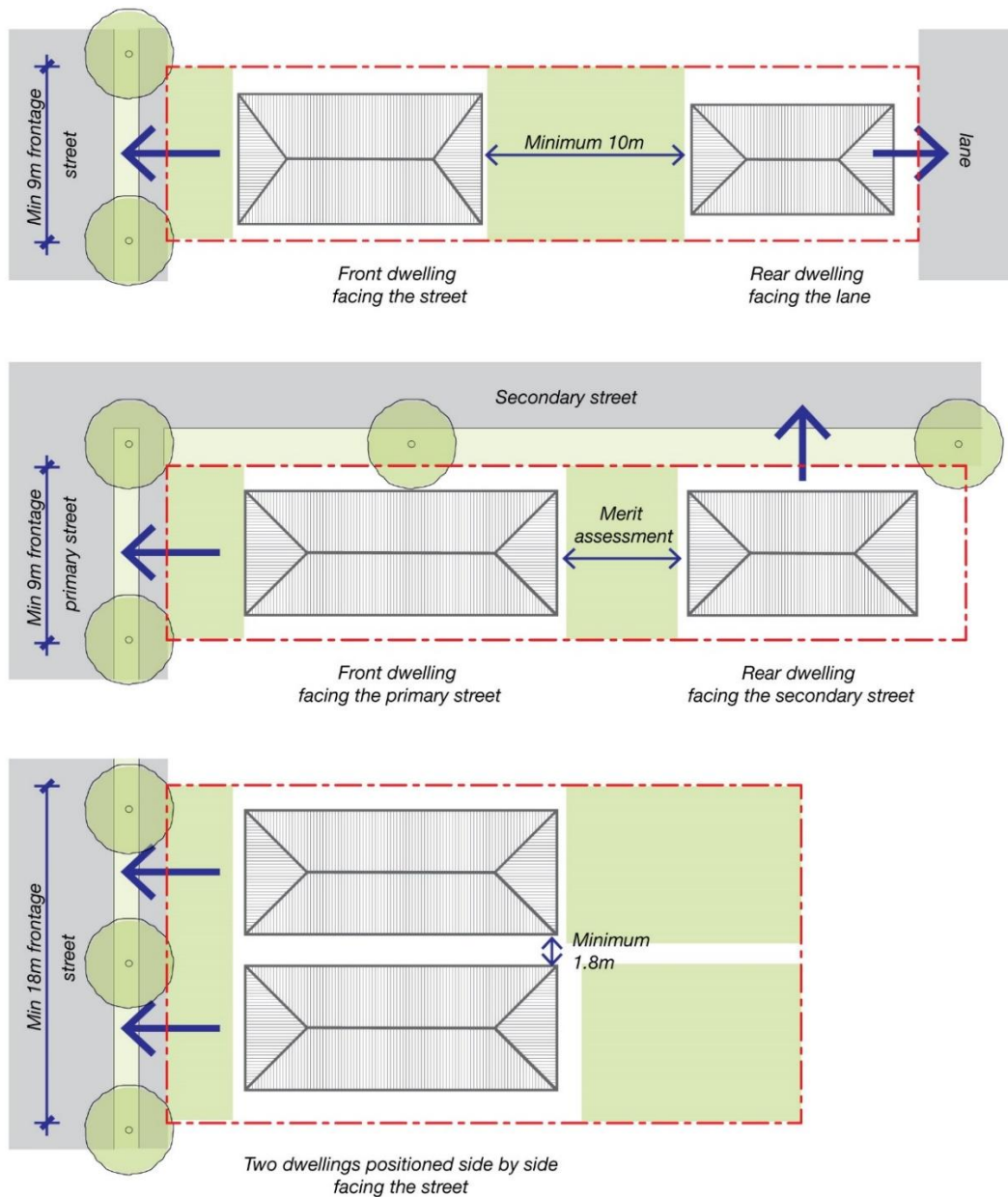
Building separation is the distance between the nearest external walls of two buildings, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished), and minor projecting features, such as awnings, sun hoods, screening devices and the like.

Figure 2: Building separation diagram for dual frontages with rear lane access



Source: Randwick City Council 2022

Figure 3: Site layout options for dual occupancy (detached) dwellings



Source: Randwick City Council 2022

2.4. Site coverage

Explanation

The site coverage control, in conjunction with setback controls, determines the extent and location within the property that a building may be constructed. The control ensures that there is sufficient unbuilt upon areas on a property to accommodate private open space, deep soil planting, permeable surfaces, recreational area and for services.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon. The allowable site coverage percentage decreases as allotment size increases, so that the mass and scale of any building will not detract from the character of the street.

Definition

(RLEP) Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

Further to the LEP definition above, the following guidance is provided:

- The following are not included for the purpose of calculating site coverage:
 - (a) an access ramp
 - (b) a driveway
 - (c) carports
 - (d) a fence or screen
 - (e) a pathway or paving
 - (f) a rainwater tank attached to the principal or secondary dwelling
 - (g) a swimming pool or spa pool.
- Unenclosed balconies, decks, pergolas and the like are those that do not have walls higher than 1.4m above floor level or are those not elevated more than 1.4m above ground level.

Objectives

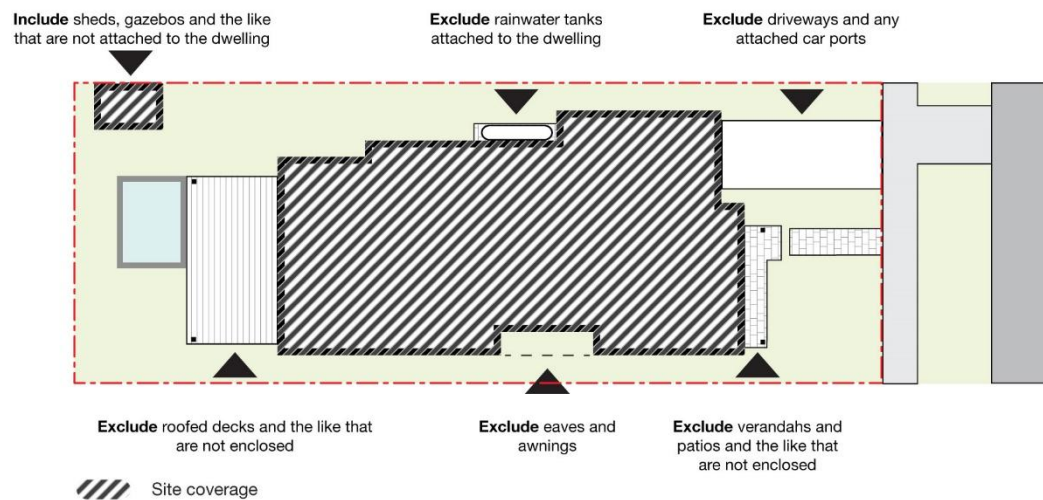
1. To ensure new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development
2. To ensure a high level of environmental amenity for residents of low density dwellings in the LGA.

Controls

- a) The maximum site coverage of a building must not exceed the following based on site area:

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%

Figure 4: Calculating site coverage



Source: Randwick City Council, 2025

Notes

Site area is measured according to the RLEP definition, being the area of any land on which development is, or is to be carried out. It is not measured against any proposed allotments / subdivision,

Development applications must be supported by a site coverage calculation and deep soil permeable surface diagram see Figure 7 for an example.

2.5. Deep soil permeable surfaces

Explanation

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 areas for vegetation, tree planting and shade, and plays a screening function that improves mutual privacy and visual amenity between a development and its 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. However, the following are not included for the purpose of calculating deep soil permeable surfaces:

- swimming and spa pools
- paved areas including step ping stone pavers
- artificial turf
- planter boxes, or planted areas above basements, podiums, roofs, or slabs.

Objectives

1. To retain and provide planting area for canopy trees and general vegetation to contribute to the overall tree canopy cover of the LGA and to the establishment of landscaped corridors across the locality
2. To assist with stormwater infiltration and reduction of overland flow
3. To improve climate resilience of the site.

Controls

- a) New development, or alterations and additions that change the existing site coverage by more than 10%, must provide the minimum area of deep soil permeable surfaces as specified in the table below:

Site area	Minimum Deep Soil Permeable Surfaces (% of site area)
Up to 300 sqm	30%
301 to 450 sqm	35%
451 to 600 sqm	40%
601 sqm or above	45%

- b) Where new development, or alterations and additions do not change the existing site coverage by more than 10%, there must be no net loss of deep soil permeable surfaces.
- c) Deep soil permeable surfaces must have a width of not less than 900mm
- d) Deep soil permeable surfaces should be located to support the retention of existing significant trees on site or those on adjoining sites
- e) A minimum of 25% of the front setback area of a property must comprise deep soil permeable surfaces.
- f) Permeable pavement and the like must not comprise more than 50% of deep soil permeable surfaces of the front setback area and no more than 20% of overall deep soil permeable surfaces required.

Dual occupancies and semi-detached dwellings

- g) For new development, deep soil permeable surfaces are calculated on the overall site area and must be evenly distributed between the pair of dwellings.

Note

When calculating changes in site coverage for alterations and additions, these are to be calculated as a percentage, not as percentage points.

For example, if a development application proposes increasing site coverage from 40 percent to 45 percent, this is a 12.5% increase in site coverage and would trigger requirements within this DCP for minimum areas of deep soil permeable surfaces (2.5) and canopy cover (2.6) to be achieved.

Figure 5: Types of deep soil permeable surfaces

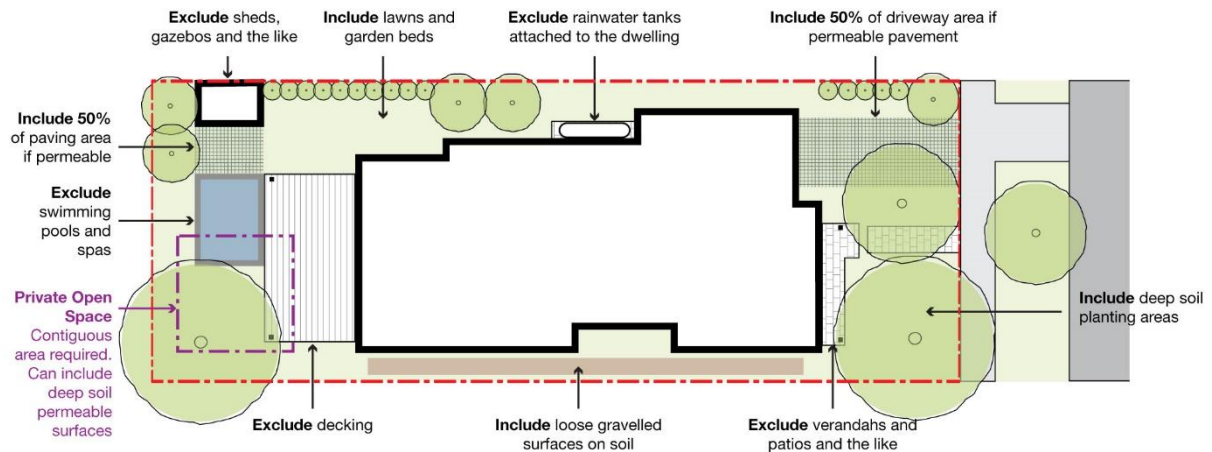


Figure 6: Calculating deep soil permeable area

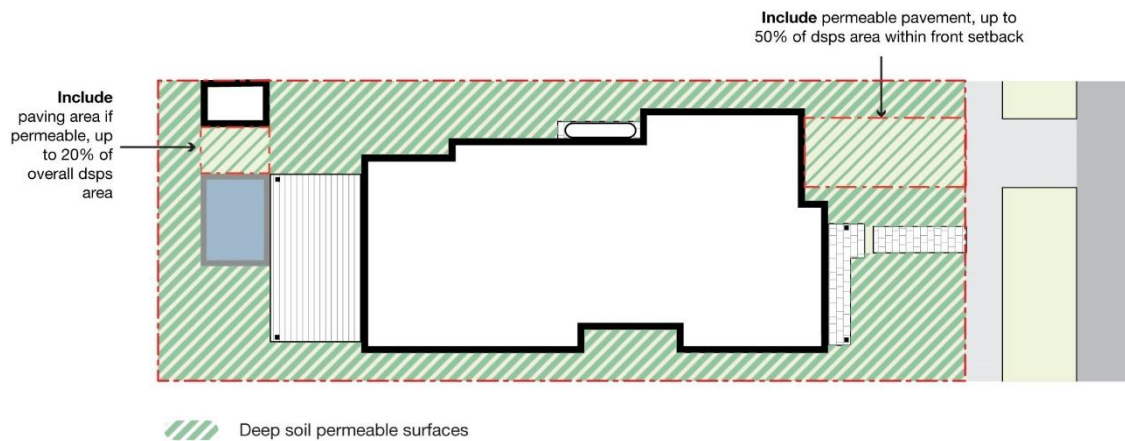
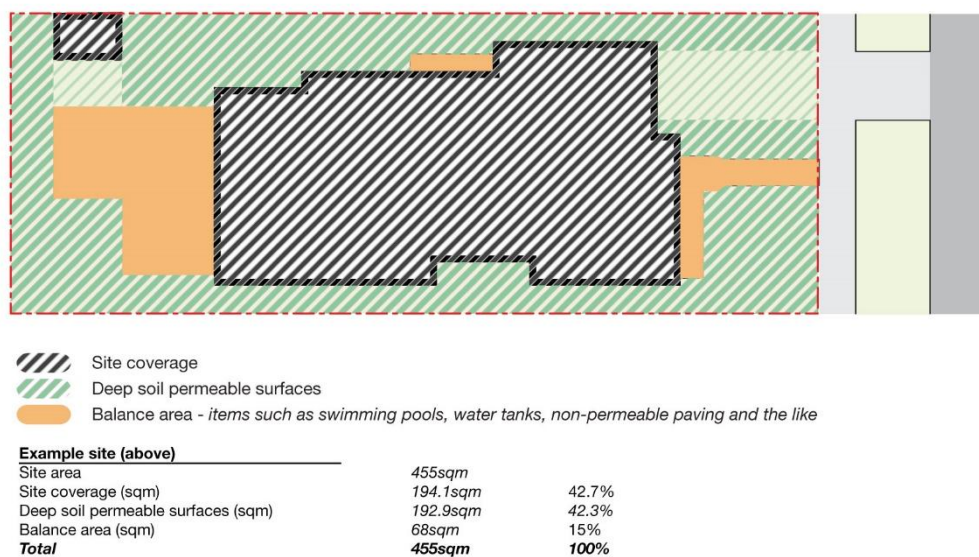


Figure 7: Spatial relationship between site coverage and deep soil permeable surfaces



Source: Randwick City Council, 2025

2.6. Landscaping and tree canopy cover

Explanation

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

Tree canopy cover in urban areas provides numerous benefits including reduced building energy use, air pollution removal and carbon sequestration. In addition, areas with higher tree canopy cover provide increased amenity through shading, softening of built form and habitat for wildlife.

Objectives

1. To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space
2. To provide privacy screening between dwellings
3. To retain and provide for canopy trees and large shrubs to contribute to the overall tree canopy cover of the locality
4. To encourage urban greening that contributes positively to the existing and desired future character of the locality
5. To establish vegetation corridors across the locality
6. To reduce the impacts of urban heat island effect.

Controls

- a) New ancillary development, or alterations and additions that changes the existing site coverage by more than 10%, must demonstrate that a minimum of 25% canopy coverage as a proportion of the site area can be achieved within 10 years from the completion of development based on maturity of trees selected
- b) In the circumstances where the consent authority is satisfied that there are sufficient environmental constraints on a site (such as significant slope) to limit the ability to achieve a 25% tree canopy cover on a site, a street tree planting fee may be considered to enable Council to plant trees in the public domain
- c) To achieve the minimum canopy coverage requirement, the number of large canopy trees should be provided is in accordance with the table below:

Site area	Minimum number of large canopy trees
Up to 300 sqm	2
301 to 450 sqm	3
451 to 600 sqm	4
601 sqm or above	4

- d) Despite c), a combination of canopy tree sizes can be used to achieve the minimum tree canopy cover area

- e) Canopy trees must achieve a minimum mature height of 5m. For allotments with constrained dimensions or site conditions, smaller trees with minimum mature height of 4m may be accepted by Council subject to achieving the minimum 25% canopy cover as per sub-clause b)
- f) The trunk of canopy trees should be planted a minimum of 2.5m from any existing or proposed building
- g) A minimum of 25% of the front setback area of a property must be landscaped with trees, shrubs and groundcover planting
- h) Native species must comprise at least 60% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area and surrounds
- i) 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
- j) Suitable soil depth and volume must be provided on the site to support the healthy, sustained growth of trees
- k) Proposed and existing retained trees must be protected by locating paved areas, underground services and rainwater tanks and building structures away from their root zones
- l) Provide adequate sight lines for vehicles and pedestrians, especially near corners and intersections.

Dual occupancies and semi-detached dwellings

- m) The minimum canopy coverage and number of canopy trees are calculated on the overall site area and must be evenly distributed between the pair of dwellings
- n) For dual occupancies (attached) and semi-detached dwellings the front setback must contain at least one (1) tree per dwelling.

Notes

Landscape requirements, plans and details are to be provided as per the requirements outlined in Section B4 of the RDCP.

A street tree planting fee may be imposed on sites that cannot meet the tree canopy coverage targets outlined within this DCP due to site constraints. The funds accumulated from the street planting fee are utilised for street and public open space tree planting throughout the LGA.

Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link -

<https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees>

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - [https://randwick-](https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5)

[council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5](https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5)

Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat) and they require less water and are more drought tolerant.

A tree is located within the site area if the majority of its trunk is located within the site area boundary.

Street verges – commercial, coastal and special precincts

Council's Urban Design Elements Manual (UDEM) applies to public domain upgrades in commercial centres, coastal areas, parks and special precincts. This Manual is available on Council's website.

Conditions of consent may require applicants to prepare, submit, and have approved by Council's Officers, detailed landscape plans which include plant schedules, planting plans, sample/materials boards and sections/elevations.

Where a contributions plan or a VPA agreement with Council applies (such as a Community Infrastructure Plan or a s.7.12 Development Contributions Plan), Council may consider public domain improvement works are delivered as 'works in kind' by a developer or through a monetary contribution to Council to undertake the work.

Street verges – residential areas

Council encourages the establishment of street gardens in residential street verges as part of development proposals rather than providing a standard turfed verge. Street gardens must be designed in accordance with Council's Street Garden Guidelines.

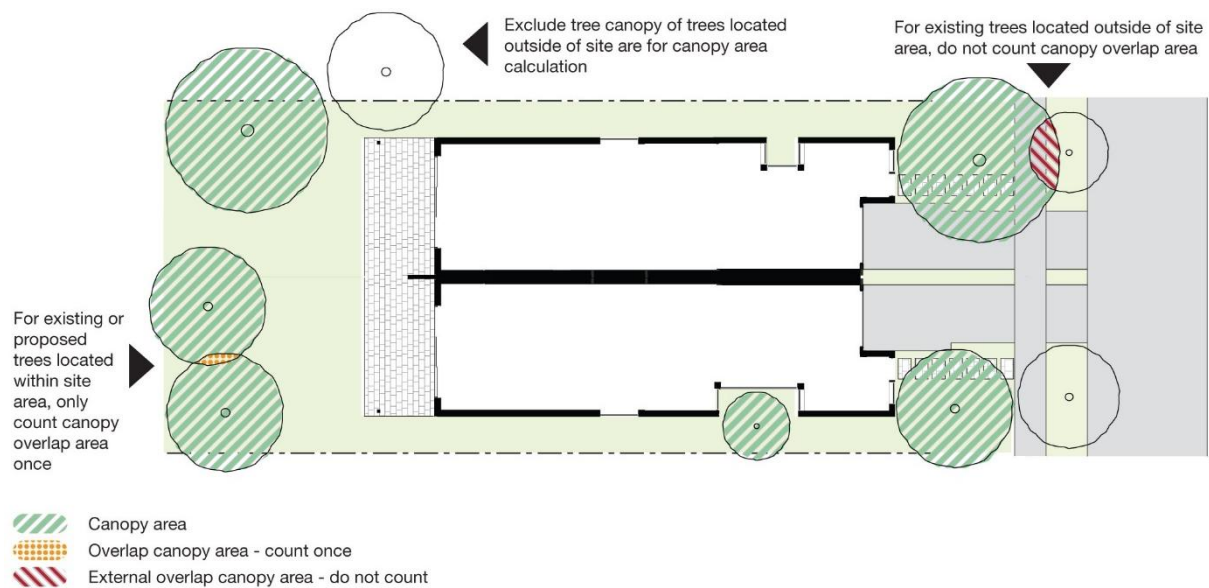
For larger developments, Council may require the applicant to upgrade the public verge with mass-planted, low growing, low maintenance species, consistent with the Street Garden Guidelines to support high-quality presentation and integration of new development into a residential streetscape. Such treatments improve landscape cohesion, increase shade potential and support Council's broader environmental, walkability and liveability objectives.

Artificial or synthetic turf is not permitted within nature strips or street verges.

Nature strips and verges must be landscaped using natural turf, groundcovers or planting that supports streetscape outcomes, urban cooling, stormwater infiltration, and the protection of public utility infrastructure.

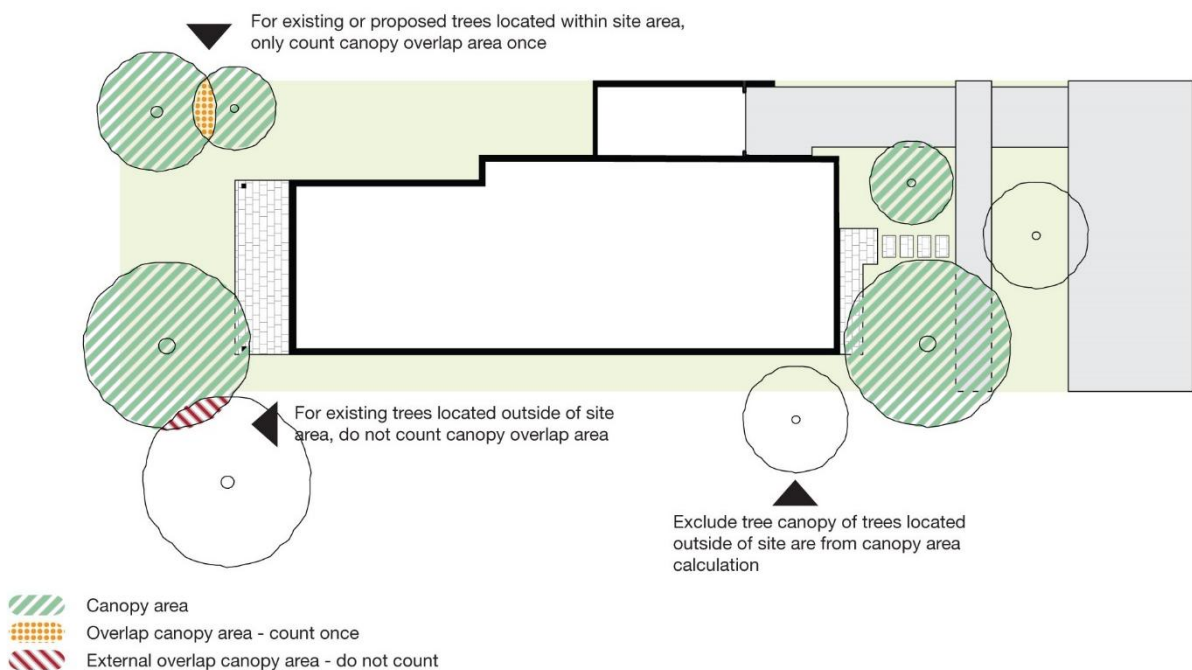
All public domain works are at the applicant's cost.

Figure 8: Calculating canopy cover for a typical 550sqm dual occupancy (attached) or semi-detached dwelling with 25% canopy cover



Source: Randwick City Council 2022

Figure 9: Calculating canopy cover for a typical 450sqm dwelling house with 25% canopy cover



Source: Randwick City Council 2022

2.7. Private open space

Explanation

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

Objectives

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

Controls

- a) Provide at least one (1) contiguous area of private open space satisfying the following dimensions based on site area:

Minimum Dimensions for Contiguous Private Open Space	
Dwelling Houses and 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 occupancy (attached and detached)	
<i>Site area</i>	<i>Minimum dimensions</i>
451 to 600 sqm	5m x 5m for each dwelling following development
601sqm or above	6m x 6m for each dwelling following development

- b) The contiguous private open space must:
 - i. Be situated at ground level (except for dual occupancy (attached) development where one dwelling is situated above another)
 - ii. Be adjacent to and directly accessible from the primary living or dining room of the dwelling
 - iii. Be oriented and configured to maximise solar access
 - iv. Be located to the rear of the allotment behind the dwelling where possible
 - v. Have minimal change in gradient
 - vi. Include landscaped areas, terraces, decks, paved surfaces and the like
 - vii. Not include any open space on podiums or roofs.

3. Building envelope

The building envelope is the maximum theoretical three-dimensional space within which a development may occur, and is established by the parameters of Floor Space Ratio (FSR), maximum Height of Building (HoB) and front, side and rear setbacks.

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 three-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 (GFA) to the site area.

The maximum permissible FSR for any development is prescribed and defined in the Randwick LEP Floor Space Ratio Map.

Note

Further to the RLEP definition of Gross Floor Area, the following are included for the purpose of calculating GFA:

- Lifts (where not common) at all floor levels
- Stairs (where not common) at all floor levels other than the uppermost level.

3.2. Building height

Explanation

Building height is a major factor affecting the visual presence of a development and the degree of overshadowing of neighbouring property.

The maximum building height control is stipulated in the RLEP Height of Buildings Map (HoB), which varies across different residential zones. The maximum building height under the Randwick LEP Height of Building Map is 9.5m for low density housing, and is measured from ground level (existing) to the topmost point of a building.

Objectives

1. To limit the bulk, scale and visual impact of buildings as viewed from the street and from neighbouring dwellings
2. To ensure low density residential development maintains a two-storey height and street frontage
3. To ensure that floor to floor and ceiling heights allow for adequate internal amenity for current and future occupants
4. To position any habitable space above the first floor level within the roof of the dwelling
5. To ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity
6. To ensure the form and massing of development is respectful of site topography.

Controls

- a) Any habitable space located above the first floor level must be integrated into a pitched roof form
- b) The minimum floor-to-ceiling height for living areas, such as living/lounge, dining and bedrooms is 2.7m
- c) The minimum floor-to-floor height for building stories, excluding those above the first floor level within the building roofline, is 3.1m
- d) An alternative design that varies from the two-storey height and street frontage in the Zone R2 may be acceptable having regard to the following considerations:
 - i. Site topography
 - ii. Site orientation
 - iii. Allotment configuration
 - iv. Flooding requirements
 - v. Allotment dimensions
 - vi. Potential impacts on the visual amenity, solar access, privacy and views of the adjoining properties.

Notes

Refer to Section 9 for building height controls for Secondary Dwellings, Outbuildings and development in Laneways.

Any floorspace within a roof must comply with the National Construction Code (NCC) roof height requirements as outlined in Part 10.3 Room height of the NCC linked here - [Part 10.3 Room heights | NCC \(abcb.gov.au\)](#)

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 established to ensure an adequate level of building separation, and to provide for access, landscaping, privacy, natural lighting and ventilation.

Objectives

1. To maintain or establish a consistent rhythm of setbacks that contributes to the low-density, one to two storey character of the neighbourhood
2. To minimise visual bulk and to avoid creating overbearing massing of development when viewed from neighbouring dwellings and the public domain
3. To ensure adequate separation between neighbouring buildings for visual and acoustic privacy and solar access
4. To reserve adequate ground level areas for deep soil planting at the front and rear of dwellings and appropriately located private open space
5. To enable a reasonable level of view sharing between a development and the neighbouring dwellings and the public domain.

Note

Setback distances are measured perpendicular (that is, at a 90-degree 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 protruding less than 1.2m above finished ground level is not counted as a building storey.

Note

Setbacks are to be in accordance with TfNSW requirements in relation to classified roads and signalised intersections.

3.3.1. Front setbacks

Controls

- a) 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 in the site analysis as being an area undergoing transition, the front setback will be determined on a merit basis
- b) For corner allotments, the setback from the secondary street frontage must be in accordance with the following minimum requirements:
 - 900mm for allotments with a primary frontage width of less than 7m
 - 1.5m for all other sites.
- c) The sitting of dwellings on corner lots should generally align with the setbacks of dwellings on adjacent sites
- d) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings
- e) Any habitable space located above the first-floor level must be integrated into the building roofline.

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.

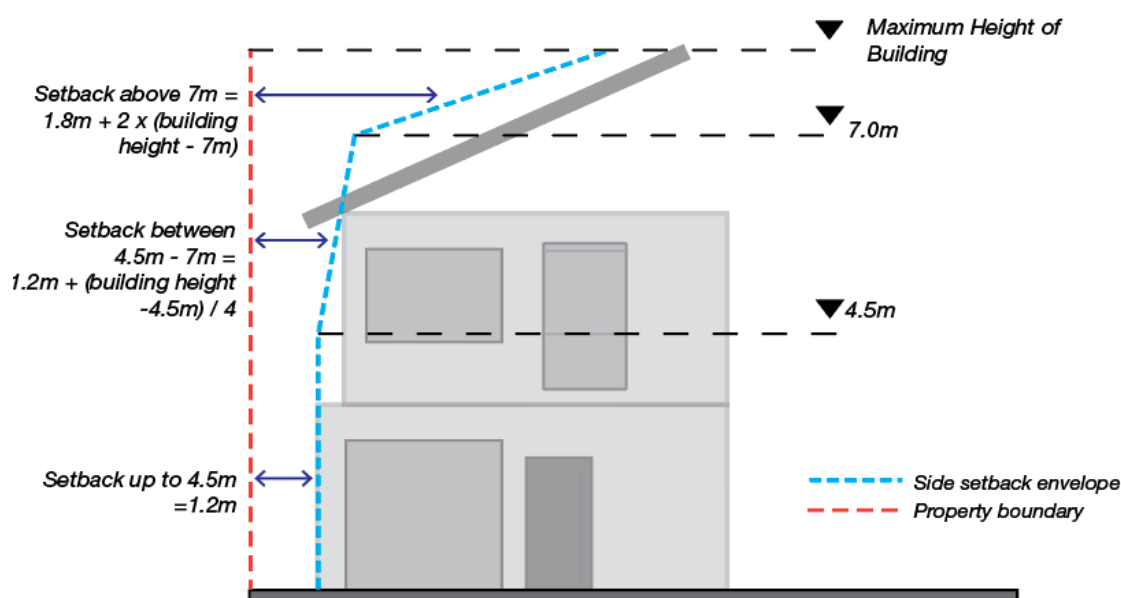
3.3.2. Side setbacks

Controls

- a) New buildings and alterations and additions must comply with the following minimum side setbacks based on the primary frontage width:

Minimum side setbacks			
Existing primary frontage width	Setback up to 4.5m from ground level (existing)	Setback between 4.5m to 7m from ground level (existing)	Setback above 7m from ground level (existing)
Less than 6m	Merit assessment		
6m to less than 9m	0.9m	0.9m	$0.9m + (\text{building height} - 7m)$
9m to less than 12m	0.9m	$0.9m + \frac{\text{building height} - 4.5m}{4}$	$1.5m + 2 \times (\text{building height} - 7m)$
12m and above	1.2m	$1.2m + \frac{\text{building height} - 4.5m}{4}$	$1.8m + 2 \times (\text{building height} - 7m)$

Figure 10: Application of side setback controls on a 12m wide existing primary frontage width lot



Source: Randwick City Council 2025

- b) Despite control a), side setbacks on sites with a significant slope may be subject to a merit assessment. In such cases, applicants must demonstrate that side setbacks:
- Minimise visual bulk and avoid creating overbearing massing of development when viewed from neighbouring dwellings and the public domain
 - Ensure adequate separation between neighbouring buildings for visual and acoustic privacy and solar access
 - Maintains a consistent rhythm of setbacks that contributes to the low-density, one to two storey character of the neighbourhood

Note:

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

3.3.3. Rear setbacks

Controls

- a) The minimum rear setback must be 25% of the allotment depth or 8m, whichever is the lesser.
- b) Irrespective of control a) all rear setbacks must demonstrate that the proposed rear setback provides:
 - i. Retention of the existing predominant rear setback line in the subject urban block
 - ii. Achieving a reasonable view sharing with the neighbouring dwellings and the public domain
 - iii. Adequately protect the privacy and solar access to the neighbouring dwellings.
- c) 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.
- d) 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:
 - i. Compatibility with the existing development pattern in the subject and adjoining urban blocks
 - ii. Provision of adequate private open space with dimensions compliant with the requirements of this DCP
 - iii. Potential impacts on the neighbouring dwellings in terms of solar access, privacy and view sharing.

Definition

The predominant rear setback is defined as the average of adjacent dwellings on either side of the allotment and is determined separately for each storey.

Note

Rear setback controls do not apply to corner allotments.

4. Building design

4.1. General

Explanation

Following the establishment of the permissible building envelope (defined by site coverage, setbacks, FSR, Height of Building and external wall height), the form and mass of the development needs 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 designed to achieve an appropriate streetscape outcome.

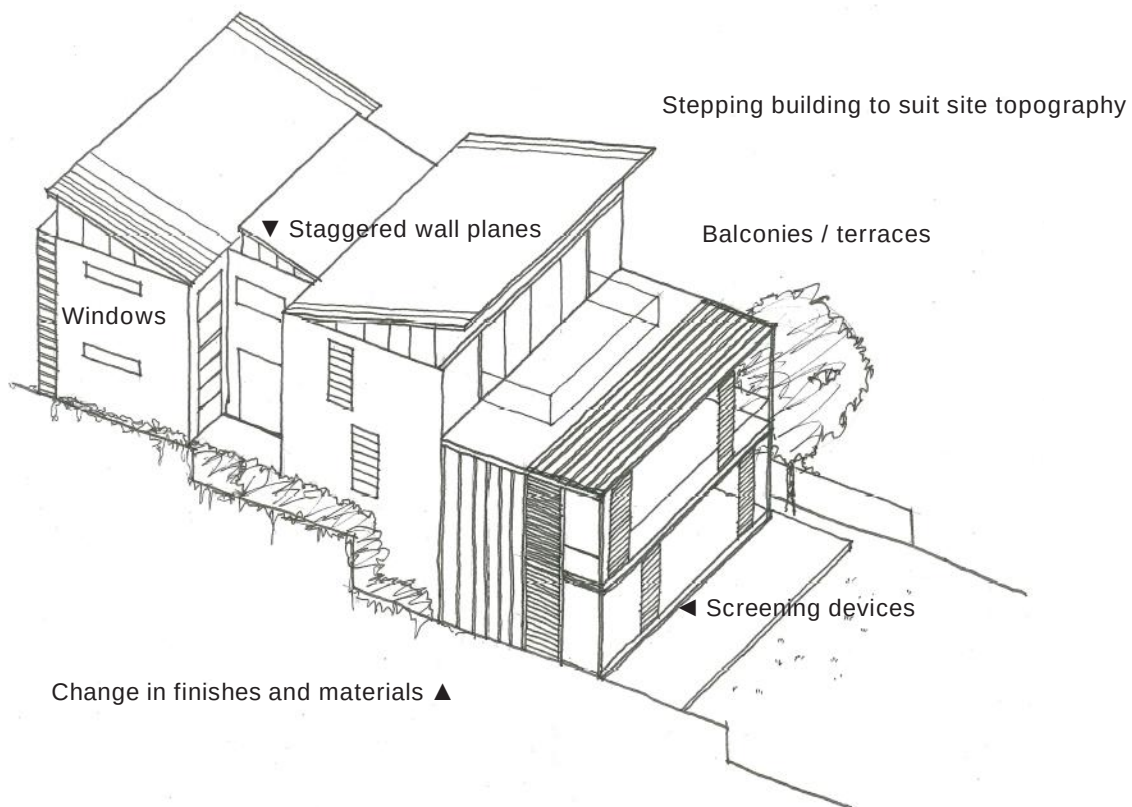
Objectives

1. 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
2. To ensure building facades are articulated to complement or enhance the existing streetscape and neighbourhood character
3. To ensure that internal rooms are well proportioned, functional and provide a high standard of amenity
4. To encourage contemporary and innovative designs that contribute to neighbourhood character in new and transitional residential areas.

Controls

- a) A dwelling's overall 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 prevailing slope of the land and avoid concentrating the structural bulk on the uphill or downhill side of the allotment
- b) When arranging the built form on the site, avoid the creation of 'wedding cake' or 'pyramid' type buildings which due to their visual dominance are generally unsympathetic in their relationship to the natural landform
- c) External facades of the dwelling must be articulated to reduce the apparent mass and to present a human scale to adjoining properties, public areas and from key vantage points. This must be achieved by at least two of the following design measures:
 - i. Window openings
 - ii. Balconies or terraces
 - iii. Entry porches
 - iv. Staggered wall planes
 - v. Varied materials and finishes
 - vi. Decorative architectural elements.

Figure 11: Design measures for modelling and articulating a building



Source: Randwick City Council

- d) Divide side elevations into sections, bays or modules of not more than 12m length, separated by measures, such as recesses or side courtyards, in order to avoid massive or unrelieved walls
- e) Articulation zones and recesses are to be a minimum of 0.5m in depth and 1m in width.
- f) Articulate all street elevations for development on corner allotments
- g) 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 provide an integrated composition

Note

For heritage items or buildings within Heritage Conservation Areas (HCA), it may be desirable to distinguish between old and new works. Refer to Section B2 Heritage of this DCP for further details.

- h) 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
- i) Master bedrooms must have a minimum area of 10m² and other bedrooms 9m², both with a minimum dimension of 3m (excluding wardrobe space).

4.2. New semi-detached and dual occupancy (attached) dwellings

Explanation

Dual occupancies (attached) sharing a single allotment and semi-detached dwellings, provide an alternative form of low-density housing choice.

They have the potential for more significant environmental impacts than single dwellings due to the additional parking and access requirements and associated hard paved surfaces. Dual occupancies (attached) and semi-detached dwellings should aim to present a similar bulk and scale as a large single dwelling to integrate with existing streetscapes.

The following are additional provisions which must be addressed in the design of new dual occupancies (attached) and semi-detached dwellings.

Definition

RLEP dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Further to the RLEP definition above, for the buildings to be attached, they must share a common wall.

Objectives

1. To ensure the configuration, scale, massing and proportions of attached dual occupancies are compatible with other dwellings in the street
2. To ensure parking facilities do not dominate the street elevations of dual occupancy dwellings, and instead present as an integrated element of the overall architectural composition
3. To encourage the design of buildings that go beyond current minimum sustainable standards to benefit residents and the broader Randwick community.

Controls

- a) The architectural design of dwellings must respect and enhance the architectural character of the streetscape
- b) The front facade of dwellings must be designed to soften the visual dominance of parking facilities. This may include the following measures:
 - i. Place balconies or verandahs above garages
 - ii. Provide windows and/or doorways on the front elevation of the parking level, so that garage entries are not the sole façade elements
 - iii. Recess garage entries below cantilevered or projecting architectural elements.
- c) The predominant built form of dwellings should be positioned towards the shared boundary to reduce visual bulk
- d) The main entrance to dwellings must not be recessed behind the front facade alignment by more than 2m
- e) Where garages face the primary street dwellings must only have a single car width garage
- f) Where a dual occupancy or semi-detached dwellings are proposed on a corner allotment, each dwelling, and any associated garaging, should independently address a

- street frontage. If both dwellings are proposed to be accessed from one street, car parking and driveways should not dominate the streetscape
- g) Landscape planting or deep soil permeable surfaces should be maximised in between, or adjacent to driveways to improve visual presentation to the street
 - h) Dwellings are encouraged to incorporate PV rooftop solar and battery storage for the capture and use of energy for lighting, ventilation and services
 - i) Dwellings are encouraged to be 100% electric (no natural gas).

Notes

Council provides sustainability rebates for electric vehicle charging, hot water systems, insulation, lighting, pool pumps, rainwater tanks, rooftop solar, solar batteries, solar health checks, sustainability checks and waterfix. Refer to: <https://www.randwick.nsw.gov.au/environment-and-sustainability/get-involved/sustainability-rebates> for further details.

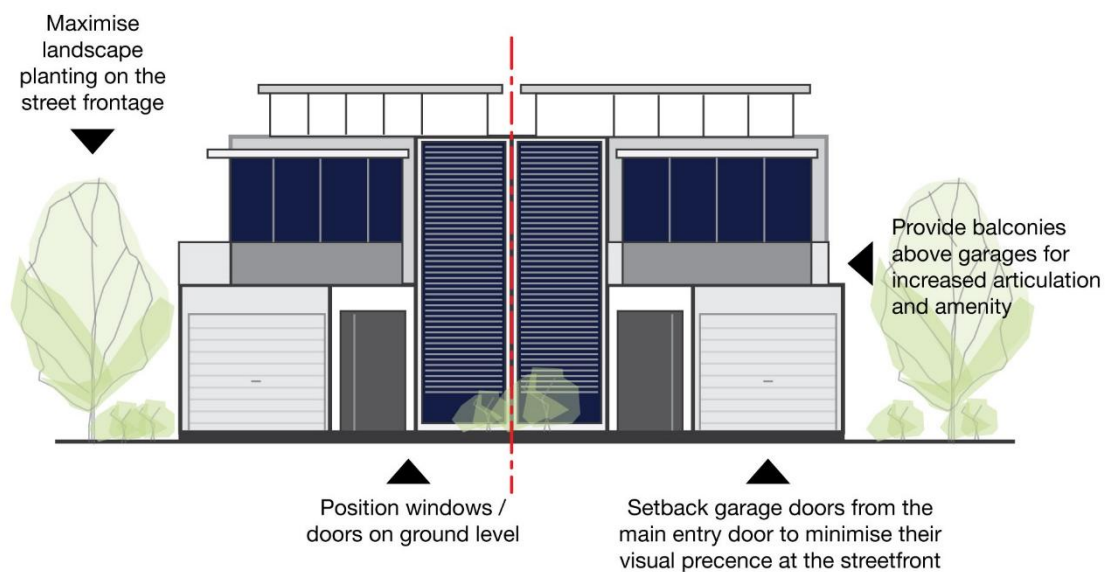
Council supports the implementation of green building certifications schemes for new development that demonstrates industry excellence to meet sustainability goals, such as Passive House, Australian Green Building Council and WELL ratings.

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy website: <http://www.environment.gov.au/climate-change/government/climate-active/certification>

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA).

The Australian Government requires a NatHERS 7 Star Rating for all new buildings.

Figure 12: Design measures for articulating a dual occupancy (attached) and semi-detached dwellings



Source: Randwick City Council 2022

4.3. Alterations and additions to existing semi-detached and dual occupancy (attached) dwellings

Figure 13: Typical semi-detached / dual occupancy (attached) development



Source: Randwick City Council

Explanation

The following are additional provisions which must be addressed by proposals for symmetrical semi-detached dwellings on separate allotments and dual occupancy (attached) dwellings.

Objectives

1. To ensure that redevelopment, or alteration and addition, to an individual semi-detached and dual occupancy (attached) dwelling recognises it as being half of a pair of symmetrical, similar, or complementary buildings
2. To ensure development of semi-detached and dual occupancy (attached) dwellings are carefully integrated with the building to which it is attached, and takes into account any possible future development to the latter.

Controls

- a) Alterations and additions must respect and enhance the architectural character of the pair of semi-detached and dual occupancy (attached) dwellings as a coherent entity
- b) The design of the dwelling must be based on a detailed site and contextual analysis
- c) Design solutions must respect the existing architectural expression and symmetry between the pair of semi-detached and dual occupancy (attached) dwellings and address:
 - i. Locating the bulk of any first floor level addition, 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

- ii. Positioning the addition behind the apex of existing hipped roofed houses. For gable roofs, additions should be setback from the gable end 100% of the height increase and retain any existing gable features and chimneys
- iii. Designing the first floor level addition as 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.

Notes

The above controls are particularly important when altering or adding to semi-detached and dual occupancy (attached) dwellings in a Heritage Conservation Area (HCA). Refer to Part B2 Heritage of this DCP for further details.

The above design solutions should not be used where the adjoining dwelling contains unsympathetic or poorly configured additions.

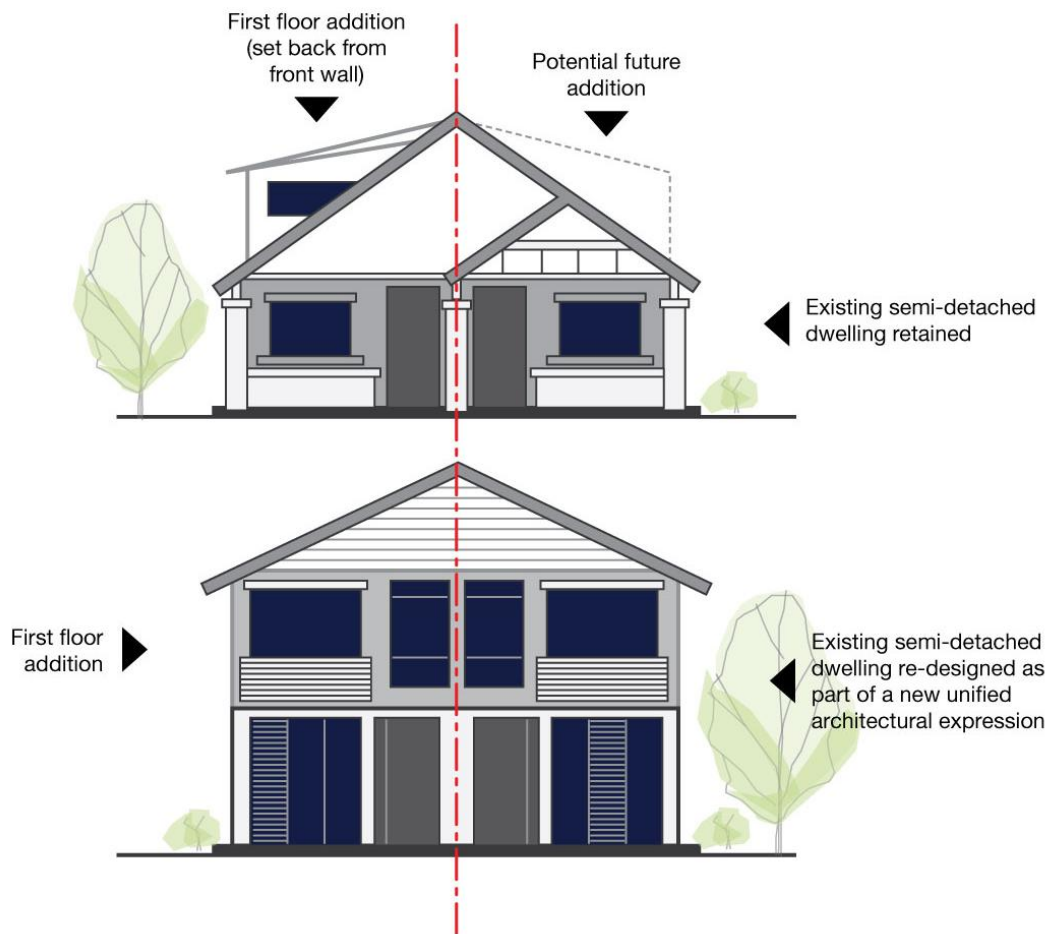
- d) Alterations and additions to semi-detached and dual occupancy (attached) dwellings may be constructed to the common boundary with the adjoining dwelling
- e) Avoid the exposure of existing blank party walls of the adjoining semi-detached dwelling to the public domain
- f) Alterations and additions must seek to minimise the creation of exposed party walls at the common boundary. Where this is not feasible, the party walls must be appropriately finished

Note

The owners of a pair of semi-detached dwellings or dual occupancy (attached) should coordinate with each other and present a consistent and integrated design approach. It is encouraged that a Development Application/s for both dwellings are submitted to Council concurrently.

- g) Where a development application seeking first floor additions for both dwellings is not submitted concurrently, the later development application must be consistent with the built form massing of any adjoining, approved first floor addition including roof form, pitch and gutter lines
- h) The selection of materials used for alterations and additions must enhance the character of the pair of semi-detached dwellings and result in a coordinated / holistic design outcome.

Figure 14: Possible design solutions for first floor additions to semi-detached and dual occupancy (attached) dwellings



Source: Randwick City Council 2022

Note

When adding a first floor level addition to an existing dwelling, set the first floor extension back behind the existing roof ridge (top), or alternatively create a new unified architectural character for the pair of dwellings (bottom).

4.4. Roof terraces and balconies

Objectives

1. To ensure trafficable roof spaces (eg. balconies or terraces) are integrated with the overall built form and architectural expression of the dwelling and maintain privacy in relation to neighbouring dwellings
2. To ensure terraces do not result in adverse visual bulk or present as an additional storey
3. To minimise visual and acoustic amenity impacts of trafficable roof spaces on surrounding properties
4. To ensure that trafficable roof spaces allow for view sharing so that equitable access to views are provided from private property
5. To ensure trafficable roof spaces are not the primary private open space and are not uncharacteristic of the area.

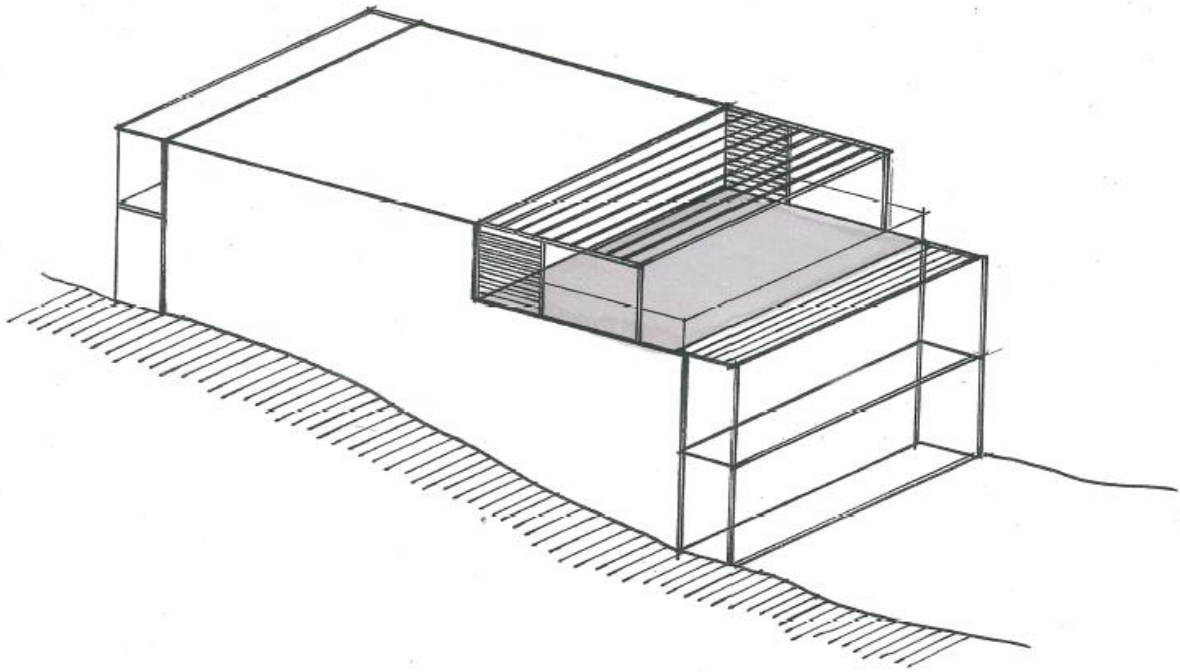
Controls

- a) A roof terrace will be considered by Council on the uppermost or main roof of the building (including the principal dwelling and any outbuilding) if it is demonstrated that:
 - i. They are suitably located to prevent direct views to neighbouring habitable windows and private open spaces and will not result in unreasonable amenity impacts such as loss of privacy and acceptable noise
 - ii. The terrace does not exceed 12m² in area
 - iii. They are designed to provide for view sharing, including minimising associated structures and roof top elements and are suitably located to prevent direct views to neighbouring habitable windows and private open spaces
 - iv. It is designed as a secondary private open space and does not to include entertainment facilities such as kitchens, BBQs or similar and shall incorporate screen planting where applicable to minimise impacts
 - v. The terrace and all elements of roof terraces shall comply with the maximum building height control and access to the terrace is provided within the envelope of the building.
- b) For stepped buildings on sloping sites, a rooftop terrace may be provided on the roof other than the uppermost roof above the storeys below, provided the terrace complies with control a) and the additional following requirements:
 - i. The size is to be subservient to the roof form within which it is located
 - ii. It is designed as a secondary private open space and does not to include entertainment facilities such as kitchens, BBQs or similar
 - iii. Designed to provide for view sharing, including minimising associated structures and roof top elements
 - iv. It is to be uncovered, and all elements of roof terraces shall comply with the maximum building height control
- c) Roof terraces above garages may only be provided on sloping sites, where the garages are located on the downhill side of the sites fronting the street, and are to comply with the controls outlined in this section

Note

Existing roof terraces in a locality that do not comply with the above controls should not be utilised as precedent in seeking variations to the controls outlined in this section. This is to ensure that the objectives of low density residential development are met.

Figure 15: Stepped building acceptable example



Source: *Randwick City Council, 2022*

4.5. Roof design and features

Objectives

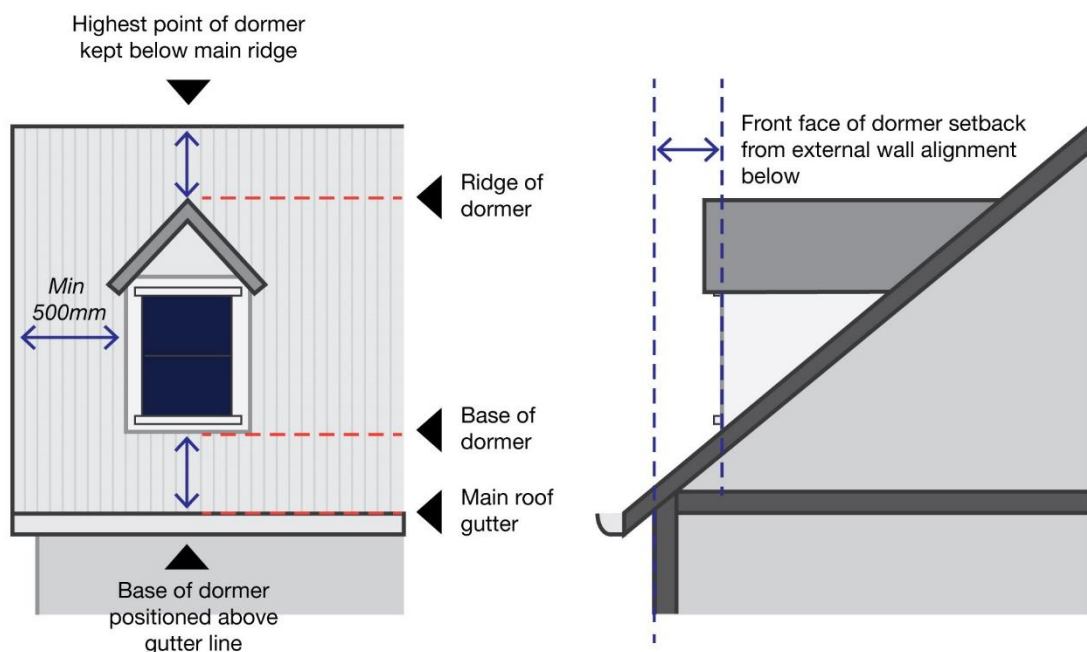
1. To ensure the roof design integrates with the architectural form, proportions and façade composition of the building
2. To ensure low density residential development maintains a two-storey height and frontage to the streetscape.

Controls

Dormer windows

- a) 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
- b) The configuration of dormer windows must satisfy the following:
 - i. A maximum height from base to ridge of not more than 1.5m
 - ii. The highest point of a dormer must be situated below the ridge of the roof to which it is attached
 - iii. Dormers must be setback from the sides of the roof by a minimum of 500mm
 - iv. The front face of a dormer must be setback from the external face of the wall immediately below
 - v. The base of a dormer must be positioned above the gutter of the roof in which it is situated.
- c) Dormers occurring in the same roof plane must be similarly sized, configured, and arranged symmetrically.

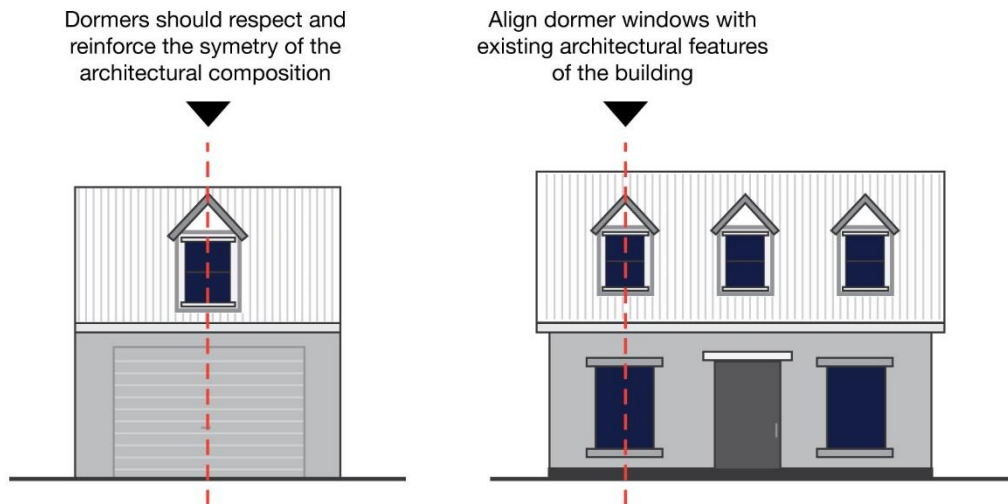
Figure 16: Dormer window configuration



Source: Randwick City Council 2022

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

Figure 17: Positioning of dormer windows on the roof plane



Source: Randwick City Council 2022

Clerestory windows and skylights

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

Note

Clerestory windows are defined as a section of high-level windows, located above eye level, that are designed to admit natural light and fresh air. In a dwelling it may be in the form of a band of narrow windows along the top of a wall below the finished ceiling level.

Mechanical equipment

- f) 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.

4.6. Colours, materials and finishes

Objectives

1. Ensure building colour schemes and material finishes pallets contribute to the articulation of the building and enhance the streetscape character
2. Ensure surface materials and finishes are durable and fit for their purpose
3. Retain or recycle existing sandstone block works as much as possible
4. Reduce the urban heat island effect through material selection
5. Ensure external building materials do not result in undesirable or uncomfortable glare to neighbouring properties and public spaces.

Controls

- a) The development application must include a schedule detailing the proposed materials and finishes for a new dwelling, alteration or addition in the DA documentation. The selection of colour and material palette must complement the character and style of the building
- b) The exterior materials (such as wall cladding and roofing materials) of a building must be durable and non-reflective
- c) External surfaces must be of lighter coloured materials to reduce the impacts of the urban heat island effect
- d) The use of lighter coloured external materials must consider and mitigate undesirable or uncomfortable glare directed towards neighbouring properties
- e) Large expanses of rendered masonry must be avoided in street frontages and laneway elevations, except where they are required due to heritage considerations
- f) A combination of materials and finishes must be selected to articulate long sections of walls and create visual interest
- g) Select materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration
- h) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used
- i) The extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary facade finish/material are to be avoided
- j) Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas.

Note

Also refer to controls under Part - B10 Foreshore Scenic Protection Areas (FSPA) for dwellings located in the defined coastal area.

4.7. Earthworks

Objectives

1. To maintain or minimise change to the natural ground levels, streetscape, and natural environment
2. To ensure excavation and backfilling of a site does not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining dwellings
3. To provide usable private open space for dwellings with adequate gradient
4. To ensure earthworks do not result in adverse stormwater impacts on adjoining properties
5. To ensure earthworks do not impact upon the ability to achieve deep soil permeability surface areas and canopy tree planting
6. To prevent the use of subterranean spaces as habitable areas.

Definitions

RLEP Ground level (existing) is defined as the existing level of a site at any point

Ground level (natural) is defined as the pre-modified ground level, prior to any alteration, cutting or filling.

Note

Excavation for basements associated with dwelling houses, dual occupancies, or semi-detached dwellings is generally not encouraged. Council may consider basement excavation where:

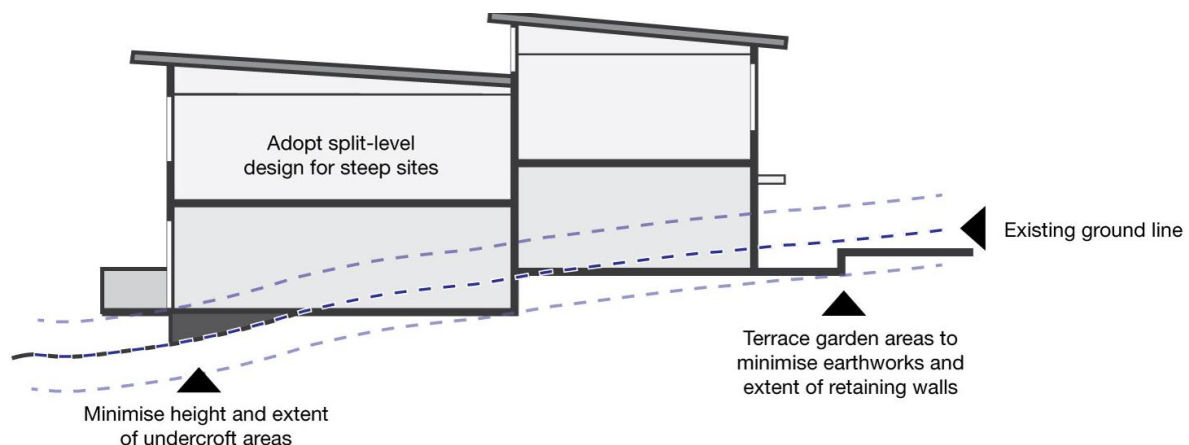
- It is demonstrated that no reasonable alternative location exists on the site to accommodate parking and storage.
- The proposed works satisfies the objectives and controls of this Section and Part B8 Water Management of the Randwick DCP.
- Excavation does not add to the visual bulk and scale of the building

Controls

- a) Any excavation for basements must have an area no greater than the space required to accommodate:
 - i. A maximum of 1 car space for dwellings with up to 2 bedrooms
 - ii. A maximum of 2 car spaces for dwellings with 3 or more bedrooms
 - iii. A plant room consistent with control g) of this sub section
 - iv. The basement does not exceed 3m in depth and is wholly contained within the building footprint
- b) Any excavation and backfilling within the building footprint on a flat site must be limited to a maximum 1m at any point on the allotment, these requirements do not apply to swimming pool or spa pool structures
- c) For sites with a significant slope where the site gradient is too steep to reasonably construct a dwelling, a merit assessment may be undertaken considering:
 - i. Site constraints
 - ii. Adverse impacts on adjoining properties
 - iii. Relevant geotechnical and stormwater management assessments

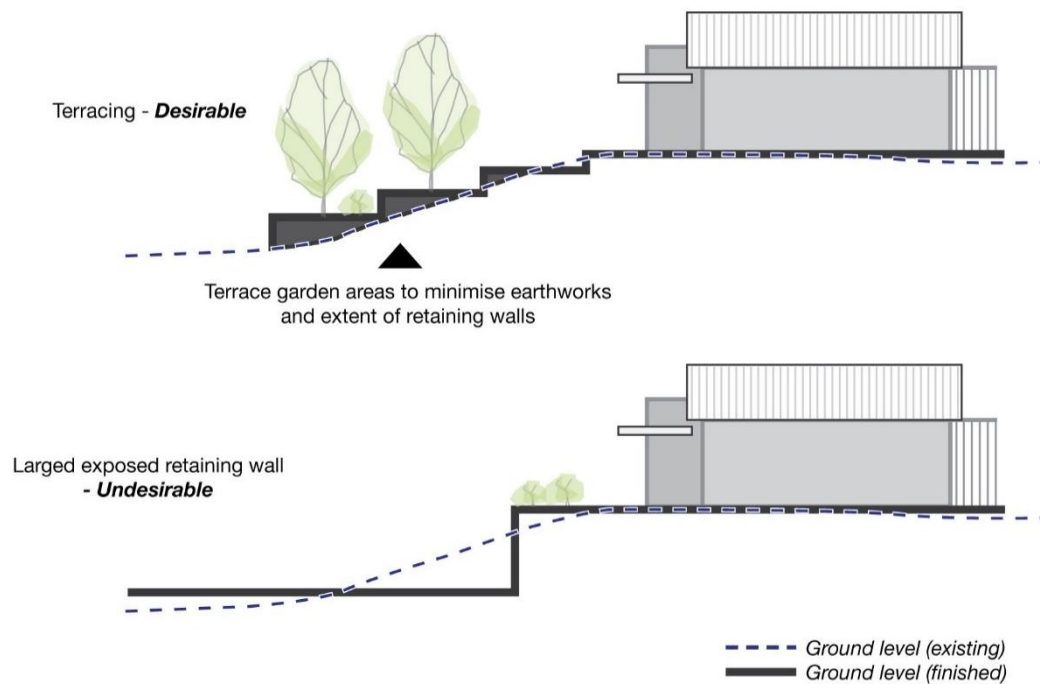
- d) For sites with a significant slope, adopt a split-level design for dwellings to minimise excavation and backfilling, and design dwellings to minimise the height and extent of any exposed undercroft areas
- e) The outer edge of any excavation, piling or sub-surface walls must be setback a minimum of 900mm from the side and rear boundaries
- f) Any excavation undertaken to create subterranean spaces must not be used as habitable space
- g) The maximum area permitted for a plant room in any development is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the equipment for maintenance. DA plans must show the approximate location and size of equipment within the plant room
- h) Retaining walls are to be stepped in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain
- i) 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 2.2m, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence
- j) 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
- k) Any cut and fill outside the building footprint (for the purposes of creating useable private open space) must not result in additional privacy and amenity impacts and shall consider boundary fencing heights and required retaining walls in response to changes.
- l) Cut and fill outside the building footprint shall 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.

Figure 18: Measures for minimising earthworks



Source: Randwick City Council 2022

Figure 19: Terracing of private open space to minimise cut and fill and extent of retaining walls



Source: Randwick City Council 2022

4.8. Voids

Objectives

1. To ensure voids contribute towards increased natural light and ventilation within the permissible building setback and height controls
2. To ensure the infilling of existing or approved voids does reduce internal amenity
3. To ensure that voids do not contribute to excessive external building bulk and streetscape presentation

Controls

- a) Any proposed void must not require additional building mass outside of the permissible building envelope
- b) The infilling of an existing or approved void must not reduce the provision of natural light, ventilation and visual connection between building floors.

5. Amenity

Explanation

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter months. Access to sunlight also reduces reliance on artificial heating and lighting, and the consequential consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight, and does not unreasonably overshadow 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 a neighbour's living spaces.

Note:

In NSW energy and water efficiency measures for 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

1. To ensure new dwellings and alterations and additions are sited and designed to maximise solar access to the dwelling living areas and private open space
2. To ensure development retains reasonable levels of solar access to neighbouring dwellings and their private open space
3. To minimise overshadowing of existing, adjacent photovoltaic systems (solar panels) on neighbouring dwellings
4. To provide adequate ambient daylight to dwellings and minimise the need for artificial lighting.

Controls

Solar access to proposed development

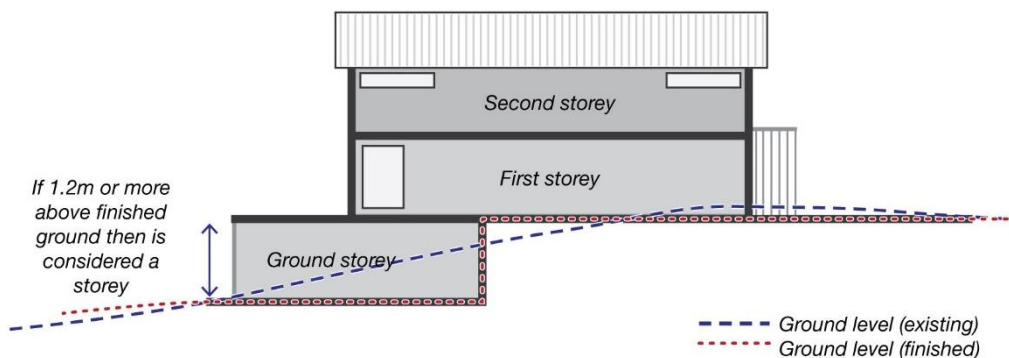
- a) A portion of the north-facing living area windows of proposed development must receive a minimum of 3 hours of direct sunlight between 9 am and 3 pm on 21 June (winter solstice) (In so far as it does not contradict any BASIX requirement)
- b) The private open space of proposed development must receive a minimum of 3 hours of direct sunlight between 9 am and 3 pm on 21 June (winter solstice). The area covered by sunlight must be capable of supporting passive recreation activities.

Solar access to neighbouring development

- c) A portion of the north facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 9 am and 3 pm on 21 June (winter solstice)
- d) The private open space of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 9 am and 3pm on 21 June (winter solstice). The area covered by sunlight must be capable of supporting passive recreation activities

- e) 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 9 am and 3 pm on 21 June (winter solstice)
- f) Where the neighbouring dwellings do not contain any solar panels, direct sunlight must be retained to the north, east and/or west roof planes of neighbouring dwellings, which are at least 6m above ground level (existing), so that future solar panels are able to capture 3 or more hours of sunlight between 9 am and 3 pm on 21 June
- g) Where variation from the above controls is sought, applicants must provide sufficient written justification and will be subject to a merit assessment having regard to the following factors:
 - i. Degree of meeting the FSR, height, setback and site coverage controls
 - ii. Orientation of the subject and adjoining allotments and subdivision pattern of the urban block
 - iii. Topography of the subject and adjoining allotments
 - iv. Location and level of the windows in question
 - v. Shadows cast by existing buildings on the neighbouring allotments.

Figure 20: Determining number of storeys within a development



Source: Randwick City Council 2023

Notes:

Shadow diagram requirements

Shadow diagrams are required for all new buildings and alterations and additions which are two or more storeys. Shadow diagrams must clearly show existing and future shadows at 9 am, 12 noon and 3 pm on 21 June (winter solstice) at a suitable scale. Hourly interval shadow diagrams are to be provided for east-west orientated sites and any applications seeking variation to the building form (i.e. FSR, height, setbacks).

Elevational shadow diagrams are required for buildings which have an impact on adjoining north facing living room windows and Private Open Space (for low density residential developments) and any living room windows (for other residential developments). North facing living room windows at neighbouring properties are to be provided on all shadow diagrams and elevational shadows.

Shadow impacts

The development of some sites due to orientation and / or topography, may result in unavoidable overshadowing or impacts on solar access, which arise due to unique site circumstances, rather than due to inappropriate design. In this case the design will be assessed on merit at the DA stage.

5.2. Energy efficiency and natural ventilation

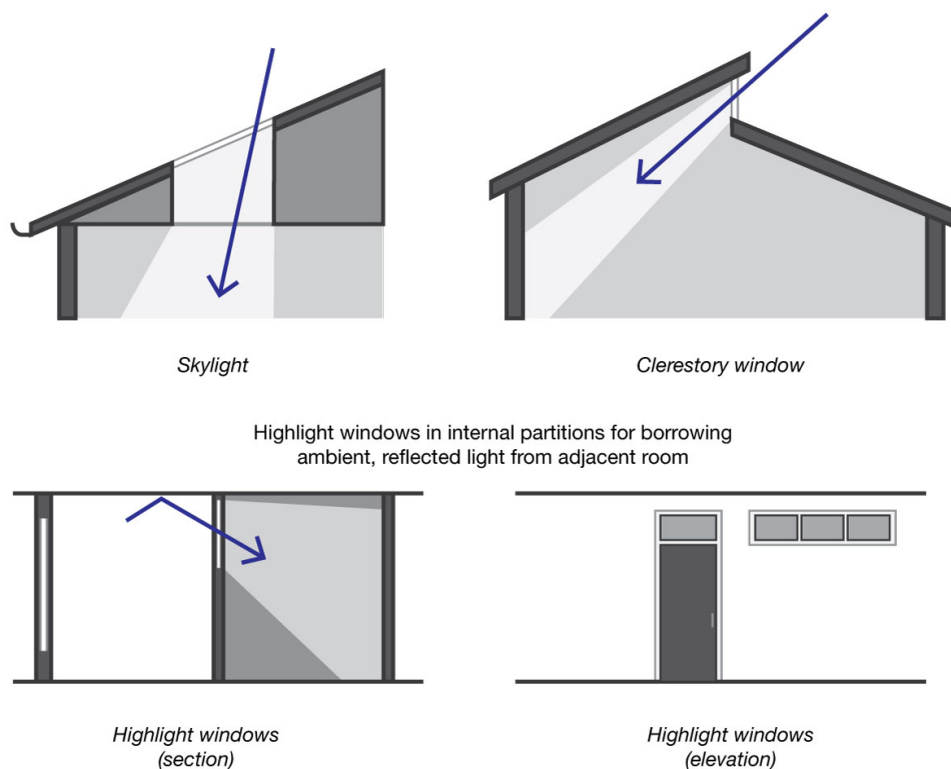
Objectives

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

Controls

- a) Provide daylight to the internal areas of the dwelling (hallway, stairwell, walk-in-wardrobe and the like), and any poorly lit habitable rooms, through design measures such as:
 - i. Skylights
 - ii. Clerestory windows
 - iii. Fanlights above doorways
 - iv. Highlight windows in internal partition walls.

Figure 21: Measures for optimising daylight access to interior space of dwellings



Source: Randwick City Council 2022

- b) Where possible, provide natural lighting and ventilation to any internal toilets, bathrooms, and laundries within the dwelling through design measures such as ventilated skylights
- c) All habitable rooms (that is, living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate window opening to outdoor areas. The sole reliance on skylights or clerestory windows 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 the overlooking of the living spaces of adjoining dwellings. In the urban context, complete privacy between dwellings is often not completely achievable or practicable. The following visual privacy controls seek to minimise cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of neighbouring properties.

Objective

1. To ensure that development minimises overlooking or cross-viewing of neighbouring dwellings to maintain reasonable levels of privacy.

Controls

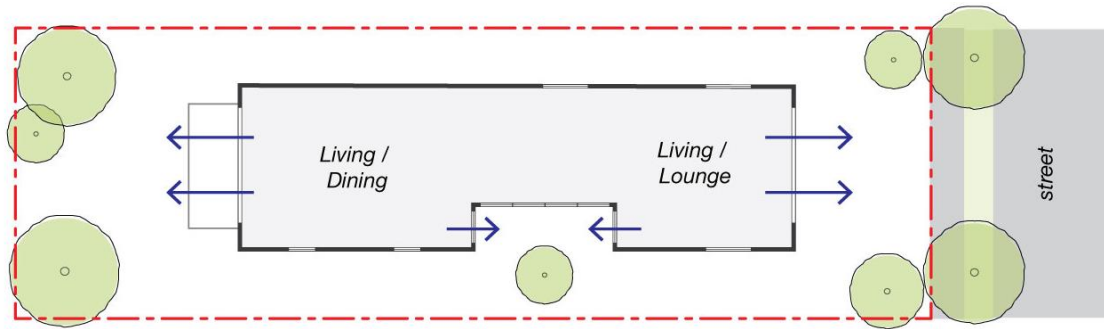
- a) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the design of the relevant building to mitigate potential issues of visual privacy
- b) All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following design measures:
 - i. Offsetting or staggering windows away from those of the adjacent building
 - ii. Setting the window sills at a minimum of 1.6m above finished floor level
 - iii. Installing fixed and translucent glazing up to a minimum of 1.6m above finished floor level
 - iv. Installing fixed privacy screens outside the windows in question
 - v. Creating a recessed courtyard on the side elevations of a building measuring not less than 3m x 2m in size, with windows opening towards the courtyard in lieu of the common boundary.
- c) The windows of living areas must be oriented away from the windows of adjacent dwellings wherever possible. In this respect, they may be oriented to:
 - i. The front or rear of the allotment
 - ii. A side courtyard.

Definition

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

- d) Focus upper floor balconies to the street or rear garden of the site. Any elevated balconies, or balcony returns on the side façade, must have a narrow width to minimise privacy impacts on the adjoining properties

Figure 22: Preferred orientation of main living / dining room windows



Source: Randwick City Council, 2022

- e) Balconies, decks, and terraces on steeply sloping sites must minimise overlooking through careful positioning and orientation
- f) 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. The use of privacy screens should be a secondary mitigation device where overlooking is primarily mitigated through positioning and orientation. Privacy screens must be permanently fixed and have a minimum height of not less than 1.6m, as measured from the finished floor level. Privacy screens must achieve a minimum of 70% opaqueness and may be constructed with:
 - i. Translucent or obscured glazing
 - ii. Fixed timber or metal slats mounted horizontally or vertically
 - iii. Fixed vertical louvres with the individual blades oriented away from the private open space or windows of the adjacent dwellings.
- g) 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
- h) 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.

Note

The use of adjustable louver privacy screening that enables a balcony, deck or terrace to become enclosed may result in the floor area being considered as part of the total building GFA calculation.

5.4. Acoustic privacy

Explanation

The skilful design of buildings and uses can minimise noise intrusion to an adjoining dwelling. 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 neighbouring dwellings.

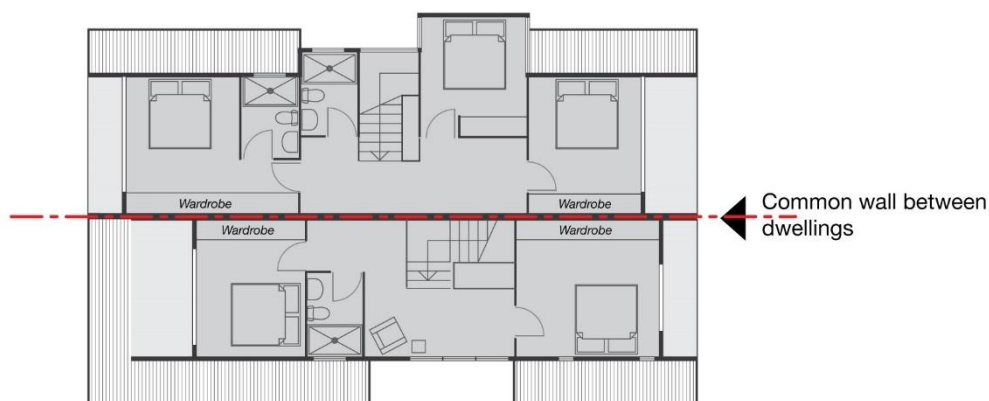
Objectives

1. To ensure the siting and design of development minimises the impact of noise transmission between dwellings
2. To ensure the siting and design of development minimises impacts from significant noise sources outside the property, such as arterial roads, flight paths, industry and port operations.

Controls

- a) 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, balconies and terraces, barbeques, swimming pools and spa pools must not be located immediately adjacent to the bedroom windows of adjoining dwellings
- b) Attached dual occupancies must be designed to reduce noise transmission between dwellings via the following measures:
 - i. 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)
 - ii. 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 a noise buffer
 - iii. Avoid locating wet areas, such as toilets, laundries, and kitchens, adjacent to the bedrooms of the adjoining dwelling

Figure 23: Room layout to minimise noise transmission between dwellings sharing a common wall



Source: Randwick City Council, 2022

- c) Development affected by noise from road traffic, aircraft and industrial and port operations must be designed and constructed in accordance with the relevant Australian Standards and guidelines (as a minimum) issued by the relevant agencies and authorities. As a minimum, the bedroom windows must be oriented away from the noise source wherever possible. Depending on the level of noise impact, developments are

encouraged to exceed minimum noise standards to achieve a high standard of internal amenity

- d) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the siting and design of the relevant building, room or outdoor terrace/balcony, to mitigate potential issues of acoustic privacy.

5.5. Safety and security

Explanation

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

- 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 – Occurs when the design of space encourages users to adopt a sense of responsibility for its use and condition.
- Access Control – Limits the opportunity for crime by clearly delineating public, semi-public and private space.

Objectives

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

Controls

- a) The main entry to a dwelling must be located on the front elevation facing the street or be visible from the street frontage and be readily identifiable
- b) The street number of a dwelling must be conspicuously displayed near the main pedestrian entry
- c) Dwellings must provide at least one habitable room window with a total glazed area of not less than 2m² overlooking the street or a public place
- d) Front fences, parking facilities and landscaping must be designed to not 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 the distant skyline of the 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. The 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.

Figure 24: View sharing principles are particularly applicable in coastal locations



Source: Randwick City Council, 2022

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, development may result in some degree of view loss. The intent of the DCP is to ensure development is sensitively and skilfully designed, so that a reasonable level of existing views are retained for residents and the public to enjoy.

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 subsection of the DCP as well as the aforementioned Planning Principle in detail in a DA submission.

Objectives

1. 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
2. To protect and enhance views from the public domain, including streets, parks and reserves to significant scenic elements and recognised icons
3. 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

- a) 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
- b) 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
- c) 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
- d) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain
- e) Design of proposals must demonstrate 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
- f) Development applications must clearly demonstrate and explain measures adopted to mitigate potential view loss impacts.

Note

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.

Note

Car parking rates shall comply with Part B7: Traffic, transport and parking in the Randwick DCP.

Objectives

- 1) To ensure car parking and access facilities do not visually dominate the property frontage or streetscape
- 2) To ensure parking facilities are integrated with the architectural expression of the dwelling as an integrated element
- 3) To minimise hard paved surfaces occupied by driveways and parking facilities and maximise opportunities for deep soil planting and permeable surfaces for stormwater infiltration
- 4) To ensure the location and design of parking and access facilities do not:
 - i. Pose undue safety risks on building occupants and pedestrians
 - ii. Adversely impact on the amenity of neighbouring properties
 - iii. Result in a loss of on-street parking and street trees.

6.1. Location of parking facilities

Controls

All dwellings

- a) Provide a maximum of one vehicular access per property
- b) Locate parking facilities off rear lanes, or secondary street frontages in the case of corner allotments, where available
- c) 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
- d) Provide a single width garage or carport facing the primary street if the site frontage has a width of less than 12m
- e) A double width garage or carport may only be provided where:
 - i. The frontage width is at least 12m; and
 - ii. The development is consistent with the predominant pattern in the street; and

- iii. The minimum deep soil permeable surfaces area in the front setback is achieved.
- f) A tandem car parking garage or single garage and a carport, or hardstand space in front of a single garage, will be considered where two car parking spaces are required for a dwelling. Refer to B7 Transport, Traffic and Parking in the Randwick DCP
- g) Avoid long driveways that require large expanses of impermeable surfaces

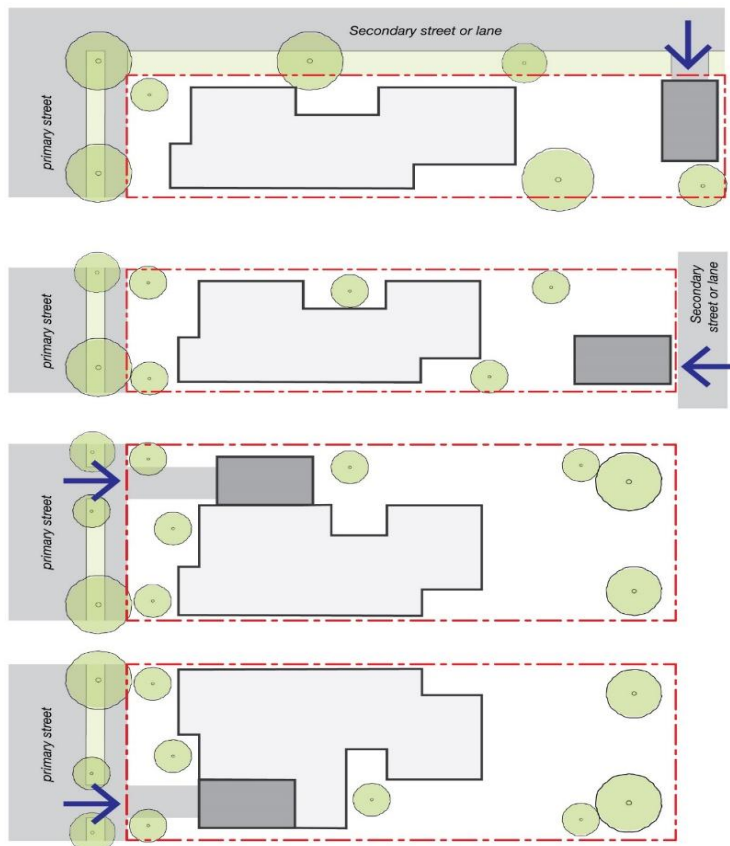
Dual occupancies and new semi-detached dwellings

- h) For semi-detached and dual occupancy dwellings with parking facilities accessed off the primary street, provide a single width garage or carport, including a hard stand parking space in front measuring 2.4m (wide) x 5.4m (deep)
- i) For dual occupancy and semi-detached dwellings with parking facilities accessed off rear laneways, or secondary street frontages in the case of corner allotments, double width garages may be provided where the development is consistent with the predominant pattern in the street
- j) One vehicular access for each dwelling will only be considered where the following requirements are met:
 - i. The minimum deep soil permeable surfaces area and tree planting requirements within the front setback are achieved; and
 - ii. It is demonstrated that at least one parallel on-street parking space is maintained; and
 - iii. No net loss of street trees occurs.

Note

See also Section 5.2 for circumstances where parking facilities forward of the front façade alignment may be considered.

Figure 25: Indicative layout of parking facilities as specified in controls above



Source: Randwick City Council, 2022

6.2. Parking facilities forward of front façade alignment

Controls

- a) Where the provision of parking facilities behind the front façade alignment is not feasible (due to the 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:
- i. An uncovered single car space; or
 - ii. A single carport having an external width of not more than 3m (excluding eaves); and
 - iii. Landscaping must be able to be incorporated into the site frontage.

Figure 26: 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.



Source: Randwick City Council

- b) Regardless of the site frontage width, the provision of garages or carports within the front setback areas may only be considered where:
- i. There is no alternative, feasible location for accommodating carparking
 - ii. The site has a significant slope with the dwelling being elevated above the street
 - iii. The garage or carport will not adversely affect the visual amenity of the street and the surrounding areas
 - iv. The garage or carport location will not pose an undue risk on the safety of pedestrians
 - v. The garage or carport will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls
 - vi. The garage design compliments the architectural character, design elements and materials and finishes of the primary dwelling eg. roof type / pitch and finishes.

6.3. Setbacks of parking facilities

Controls

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

6.4. Driveway configuration

Controls

- a) The maximum width of a driveway is as follows:
 - i. Single driveway – 3m
 - ii. Double driveway – 5m
- b) In addition, the width of a driveway should be tapered towards the property boundary and preferably form a single width at that boundary.

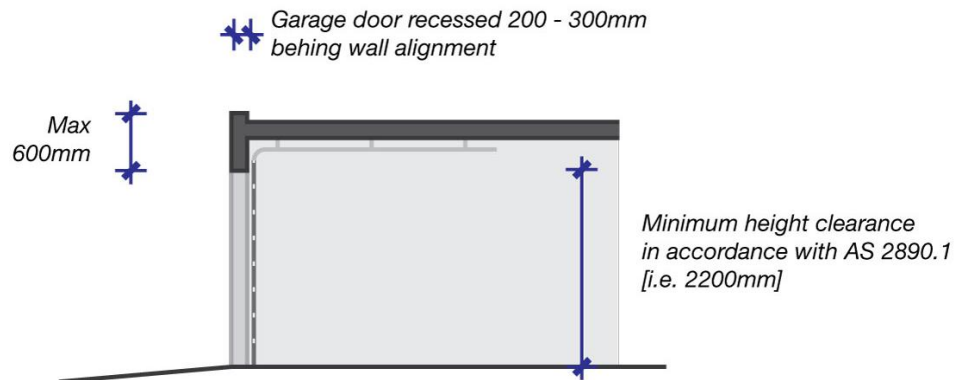
6.5. Garage configuration

Controls

- a) Garages must be recessed behind the front façade alignment of the dwelling on both the primary and secondary street elevations
- b) The maximum internal width of a garage (including the garage door and the flanking piers or columns) is:
 - i. Single garage – 3m
 - ii. Double garage – 6m
- c) The minimum internal length of a garage is 5.4m
- d) The minimum width of a new garage door is:
 - i. Single garage door – 2.4m
 - ii. Double garage door – 4.8m
- e) The maximum wall height of detached garages fronting the street is 2.6m and maximum building height of 3m for a pitched roof
- f) Garage doors must not be flush with the alignment of the garage walls. The garage door should be recessed between 200mm and 300mm behind the alignment of the front garage walls, to provide articulation

- g) The height of any parapet wall or bulkhead above the garage entry must not exceed 600mm, to minimise the visual bulk of the garage.

Figure 27: Measures for minimising visual bulk of garages



Source: Randwick City Council 2022

6.6. Carport configuration

Controls

- a) 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 a minimum 30% of open area
- b) The carport must have a flat roof, lean-to roof, gable or hipped roof having a pitch angle and design that relates to the dwelling or the predominant street character. The roof must not be trafficable
- c) The maximum width of a carport is:
 - i. Single carport – 3m
 - ii. Double carport – 6m
- d) The minimum length of a carport is 5.4m
- e) The maximum building height of carports is 2.6m for a flat roof or 3m for a pitched roof
- f) Carports must not use a solid panel or roller shutter door
- g) The carport may be secured by a gate having a minimum of 30% open area
- h) Carport gates must not encroach upon public land during operation.

Note:

Under the National Construction Code carports must comply with requirements listed under 3.7.2.6 'open carports' under the below link:

<https://ncc.abcb.gov.au/editions/2019-a1/ncc-2019-volume-two-amendment-1/part-37-fire-safety/part-372-fire-separation>

Figure 28: Carport forward of front façade alignment example



Source: Randwick City Council 2022

6.7. Hardstand car space configuration

Controls

- a) Hardstand car spaces should include permeable materials, such as porous paving units. Gravel or landscaping over deep soil may be provided in between concrete wheel strips
- b) A hardstand car space must have minimum dimensions of 2.4m (wide) x 5.4m (deep).

7. 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

1. Fence design is 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
2. To ensure that new fences complement the building on the site and the streetscape, in their alignment, configuration, rhythm of bays, height, materials, colours and texture
3. To ensure that fences are designed to minimise opportunities for graffiti and malicious damage

7.1. General fencing

Controls

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

7.2. Front fencing

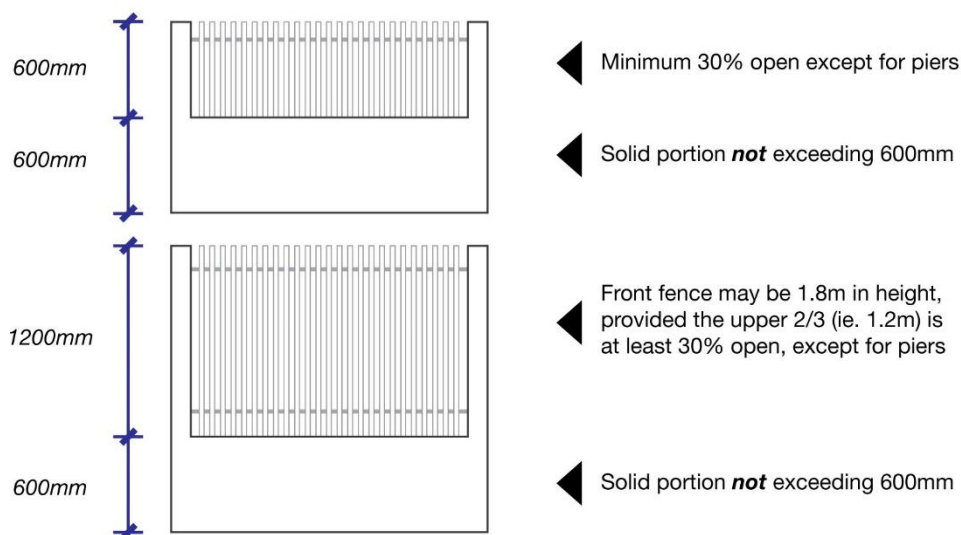
Controls

- a) The maximum height of front fencing is limited to 1.2m, 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 1.8m, provided the upper two-thirds are partially open, except for piers
- b) 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
- c) A solid front fence of up to 1.8m in height may be permitted in the following scenarios:
 - i. A front fence for sites facing arterial roads subject to case-by-case assessment; or
 - ii. A 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 incorporate landscaping (such as cascading plants), to avoid continuous blank walls

Figure 29: Configuration of front fencing



Source: Randwick City Council

- d) 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
- e) 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
- f) Avoid roofed entry portal, unless designed to complement any established fencing pattern in heritage streetscapes
- g) Gates must not open over public land
- h) The fence must align with the front property boundary or the predominant fence setback line along the street
- i) 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

- a) The maximum height of side, rear or common boundary fences is limited to 1.8m, as measured from the existing ground level. For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2.2m above existing ground level

- b) Where there is a significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit
- c) The side fence must taper down to match the height of the front fence, once past the front façade alignment
- d) Side or common boundary fences must be finished or treated on both sides.

Note

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining landowners, 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

8. Ancillary development

Explanation

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

Ancillary development should be smaller in scale and visually compatible with the design of the principal dwelling in terms of form, colour and finish. They should be considered early as part of the preliminary design phase and be positioned to minimise visual impact on the public domain.

Objectives

1. To ensure that ancillary development enhances the liveability of dwellings and maintains reasonable levels of visual amenity, solar access and privacy for neighbouring dwellings
2. To limit the bulk and scale of secondary dwellings and ancillary development
3. To ensure that ancillary development is not presented as a prominent feature and detract from the streetscape character.

8.1. Swimming and spa pools

Controls

- a) Locate swimming and spa pools and associated structures:
 - i. behind the alignment of the front building facade
 - ii. to minimise damage to the root system of trees proposed or required to be retained on the subject site and on adjoining properties
 - iii. to minimise potential noise impacts on the adjoining dwellings
- b) The pool coping height must relate to the topography of the site. On sloping allotments, the high side of the site must be excavated, so that the pool structure does not protrude more than 1m above the existing ground level on the lower side
- c) Where pool coping height is above natural ground level, the pool should be located to avoid pool boundary fencing exceeding 2.2m from existing ground level when viewed from adjoining properties
- d) Where pool coping height is above natural ground level and has the potential to create privacy impacts on adjoining properties, appropriate screening or planting extending along the full length of the pool shall be provided to address overlooking. Screen planting must ensure consistency with the Swimming Pools Act 1992 in relation to 'non-climbable zones'
- e) Despite subclause iv), this requirement may not apply where there is a need to retain existing view corridors from adjoining and nearby properties
- f) Position any decking away from the side and rear boundaries to minimise adverse privacy impacts on the neighbours
- g) Locate the pool pump and filter away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that limits noise transmission.

Definition

Pool coping is the capping or edging that is placed on top of the swimming pool wall, typically ending 200–300mm from the swimming pool wall (the water's edge).

8.2. Air conditioning equipment

Controls

- a) Locate air conditioning equipment to minimise visibility from the street
- b) Avoid installing air conditioning equipment on the street or laneway elevation of buildings
- c) Any roof mounted air conditioning units must be screened from view by parapet walls, contained within the roof form or within a secondary enclosure that is a considered design element integrated with the roof architecture of the building
- d) Locate equipment to minimise amenity impacts (e.g. noise, exhaust) on bedroom areas of adjoining dwellings, and on communal open spaces.

Note

In NSW noise pollution is regulated through the Protection of the Environment (Noise Control) Regulation 2017 and Protection of the Environment Operations (General) Regulations 2021. A copy of the legislation may be obtained in the following web site: www.legislation.nsw.gov.au

Several policies and guidelines also provide guidance on how to prevent noise and minimise impacts including Noise Policy for Industry, Noise Guide for Local Government and Dealing with Neighbourhood Noise.

8.3. Communications dishes and aerial antennae

Controls

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

8.4. Clothes drying facilities

Controls

- a) Clothes drying facilities are to be located behind the front façade alignment of the dwelling and must not be prominently visible from primary and secondary streets.

8.5. Electric vehicle chargers

Controls

- a) Locate charging equipment to minimise amenity impacts (e.g. noise) on bedroom areas of adjoining dwellings.

8.6. Utility connections

Controls

- a) Should a mains power distribution pole be located on the same side of the street and within 15m of the development site, the applicant must meet the full cost for Ausgrid to relocate the existing overhead power feed from the distribution pole in the street to the development site via an Underground to Overhead Service Mains (UGOH) connection.

8.7. Street addressing

Explanation

Under the Local Government Act 1993 and the NSW Address Policy, Council is the designated authority responsible for allocating property addresses. All addressing must comply with the standards set out in the NSW Address Policy and User Manual.

Council will allocate and where necessary, amend street numbers in a manner that is consistent, clear, and fit for purpose, considering statutory requirements, public interest, and relevant information provided by applicants. The objective is to maintain a uniform addressing system that supports emergency services, public safety, efficient service delivery, and ease of navigation.

Note

Further provisions relating to street addressing for residential land uses are contained in Council's street addressing policy

https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0010/25993/Street-Address-Numbering-and-Re-numbering-Policy.pdf

8.8. Secondary dwelling

Definition

(RLEP) secondary dwelling means a self-contained dwelling that—

- a) is established in conjunction with another dwelling (the principal dwelling), and
- b) is on the same lot of land as the principal dwelling, and
- c) is located within, or is attached to, or is separate from, the principal dwelling.

Objectives

1. To ensure that secondary dwellings present as ancillary structures associated with a principal dwelling
2. To ensure that secondary dwellings do not significantly impact upon the privacy and amenity of neighbouring properties
3. To ensure secondary dwellings achieve acceptable levels of building design, amenity, accessibility and security
4. To ensure appropriate setbacks for landscaping and to retain existing deep soil permeable surfaces and open space of the overall lot.

Controls

- a) Except for laneway development, secondary dwellings must be single storey and must not exceed a maximum height of 3.6m and a wall height of 2.4m
- b) Side setbacks of secondary dwellings are to be determined on a site-by-site basis, with consideration given to:
 - i. The orientation, existing windows and amenity of neighbouring properties
 - ii. The location and height of any proposed windows or openings that face adjoining properties
 - iii. Existing solar access to the principal dwelling and any adjoining neighbouring properties.
 - iv. External wall finishes, any required maintenance and relevant NCC requirements.
- c) Secondary dwellings that do not front a rear lane must be set back at least 3 meters from the rear boundary
- d) Any access to a secondary dwelling located above a garage must be via a separate ground floor entrance, not via the garage space.
- e) Windows on all elevations, including those orientated towards the principal dwelling, are positioned or appropriately screened to avoid direct overlooking.
- f) A minimum area of 8m², with a minimum width of 2m is to be provided for private open space for the secondary dwelling.

Notes

Secondary dwellings are to comply with the provisions of Clause 5.4(9) of RLEP, specifically that:

the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater –

- a) 60 square metres,
- b) 10% of the total floor area of the principal dwelling.

Any detached secondary dwelling fronting a rear lane must comply with the objectives and controls outlined in Section 8.3 of this DCP.

8.9. Outbuildings

Definition

Outbuildings are freestanding buildings that are not attached to any dwelling on the site, that may or may not be enclosed on the side elevations. They are considered as non-habitable floorspace and include cabanas, sheds, gazebos, greenhouses, and the like.

Objectives

1. To ensure that outbuildings present as ancillary structures to any dwelling/s located on the lot
2. To ensure that outbuildings do not significantly impact upon the privacy and amenity of neighbouring properties
3. To ensure outbuildings achieve acceptable levels of building design and materiality

4. To ensure appropriate setbacks for landscaping and to retain existing deep soil permeable surfaces and open space of the overall lot.

Controls

- a) Locate outbuildings behind the alignment of the front building façade
- b) Position outbuildings to optimise backyard space and do not locate them within the required deep soil permeable surface area
- c) 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
- d) Outbuildings may be constructed to the side and rear boundaries where:
 - i. The external walls are finished and do not require frequent maintenance; and
 - ii. There are no windows or openings facing the adjoining allotments; and
 - iii. Adequate solar access to the adjoining dwellings is maintained.
- e) For sites with secondary street frontages, a nil setback is only permitted if the outbuilding adjoins a building constructed on the boundary. In all other situations outbuildings are to comply with the setback requirements as listed under section 3.3 of this DCP.
- f) 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:
 - i. If the upper floor level is contained within the roof form of the outbuilding as an attic storey; and
 - ii. The facades are suitably articulated; and
 - iii. An integrated landscape design with screen planting is provided to visually soften the outbuilding; and
 - iv. If it does not create excessive structural bulk as viewed from the adjoining properties; and
 - v. Adequate solar access is maintained to the adjoining dwellings; and
 - vi. Adequate privacy is maintained to the adjoining dwellings.
- g) Outbuildings must not be used as a separate business premises.

8.10. Development adjoining laneways

Explanation

Housing development in the north and central parts of the Randwick City LGA dates to the late 19th and early 20th centuries. Development in these periods feature narrow, elongated blocks serviced by rear laneways. The rear laneways are generally narrow and shared by pedestrians, private and service vehicles. The visual amenity, and the real and perceived safety and security of many laneways is limited.

This subsection provides general guidance on the appropriate forms of ancillary development for laneways, with the aim of promoting their safety, security and visual appearance.

Definition

A laneway is defined as a narrow (generally 6m wide or less) road, right of way or right of carriageway, in either public ownership or under public responsibility, which provides access to the side or rear of allotments principally for the purpose of servicing adjoining land uses and activities.

Objectives

1. To ensure any building fronting a rear lane has a scale and mass appropriate for the width of the lane and is secondary to the principal dwelling on the site
2. To increase passive surveillance to improve safety and security in laneways
3. To ensure secondary dwellings enhance the appearance and streetscapes of laneways and adjoining streets.

Controls

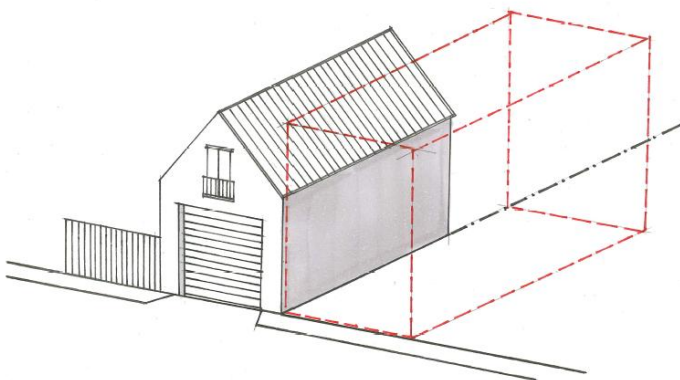
- a) All buildings fronting laneways must have a maximum height of not more than 6m and the maximum external wall height is limited to 4.5m.
- b) Buildings on laneways must have a mass and scale secondary to the principal dwelling on the lot.

Note

The above controls do not apply to detached dual occupancies in the Zone R3 Medium Density Residential.

- c) Any upper level (for instance, a storey above the garage) must be contained within the roof form as an attic storey
- d) The laneway elevation of any upper level must provide at least one window to a habitable space to enable passive surveillance of the rear lane
- e) 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 subsection 6.3 Setbacks of parking facilities for controls relating to the setback of garage entries)
- f) Laneway development may have a zero setback from the side boundaries in the following scenarios:
 - i. The adjoining site already contains a building at the rear constructed to the common boundary; and
 - ii. A zero side setback will not result in unreasonable visual, privacy and overshadowing impacts on the adjoining properties.
- g) Laneway development must screen or match any exposed blank walls within the adjoining properties that are near to, or abut, the common / side boundaries.

Figure 30: Laneway development may be built to the common boundary, if the adjoining site already contains a building constructed to the boundary, or where no unreasonable impacts will result.



Source: Randwick City Council

STRATEGIC PLANNING

Randwick Development Control Plan C2 Medium Density Residential

D06205944

27 July 2026



File reference	D06205944	Date	Signature
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1. Introduction

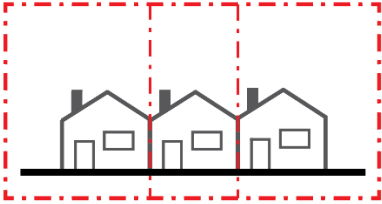
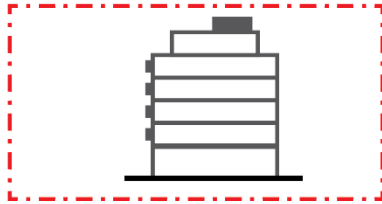
Explanation

This C2 section of Randwick Development Control Plan (DCP) 2025 establishes objectives and design controls which apply to new development and alterations and additions relating to medium density residential development. The controls apply to development types defined under the Randwick LEP 2012 including:

- Attached dwellings
- Multi dwelling housing
- Residential flat buildings

The Randwick LEP establishes the applicable land Zoning, Height of Building (HOB) and Floor Space Ratio (FSR) controls for properties within medium density residential areas. Medium density residential development is permitted within R1 General Residential and R3 Medium Density Residential land use zones.

Figure 1: Types of medium-density residential development

Medium-density residential development types		
Type	Diagram	RLEP definition
Attached dwellings		Attached dwellings such as terraces and townhouses mean a building containing three 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		Multi dwelling housing means three 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		Residential flat buildings, such as pre- and post-war walk-up flats and newer multi storey buildings, means a building containing three or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Source: Randwick City Council 2025

Over half the housing stock in the Randwick Local Government Area (LGA) consists of medium density residential housing, characterised by terraces, pre and post war residential flat buildings (RFB), walk up flats, and mid-rise apartment buildings. This Part of the DCP should be read in conjunction with:

- Part A – Introduction
- Part B - General Controls including:
 - A2 Connecting with Country
 - B1 Local Character Areas
 - B2 Heritage
 - B3 Sustainability
 - B6 Waste management
 - B7 Transport, traffic and parking
 - B13 Noise management
 - B15 Artwork and Creative Hoardings
- Other sections of the DCP for specific development types, locations or sites, as are relevant to the application.

1.1. Apartment Design Guide (ADG)

The ADG provides consistent planning and design standards for apartments across New South Wales (NSW). It provides design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in Schedule 9 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP). On 14 December 2023, the provisions of the former State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) were transferred to the Housing SEPP.

Residential flat buildings and shop top development, of three or more storeys, with four or more dwellings, must be designed in accordance with the Apartment Design Guide (ADG) published by the NSW Department of Planning, Housing and Infrastructure (DPHI) and must demonstrate how the proposal achieves the nine Design Quality Principles.

Note

The ADG is particularly relevant to mid-rise residential development. This DCP should be read in conjunction with the ADG, and the design of buildings that include a residential component need to address the ADG planning and design requirements. Whilst ADG design requirements are generally not duplicated in this DCP, certain controls are highlighted to provide clarity for applicants.

1.2. Low and Mid Rise Housing

State Environmental Planning Policy (Housing) 2021, Chapter 6 Low and Mid Rise Housing describes an area within the Randwick Local Government Area (LGA) known as the Low and Mid Rise Housing Area defined by the 400m (Inner Area) and 800m (Outer Area) walking catchment from two designated commercial centres (Randwick Junction and Maroubra Junction) and three Light Rail Stations (Kensington, UNSW Anzac Parade and Juniors Kingsford).

The Low and Mid Rise (LMR) legislation permits alternative development density, building height and car parking rates, subject to certain minimum design criteria and exemptions. Details of the planning controls are available on the NSW Government legislation webpage:

<https://legislation.nsw.gov.au/>

Designing within transition areas

The desired future character, scale and streetscape of these transition areas will emerge progressively over time, as sites are redeveloped. Where new development proposes significant

change in scale from such as a new apartment building of 6 to 8 storey height, the interface must be carefully managed to provide appropriate building and upper level setbacks to reduce perceived bulk and scale, incorporate deep soil zones with screen planting to soften built form and enhance privacy, and ensure careful placement of windows, balconies and openings to maintain reasonable levels of visual and acoustic privacy for adjoining properties along the side of the building to preserve visual and acoustic privacy and minimise overshadowing and visual dominance when viewed from neighbouring dwellings and the public domain.

Low and Mid Rise Area – Additional DA Requirements

Randwick DCP part A1 *Welcome* identifies the submission requirements for all Development Applications (DA) in the Randwick LGA. Additional justification is required for new development in the Low and Mid Rise (LMR) areas, and for any development proposing increased density under State planning controls, including the Infill Affordable Housing Bonus under the Housing SEPP.

The following additional DA submission studies and documentation are required:

- A detailed urban design analysis, illustrating how the proposed height and built form can be accommodated without adverse visual, bulk, or overshadowing impacts on the surrounding lower scale residences habitable / primary living spaces and outdoor private open spaces
- Provide a statement demonstrating compliance with Randwick DCP part B1 Local character areas including built form, architectural character and materiality requirements, including analysis of predominant street character, and where relevant, alignment with future desired character as identified in part B1
- Shadow diagrams that clearly illustrate the extent of overshadowing at Solstice (mid-winter) hourly from 10am to 4pm. Diagrams are to illustrate and distinguish by colour, the permitted building envelope shadow, and any proposed exceedance shadows
- Site cross sections that include adjoining properties, residences and streetscape, in particular focussing on the building-to-building interface, setbacks, deep soil provision and screen landscaping
- Comprehensive 3D computer modelling of the proposed building massing of the surrounding existing and potential future built form outcomes, to understand appropriate built form and design response, in the existing and future built context
- A physical model of the proposal (as per standard DA requirements), including the existing surrounding lower scale residential properties
- Street eye level photomontages from the key vantage points that illustrate the proposal in the urban/suburban context
- View and setting analysis identifying any significant existing vistas or landmarks that are protected/enhanced
- Landscape analysis and proposal details, identifying any significant trees or other vegetation that is to be retained, new planting plans and planting list
- Information on any proposed planting on structure and the proposed soil depth and volume in accordance with the ADG requirement for the plant material specified
- Details of any proposed green walls, including the long term maintenance provisions and commitment to irrigation and plant replacement over time
- Clear calculations and plan diagrams illustrating compliance with:
 - Landscape Area percentage
 - Deep soil area percentage
 - Tree canopy cover percentage
- Building material and finishes palette schedules and typical illustrations.

2. Overarching controls

2.1. Urban design and place-making

Explanation

The urban design of new residential development plays a critical role in maintaining an appropriate human scale within the streetscape and broader precinct. It ensures continuity of built form along streets and facilitates a gradual and progressive transition in scale from the core of urban centres to the surrounding areas.

Place-making refers to the creation of places and spaces within a development site or precinct that are welcoming, provide a human scale, are environmentally responsive and culturally meaningful. Place-making should include a range of factors such as amenity, express identity derived from the cultural context, and offer interest and beauty to support the well-being of people who interact with spaces.

2.2. Guiding principles

Medium density development must align with the following urban design and place-making principles:

- Provide high quality housing that meets local housing needs, and supports adjoining commercial centres/town centres or key land uses such as the health and educational campuses
- Contribute to Randwick's green grid by increasing tree canopy cover and enhancing the local network of green spaces, streets, plazas and laneways
- Deliver high levels of residential amenity and liveability, exceeding the minimum standards of the Apartment Design Guide (ADG)
- Create a positive street level environment through permeable built form, maintaining human scale within the city blocks and ensuring solar access to the public realm
- Support active transport (walking and cycling) by incorporating through-site links, wider footpaths and pedestrian friendly infrastructure that encourages walking and cycling
- Design attractive, landscaped urban spaces and through site links for the site, that integrate with the public domain and foster a strong sense of place and encourages social interaction
- Ensure that new infill development respects the fine-grain character of heritage items and contributory buildings, reinforcing the existing urban fabric
- Promote excellence in urban, architectural and landscape design incorporating best practice environmentally sustainable principles
- Achieve innovative place-based design responses that enhance local hydrology, climate resilience and environmental performance
- Respond to the site's topography, views, and natural features to reinforce local identity and environmental integration.

Controls

- a) A statement must be submitted with all DAs, incorporated into the Statement of Environmental Effects (SEE), that addresses the Guiding principles for urban design and place-making
- b) Development must demonstrate how it contributes to the Green Grid through increased canopy cover, green infrastructure, and connectivity to existing open space networks

- c) Built form must provide a clear transition in scale from higher-density areas to adjacent lower-scale neighbourhoods, ensuring compatibility with surrounding development
- d) Street frontages must incorporate active edges, frequent entries, and visual interest through articulation, material variation, and landscaping
- e) Through-site links must be safe, well-lit, landscaped, and publicly accessible, with a minimum width of 3 metres unless otherwise justified
- f) Address the Crime Prevention Through Environmental Design (CPTED) principles in the building, open space and landscape design
- g) Development must integrate water-sensitive urban design (WSUD) measures, including rain gardens, permeable surfaces, and stormwater reuse systems
- h) Where applicable, development must incorporate interpretive elements that reflect the site's cultural or historical context, including Aboriginal heritage
- i) Landscaping must be used to soften built form, provide shade, and enhance biodiversity, with a preference for native and climate-resilient species
- j) Development must demonstrate how it supports social interaction and community wellbeing through the design of communal spaces, seating areas, and pedestrian-friendly environments.

2.3. Land use and density

Explanation

Site density measured as Floor Space Ratio (FSR) is a key planning tool used to manage the mass and bulk of development. Under Randwick LEP 2012 the maximum FSR permissible for a parcel of land is shown on the Floor Space Ratio Map. FSR is defined in Clause 4.5 of Randwick LEP and expressed as a ratio of the permissible Gross Floor Area (GFA) to the site area.

Generally, the maximum Floor Space Ratio (FSR) for land zoned R1 General Residential and R3 Medium Density Residential is determined by the Randwick LEP 2012 FSR Map, and varies depending on lot size and land use. For example, in R3 zones, the FSR typically ranges from 0.6:1 to 0.75:1, with:

- 0.75:1 applying to lots between 300m² and 450m²
- 0.65:1 for lots between 450m² and 600m²
- 0.6:1 for lots over 600m²

Additional density may be permitted under the State Environmental Planning Policy (Housing) 2021, particularly through the Low and Mid-Rise Housing Policy, which applies to residentially zoned land within 800 metres walking distance of designated town centres and transport hubs. These provisions override local planning controls where applicable, provided the development complies with mandatory design standards, including building height, setbacks, landscaping, and solar access.

Note

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

Objectives

The objectives for land use and density within medium density residential areas are to:

1. Ensure appropriate densities are achieved in precincts within the Randwick LGA that are well serviced by public transport, and located near employment hubs, town centres and green spaces

2. Contribute to meeting the identified dwelling targets for Randwick City by supporting housing delivery in appropriate strategic locations including areas with access to public transport, employment hubs, town centres and existing infrastructure capacity
3. Provide sensitive transitions in building density adjacent to Heritage Conservation Areas (HCAs), heritage Items and to low-scale residential neighbourhoods
4. Support well-integrated and compatible residential and permitted non-residential development within medium density residential zones.

Controls

- a) The maximum density (FSR) permitted on a site is shown on the RLEP FSR Map
- b) Development in R3 Medium Density Residential zones must provide a transition in density (bulk and scale) from adjoining E1 Local Centre and E2 Commercial Centre zones. Similarly, a transition in density must be provided between R3 and adjacent R2 Low Density Residential zones
- c) Where additional density is sought under the Housing SEPP, development must demonstrate compliance with all applicable design standards, including solar access, deep soil zones, and communal open space
- d) Development must consider any impacts of increased density on infrastructure capacity, traffic, parking, and local amenity, and may be required to provide supporting infrastructure or public domain and landscape improvements.

2.4. Heritage conservation

Explanation

Heritage items listed under the Randwick Local Environmental Plan (RLEP) 2012 are identified on the Heritage Map. These items are valued for their association with significant phases of history, people, events, and cultural practices. Collectively, they contribute to the community's cultural life, identity, and sense of place.

Heritage Conservation Areas (HCAs) are precincts, streetscapes, or groups of buildings with shared heritage values. Development within or near these areas must be carefully managed to preserve their significance.

Objectives

The objectives for heritage conservation are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and protect the distinctive and significant physical fabric of heritage items and heritage conservation areas where relevant, including associated gardens and landscape elements
3. Encourage sensitive restoration, adaptive reuse and maintenance of heritage items and contributory buildings
4. Ensure new development including infill is designed to respond sympathetically to the historic scale, built form, detailing and character of nearby heritage items and contributory buildings
5. Ensure Development Applications (DA) located within or in the vicinity of heritage items and/or Heritage Conservation Areas (HCAs) address heritage considerations in accordance with Part B2 – Heritage of the Randwick DCP and Clause 5.10 of the RLEP.

Controls

All development

- a) All development involving or within the visual catchment of heritage items must be planned and designed in accordance with the requirements of section *B2 Heritage* of the Randwick DCP
- b) All development involving heritage items and contributory buildings are required to:
 - i. Adhere to the principles of the Burra Charter
 - ii. Include with a DA, a Heritage Impact Statement (HIS) or Heritage Impact Assessment (HIA) prepared by a suitably qualified heritage consultant
 - iii. Ensure the HIS or HIA addresses the heritage significance of the item or area, the impact of the proposal on the heritage significance of the building or heritage item/s within the vicinity, the rationale for the proposed development, and its compatibility with relevant objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories
- c) Where development is located near the boundary of another Local Government Area (LGA) a HIS must be prepared to assess the potential impacts on heritage items or HCAs in the adjoining LGA.

Heritage items and contributory buildings

- a) Alterations and additions to heritage items and contributory buildings must conserve the original characteristic built form, and avoid significant changes to the appearance of the principal, or historically significant facade, except when removing detracting or intrusive elements
- b) Alterations and additions to heritage items and contributory buildings must:
 - i. Retain, restore, and where possible reinstate significant features and building elements on principal elevations, shop fronts and visible side elevations, including, original openings and decorative features such as original doors, windows, sun hoods, awnings, lighting and historic signage
 - ii. Remove unsympathetic alterations and additions, and building elements where possible
 - iii. Encourage adaptive re-use of historic shop fronts and avoid unnecessary screening through planting, signage or other works
 - iv. Preserve the form and articulation of historic street frontages (such as the first structural bay/or first room to preserve inset verandas) and avoid 'facadism'
 - v. Ensure new work is designed to be clearly distinguishable from original fabric when undertaking extensions, alterations, reconstruction, or repairs
 - vi. Incorporate new doors and windows which are compatible with the position, size and proportions of original windows and doors
 - vii. Balance conservation works including the reinstatement and restoration of historic fabric with the and impact of any larger development on the site. Restoration works should enhance the quality of finishes, form and detail and incorporate materials, finishes and colours which are visually compatible with the heritage or contributory building and enhance its appearance
 - viii. Ensure that new services are discretely integrated within and behind retained street frontages and not above awnings
 - ix. Ensure new signage is located below, or no higher than street awning level, as signage above the awning detracts from the detail and quality of historic fabric.

New development adjacent to heritage items and contributory buildings

- a) Development adjacent to heritage items and contributory buildings should:
 - i. Be designed to respect the historic scale, proportions and articulation of adjacent contributory built forms, including heights, solid-to-void ratios and alignment of street awnings
 - ii. Incorporate podiums and building elements that reference the principal height lines and architectural rhythm of historic streetscapes, ensuring cohesion with the established street frontage
 - iii. Be designed to incorporate setbacks which retain the profile and massing of exposed side elevations to retained contributory built forms
 - iv. Ensure new street elevations maintain the vertical articulation and segmented character of historic building groups which contribute to streetscape variety and a human scale. Avoid dominant unrelated horizontally articulation that is unrelated to the historic context
 - v. Provide contemporary new signage that complements the character of the contributory buildings
 - vi. Ensure that new finishes to side elevations are visually compatible and do not detract from detailing and finishes of the street-facing facades
- b) Development should reinforce the prominence of street corners by maintaining and reinstating historic height lines and architectural detailing at, and adjacent to intersections
- c) Ensure corner treatments enhance legibility, orientation and the architectural character of the precinct
- d) Identify and preserve significant views to and from heritage items. The visual curtilage of heritage items must be protected to maintain their setting and integrity.

2.5. Design excellence

Explanation

Design excellence is a core urban design principle for the development of medium density residential development. It aims to deliver high quality built form outcomes that enhance amenity for both existing and future residents, while raising the overall standard of urban planning, architectural design and environmental sustainability.

In accordance with Clause 6.11 of Randwick LEP 2012, the consideration of design excellence is required for development proposals that meet any of the following criteria:

- Involve buildings over 15m in height, or
- Are located on sites greater than 10,000m² in area; or
- Are situated on land where a site-specific development control plan (DCP) is required.

The typical redevelopment in medium density residential areas, often exceeds four storeys in height (15m), and will therefore be subject to the design excellence provisions.

Objectives

The objectives for design excellence within medium density residential areas are to:

1. Achieve high quality architectural, urban and landscape design outcomes
2. Ensure built form contributes positively to the surrounding context and enhances the public domain
3. Strengthen and build upon the existing and desired future architectural and landscape character of the area
4. Deliver higher energy, water and waste performance for residential development.

Controls

- a) All new development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence
- b) Buildings to which Clause 6.11 applies, are encouraged to demonstrate at least 5-Star Green Star certification rating (GBCA) performance standard, with consideration given to achieving higher rating in alignment with Council's Environment Strategy which seeks to reduce greenhouse gas emissions and promote best practice sustainability outcomes across the Local Government Area (LGA)
- c) Buildings to which Clause 6.11 applies, involving new buildings or substantial alterations to existing buildings, must be reviewed by the Randwick Design Excellence Advisory Panel (DEAP). The Panel's advice is to be taken into consideration, in the development assessment process.

2.6. Sustainability

Explanation

Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide sustainability initiatives and standards will provide for the physical, mental and social well-being of residents, workers and visitors.

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

Objectives

The objectives for sustainability are to:

- 1. Establish medium density residential areas as environmentally sustainable precincts demonstrating excellence in sustainable practices
- 2. Encourage the design of buildings that go beyond current minimum sustainable standards to benefit residents and the broader Randwick community
- 3. Adopt suitable design techniques in lighting, Water Sensitive Urban Design (WSUD), stormwater collection and re-use, and landscaping of the public realm
- 4. Provide innovative best practice waste solutions capable of reducing residential and commercial waste and increasing reuse, recycling and recovery of waste.

Controls

General

- a) Buildings to which RLEP Clause 6.11 applies, are encouraged to demonstrate at least 5-Star Green Star certification rating (GBCA) performance standard, with consideration given to achieving higher rating in alignment with Council's Environment Strategy which seeks to reduce greenhouse gas emissions and promote best practice sustainability outcomes across the LGA
- b) All development must address the requirements of part *B3 Sustainability and resilience* of the Randwick DCP
- c) New development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence, particularly sustainable design principles, renewable energy sources and urban heat island effect mitigation.

Energy

- a) New developments are to sign up to a minimum three-year 100% renewable power contract with an Australian Government endorsed energy provider and evidence of the future contract provided to Council at DA stage
- b) Electrical appliances are encouraged for cooking and space heating in all new residential developments
- c) Gas cooktops ovens and space heating systems should be avoided unless clear justification is provided demonstrating that the proposed gas appliance is the most energy-efficient option available at the time of development
- d) The installation of photovoltaic panels with battery storage is strongly encouraged in all residential developments to support energy self-sufficiency and reduce grid reliance.
- e) Where photovoltaic (PV) panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building
- f) Efficient lighting (LED), rainwater tanks and building insulation are to be included in the design of buildings
- g) New development must provide a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying
- h) All developments are to incorporate energy efficient fittings and systems for lighting including:
 - i. Natural lighting where possible
 - ii. Energy efficient lights such as LEDs
 - iii. Movement and lighting level sensors and timers to ensure lighting is only used when required.

Materials

- a) New development construction is to be long-life, robust and use durable materials and finishes and utilise reduced carbon materials e.g. low carbon concrete, recycled aggregate, etc.
- b) Use of recycled materials, such as bricks, timber and concrete, are encouraged
- c) All development must specify light coloured roof colours to reduce building heat load and energy use for cooling in summer months. Consideration is required of potential glare impacts on neighbours.

Transport

- a) Refer to DCP Part B7 Transport, traffic and parking for applicable parking rates
- b) Car share provision is strongly encouraged within a development and parking rates can be further reduced when car share spaces are provided. Refer to Part B7 of the Randwick DCP
- c) Electric Vehicle (EV) and bike charging facilities and electrical infrastructure is required to be provided on common property and must include signage and a fixed bicycle rack or rail in accordance with RDCP Part B7.

Design and landscaping

- a) ADG solar access and cross ventilation standards are to be met in the development
- b) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:
 - i. Appropriate shading of the building's north windows with fixed overhangs
 - ii. Shading blades for respectively west and east facing facades
 - iii. Limiting openings on the west facing facades of buildings
 - iv. Provision of ceiling fans to limit the need for air conditioning.

Notes

In anticipation of proposed changes by the Green Building Council in 2026 - to achieve a 5 Star Green Buildings certification rating, new development is encouraged to be 100% electric (no natural gas).

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy website:

<http://www.environment.gov.au/climate-change/government/climate-active/certification>

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA).

Council provides sustainability rebates for electric vehicle charging, hot water systems, insulation, lighting, NABERS Ratings, pool pumps, rainwater tanks, rooftop solar, solar batteries, solar health checks, sustainability checks and waterfix. Refer to:

<https://www.randwick.nsw.gov.au/environment-and-sustainability/get-involved/sustainability-rebates> for further details.

Native plants may be sourced from Council's nursery. Refer to:

<https://www.randwick.nsw.gov.au/environment-and-sustainability/randwick-community-nursery> for further details.

The Australian Government requires a NatHERS 7 Star Rating for all new buildings.

2.7. Water management

Explanation

All development in medium density residential areas will be required to promote the sustainable use of water including minimising potable water consumption, collecting and reusing rainwater, recycling water and improving the quality of stormwater. All development must address Part B8 Water management of the Randwick DCP in relation to water conservation, groundwater and flooding, overland flow paths, on-site detention and Water Sensitive Urban Design (WSUD).

Water Sensitive Urban Design (WSUD) is an approach that provides increased rates of water retention and detention and water efficiency. It also can assist in mitigating localised flooding and improve water quality and visual amenity.

Objectives

The objectives for water management are to:

1. Integrate WSUD for landscaped areas to filter storm water pollutants, reduce localised flooding impacts, protect local waterways and to recharge the aquifer
2. Minimise reliance on mains supplied water, encourage water conservation and to reuse alternative water sources
3. Ensure that development is appropriately sited and designed to address flood risk and accommodate overland flow
4. Ensure that development addresses any relevant flood studies and is consistent with the requirements of any floodplain risk management studies or plans.

Controls

- a) All new fittings and fixtures are to be installed with the highest Water Efficiency Labelling and Standards (WELS) scheme star rating available at the time of development

- b) Dual piping for future use of greywater or blackwater systems is to address the requirements of B3 Sustainability and resilience - dual reticulation water systems in residential development
- c) The ground level of a development is to be constructed above the stipulated 1 in 100-year flood level plus freeboard. Additional overall building height will only be considered by Council to the extent of the height of the flood level above natural ground level for flood prone properties and will be assessed on a site-specific merit basis.

2.8. Waste management

Control

- a) All development must address the requirements of Part B6 Waste Management of the Randwick DCP.

2.9. Aircraft operations

Explanation

The proximity of Sydney's Kingsford Smith Airport and aircraft movements over the area, triggers the need for development to consider aircraft safety, during the construction phase in relation to cranes and like structures.

Aircraft noise control is addressed in Part B13 Noise management of the Randwick DCP. This section relates specifically to the protection of airspace, also referred to as 'prescribed airspace' under Commonwealth legislation. Commonwealth approval is required for any proposal that exceeds 'prescribed airspace'.

Objectives

The objectives for aircraft operations are to:

1. Ensure development does not compromise Sydney Kingsford Smith Airport operations by penetrating the Limitation or Operations Surface for that airport
2. Ensure that development is carried out in a manner that protects the community from undue risk from airport operations.

Controls

- a) Development involving the use of cranes during construction and other structures such as light poles must ensure compliance with Clause 6.8 of the Randwick LEP in relation to Airport Operations
- b) Applications for building cranes or like structures during construction must meet the requirements of DCP Part C11 Sydney Airport.

3. Site planning

3.1. Site layout

Explanation

The careful and considered planning of the building footprint and open space areas on a site are critical to realising resident amenity. Where sites are narrow in width (less than 15m), careful and skilful execution of site planning and building layout is needed to ensure adequate daylight access, natural ventilation and privacy.

Medium density residential development situated adjoining older style residential flat buildings, represents a considerable challenge in achieving good amenity outcomes for both properties, and setbacks, landscape screening and careful building window design is needed to maintain resident amenity.

Objectives

The objectives for site layout are to:

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

Controls

- a) The site layout and location of buildings must be based on a detailed site analysis
- b) For development fronting laneways, the building must incorporate operable windows enabling casual surveillance of the rear lane
- c) 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.

3.2. Through site links / mid-block connections

Explanation

Through site / mid-block links are essential components of a well-connected urban environment. These pedestrian access routes should be established within larger urban blocks and development sites, particularly where increased density is proposed.

Such links improve permeability, enabling more direct and convenient access to public transport, parks, business centres, pedestrian and cycling networks and other key destinations. By improving connectivity, they support walkability, encourage active transport, and foster opportunities for neighbourhood interaction and social connection.

Objectives

The objectives for site links/mid-block connections are to:

1. Facilitate seamless movement by providing direct, convenient connections to public transport, parks, business centres, pedestrian and cycling networks, key destinations and surrounding residential areas
2. Ensure that through site links and mid-block connections are designed to be safe, high quality, well-lit, accessible and providing a high level of pedestrian amenity
3. Integrate walking and cycling routes into the broader street network to encourage active transport, foster community interaction, support healthier lifestyles and reduce reliance on private vehicle

4. Provide clear and legible connections that integrate seamlessly with the surrounding public domain, enhancing wayfinding and contributing to a cohesive urban fabric.

Controls

- a) Through site links help to make the access network more permeable and are generally warranted when medium density blocks exceed 100m in length, and high density blocks exceed 80m. The location and spacing of pedestrian links need to be assessed on a site-by-site basis and considering potential destinations and desire lines e.g. to public transport stops, major road crossing points, local parks, and residential areas
- b) Where additional through site links are proposed (in addition to those required), the consent authority is to assess their necessity and desirability having regard to the objectives of this section
- c) Land required for through site links and mid-block connections is to be dedicated to Council. This will be required as a condition of development consent. The calculation of FSR and deep soil area, are to be based on the original site area including the required pedestrian link/s
- d) Through-site links/ mid-block links are to be designed to:
 - i. Be open to the sky to ensure natural light and ventilation
 - ii. Be direct, legible and publicly accessible 24 hours a day
 - iii. Provide clear sightlines along the full length of the link to enhance safety and wayfinding
 - iv. Be easily identifiable by users and convey a public character through design, materials and signage
 - v. Include signage indicating public accessibility and destinations or streets which it connects
 - vi. Be clearly distinguished from vehicle accessways to avoid confusion and ensure pedestrian safety
 - vii. Include adequate lighting to always support safe use
 - viii. Align with breaks between buildings so that views are extended and there is less sense of enclosure
 - ix. Provide opportunities for passive surveillance from existing and proposed development to enhance safety
 - x. Include materials and finishes (paving materials, tree planting, furniture etc.) that integrate with adjoining streets and public spaces and be graffiti and vandalism resistant
 - xi. Ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools, etc) are located within the through-site link
 - xii. Include landscaping to provide shade and assist in guiding people along the link while enabling long sightlines
 - xiii. Consider the privacy of existing adjoining development, particularly indoor and outdoor living spaces.

3.3. Landscape, deep soil and tree canopy

Landscaped areas 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 residents.

Landscaped areas include deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which can 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.

Well-designed landscaping of open spaces, gardens, terraces, and rooftops of buildings contributes significantly to our quality of life and experience of spaces. It can also help to reduce the urban heat island effect, maintain a comfortable environment during hotter months and reduce stormwater run-off.

In addition, when new development is located within established residential areas, landscaping will assist to integrate new residential buildings within their surroundings, and provide buffers and transitions in building scale, and to heritage items.

Refer to Part B4 Landscaping and biodiversity of the Randwick DCP for further explanation of landscaped area requirements.

Objectives

The objectives for landscaping are to:

- 1. Enhance the quality of life and attractiveness of medium density residential areas by providing landscaped green spaces for shared amenity
- 2. Bring about environmental benefits such as mitigating the urban heat island effect, reducing flooding impacts and improving localised air quality
- 3. Result in a net gain of vegetation and canopy cover with consideration for the existing vegetation within medium density residential areas
- 4. Provide landscaped open space of sufficient size to enable the space to be used for recreational activities or be capable of growing substantial vegetation
- 5. Reduce impermeable surface cover including hard paving
- 6. Improve stormwater quality and reduce quantity.

Controls

- a) The minimum Gross Landscape Area, Deep Soil Permeable Area and Tree Canopy Cover must be met for development proposals, as per **Table 1** below.

Table 1: Gross landscape area, deep soil permeable area and tree canopy cover requirements

Medium Density Residential Areas	Gross landscape area	Deep soil permeable area	Tree canopy cover
R1 and R3 zone	60%	If ADG applies, then 7%-15% subject to site area. Where ADG does not apply 35%	25%

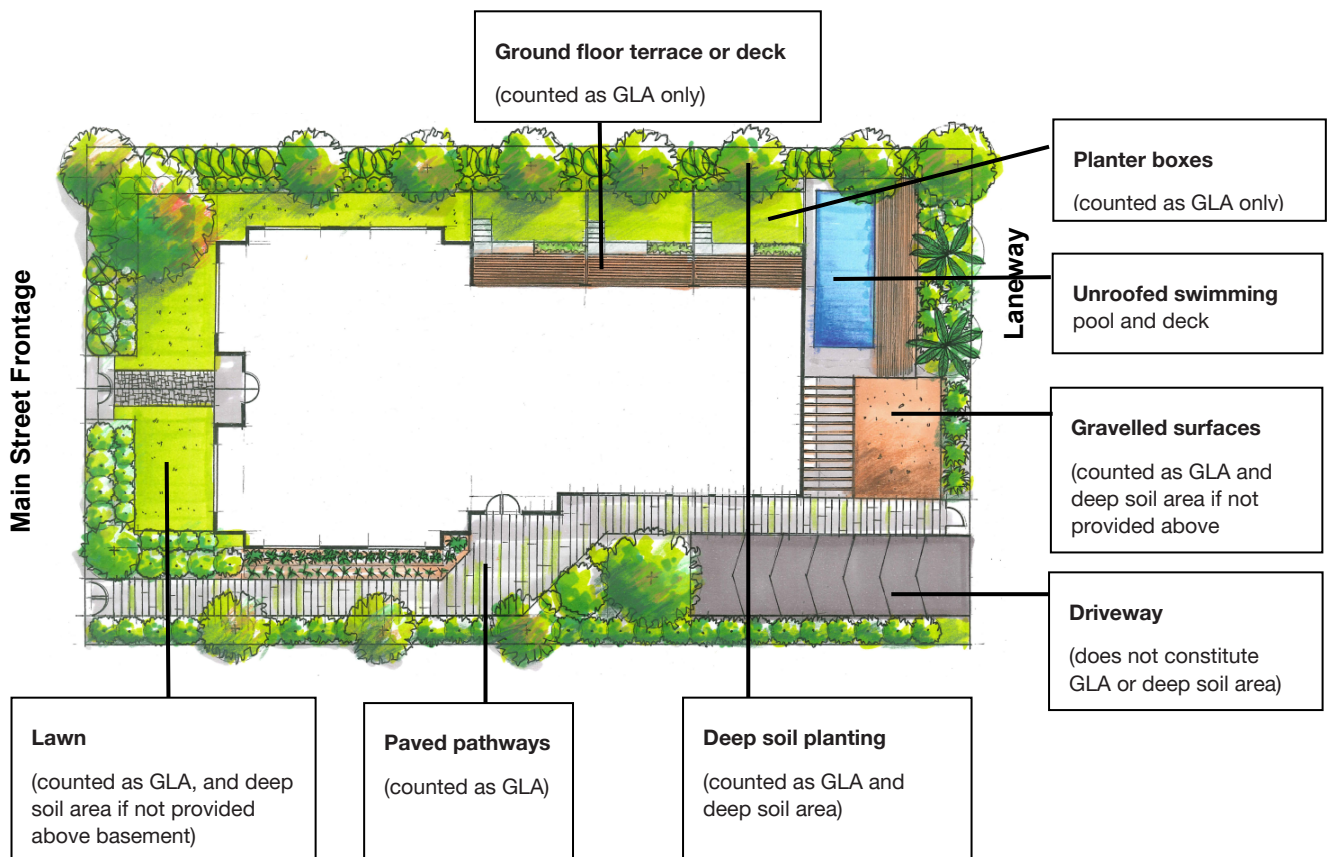
Definitions

Gross Landscape Area - is the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.

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, areas of artificial turf, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Tree Canopy Cover - includes trees with a minimum mature height of 5m after 10 years from the completion of development, that have trunks located within the site area.

Figure 2: GLA and deep soil permeable – typical example



Source: Randwick City Council 2025

3.3.1. Gross Landscape Area

Controls

- For multi dwelling housing and attached dwellings, a minimum of 60% of the site area is to be Gross Landscape Area (GLA). A minimum width of 2m of GLA is to be provided. For attached dwellings, this refers to each allotment individually

- b) Exceptions to control (a) will be assessed on merit, by Council, and only considered in extraordinary circumstances, where for example extreme site conditions are present
- c) Note that for NSW Pattern Book designs, different requirements for minimum landscaped area apply e.g. 20% minimum
- d) Green walls can only contribute up to 10% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified Landscape Architect
- e) Green walls require a Maintenance Plan to be provided by a qualified Landscape Architect and/or Horticulturalist at DA stage to identify the method of accessing the wall during the establishment period and ongoing life, including the maintenance regime for the plant material, the ongoing maintenance of any irrigation system and plant media and the regular replacement of sick or dead plants as necessary
- f) Native species must comprise at least 60% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area
- g) Rooftops may include communal food farms and food production areas
- h) Technical, structural and ongoing maintenance arrangements of proposed roof top gardens and green walls are to be documented by a qualified Landscape Architect and incorporated into the DA documentation
- i) Where green roofs and green walls are provided, these must comply with requirements contained in Part B4 Landscaping and biodiversity of the Randwick DCP
- j) Despite the provision of a green wall, all facades must meet design excellence requirements including building articulation and modulation specified in section 5.3 of this DCP
- k) In addition to the requirements of Part B4 Landscaping and biodiversity of the Randwick DCP, all DAs for sites in medium density residential areas must submit a Landscape Plan addressing the following requirements:
 - i. Quantity of landscaping provided on site
 - ii. Scaled drawings of all areas
 - iii. How landscaping would complement the architectural style of the building and assist in its presentation to the streetscape and surroundings
 - iv. Rainwater harvesting and other irrigation methods proposed
 - v. Full construction details of soil profile, method of attachment to the building, and drainage/waterproofing
 - vi. Engineering certification confirming the building can withstand planting and associated structures
 - vii. Where planting is proposed 'on structure' i.e. on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space must be designed and constructed to comply with the ADG section 4P *Planting on structures* in terms of soil depth and volume requirements.
- l) A minimum of 25% of the front setback area of a property must be landscaped with trees, shrubs and groundcover planting.

Notes

Landscape requirements, plans and details are to be provided as per the requirements outlined in Part B4 Landscaping and biodiversity of the RDCP.

A street tree planting fee may be imposed on sites that cannot meet the tree canopy coverage targets outlined within this DCP due to site constraints. The funds accumulated from the street planting fee are utilised for street and public open space tree planting throughout the LGA.

Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link - <https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees>

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - <https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5>

Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat), and they require less water and are more drought tolerant.

A tree is located within the site area if the majority of its trunk is located within the site area boundary.

Street trees

Where there are gaps in the existing planting of street trees in the nature strip, or if Council agrees with tree/s to be removed as a result of the development, a minimum of one indigenous canopy street tree that will attain a minimum mature height of 5m, must be planted at maximum spacing of 7.5m, at a minimum distance of 600mm from the kerb and/or footpath, and/or masonry fence or retaining wall. Street trees must be selected in accordance with Council's Street Tree Masterplan.

Street verges – commercial, coastal and special precincts

Council's Urban Design Elements Manual (UDEM) applies to public domain upgrades in commercial centres, coastal areas, parks and special precincts. This Manual is available on Council's website.

Conditions of consent may require applicants to prepare, submit, and have approved by Council's Officers, detailed landscape plans which include plant schedules, planting plans, sample/materials boards and sections/elevations.

Where a contributions plan or a VPA agreement with Council applies (such as a Community Infrastructure Plan or a s.7.12 Development Contributions Plan), Council may consider public domain improvement works are delivered as 'works in kind' by a developer or through a monetary contribution to Council to undertake the work.

Street verges – residential areas

Council encourages the establishment of street gardens in residential street verges as part of development proposals rather than providing a standard turfed verge. Street gardens must be designed in accordance with Council's Street Garden Guidelines.

For larger developments, Council may require the applicant to upgrade the public verge with mass-planted, low growing, low maintenance species, consistent with the Street Garden Guidelines to support high-quality presentation and integration of new development into a residential streetscape. Such treatments improve landscape cohesion, increase shade potential and support Council's broader environmental, walkability and liveability objectives.

Notes

Artificial or synthetic turf is not permitted within nature strips or street verges. Nature strips and verges must be landscaped using natural turf, groundcovers or planting that supports streetscape outcomes, urban cooling, stormwater infiltration, and the protection of public utility infrastructure.

All public domain works are at the applicant's cost.

3.3.2. Deep Soil Area

Controls

- a) For apartments the deep soil zone requirements are to comply with section 3E *Deep soil zones* in the ADG. A minimum deep soil zone of 7% of the site area is required. On sites between 650-1,500m² a 10% deep soil zone is appropriate, and a 15% deep soil zone applies to sites larger than 1,500m²
- b) Where the ADG does not apply, where possible a minimum of 35% of the site area should incorporate deep soil areas sufficient in size and dimensions to accommodate trees and significant planting
- c) Where a precinct specific DCP section applies to the site, e.g. for K2K, RJTC, WLHAs, a deep soil requirement of up to 35% may apply
- d) 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
- e) Deep soil areas are to have soft landscaping comprising a variety of trees, shrubs and understorey planting. Refer to DCP Part B4 Landscaping and biodiversity
- f) Deep soil areas cannot be located on structures or facilities such as basements, retaining walls, floor slabs, rainwater tanks or in planter boxes
- g) Deep soil zones shall be contiguous with the deep soil zones of adjacent properties, where possible
- h) Deep soil permeable surfaces must comply with the ADG and generally must not be less than 3m in width
- i) Areas of artificial turf may not be included for the purpose of calculating deep soil permeable area.

Note

The deep soil area is counted towards the required GLA.

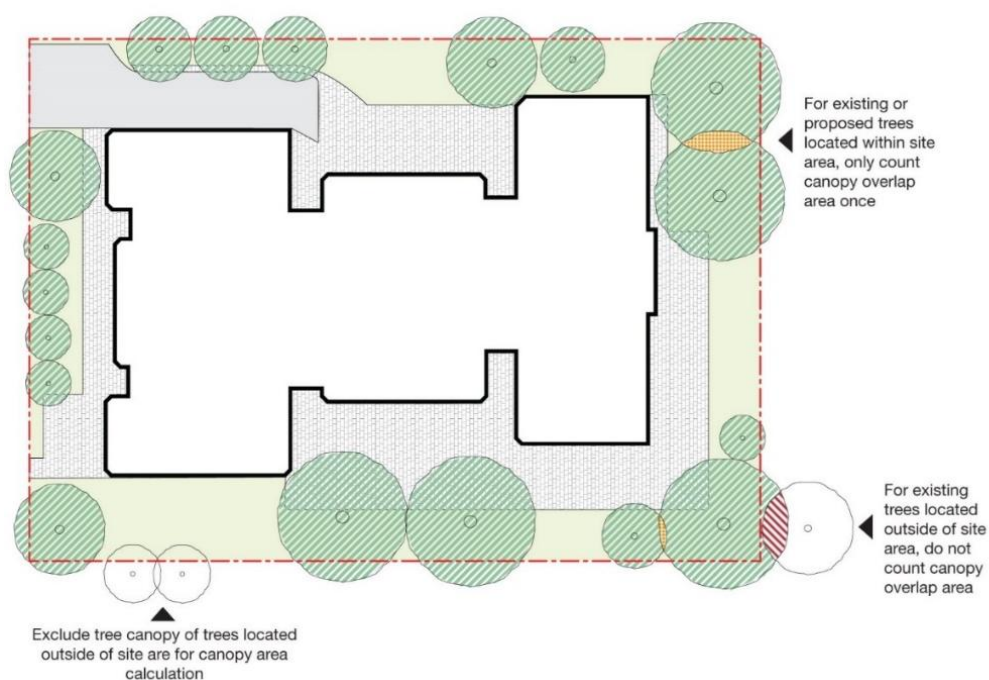
3.3.3. Tree Canopy Cover

Minimum tree canopy requirements apply to new developments to realise the Randwick City 22% tree canopy target for the LGA by 2040.

Controls

- a) A minimum of 25% canopy coverage as a percentage of the site area is required – to be achieved within 10yrs from the completion of development based on the maturity of the trees selected. Trees must achieve the minimum mature height of 5m. Refer to the 'Notes' below that explain the calculation of future canopy cover based on tree species and average growth rates.

Figure 3: Calculating canopy cover - typical apartment development with 25% canopy cover



Source: Randwick City Council 2022

Note

Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link - <https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees>

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - <https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5>

Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat), and they generally require less water and are more drought tolerant.

3.4. Private Open Space and Communal Open Space

Explanation

Private Open Space (POS) and Communal Open Space (COS) areas should be conducive to a range of uses and activities that provide residential amenity as well as enhancing the appearance of the development.

Objective

The objective for POS and COS is to:

1. Provide useful areas of POS and COS for outdoor living and recreation to serve the needs of the residents and enhance their quality of life, in accordance with ADG section 4E Private open space and balconies.

Controls

3.4.1. Private Open Space

Private Open Space (POS) is to be:

- a) Directly accessible from the living area of the dwelling
- b) Able to receive sunlight during the day
- c) Designed to provide adequate privacy for residents and where possible can also contribute to passive surveillance of common areas and streets.

For Attached Dwellings and Multi Dwelling Housing:

- d) Each dwelling is provided with an area of useable POS or courtyard area, at ground and/or podium level with minimal or no level changes
- e) A minimum area of 20m² of POS 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 apartment buildings of three or more storeys, with four or more dwellings:

- f) Each dwelling has access to an area of POS in the form of a courtyard, balcony, deck or roof garden, accessible from within the dwelling
- g) POS for apartments is to comply with ADG section 4E Private open space and balconies, regarding minimum area and depth of balconies or POS.

3.4.2. Communal Open Space

- a) For apartment buildings of three or more storeys, with four or more dwellings, COS must comply with ADG section *3D Communal and public open space*
- b) COS for Multi Dwelling Housing and Residential Flat Buildings is to be:
 - Of a sufficient contiguous area, and not divided up for allocation to individual units
 - Designed for passive surveillance
 - Well oriented with a preferred northerly aspect to maximise solar access
 - Adequately landscaped for privacy screening and visual amenity
 - Designed for a variety of recreation uses and incorporate recreation facilities such as playground equipment, seating and shade structures.

3.5. Laneway / shared way zones

Explanation

Laneways and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management and car parking access to developments. Laneways / shared zones in certain situations assist in providing an appropriate scale transition and separation from surrounding lower scaled neighbourhoods.

Objectives

The objectives for laneways/shared way zones are to:

1. Facilitate vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
2. Provide usable, green and leafy laneways
3. Encourage passive surveillance of any existing or new laneways.

Controls

- a) New laneways may be required where:
 - i. Current access roads cannot provide safe access to the site e.g. where the site access point is very close to a major intersection
 - ii. Transport NSW requires a new laneway or does not support direct vehicular access from a major road
 - iii. Access to garages or for garbage collection is facilitated by a new laneway
 - iv. It is not possible for vehicles to exit the site in a forward direction
 - v. Site conditions warrant such access – subject to Council Officer advice
- b) Laneways are to be a minimum of 6m wide (for larger developments, a carriageway width greater than 6m may be required), provide sufficient width for turning and U-turn movements, and shall provide landscaping, lighting and high quality materials and finishes, and where appropriate opportunities for art to enhance the pedestrian environment
- c) All new development that fronts lanes shall be articulated to create visual interest and shall incorporate passive surveillance by orienting windows and balconies onto the lane
- d) In an urban context, ground floor uses fronting lanes shall incorporate openings onto the lane to contribute to the enjoyment and activation of the lane including, where possible, outdoor dining
- e) Applicants are to negotiate Rights of Carriageway with adjoining property owners where required for access.

Notes

Evidence of the attempt to obtain the adjoining property owner's agreement to the Right of Carriageway is to be submitted as part of the Development Application (DA).

Refer to Transport for New South Wales (TfNSW) Technical Direction 'Design and Implementation of Shared Zones Including Provision for Parking' in the planning and design of shared zones.

3.6. Built form

Explanation

Built form refers to the 'three dimensional' appearance or character of medium density residential areas, encompassing the aesthetic quality, shape, scale and configuration of individual buildings, and their relationship to other buildings, and to streets and the public domain. Objectives and controls focus on achieving an appropriate scale for new development so that buildings achieve a coherent, harmonious and visually appealing urban environment, that enhances the public realm.

Where redevelopment proposals vary from the built form objectives and controls due to unique or extreme site conditions, the development proposal will be assessed on merit.

Objectives

The objectives for built form within medium density residential areas are to:

1. Ensure built form is compatible with the desired future character of the street, block or surrounding area, in terms of building bulk, scale and massing
2. Promote coherent and orderly redevelopment of land, avoiding the isolation of sites

3. Ensure development reinforces the urban structure and street hierarchy through responsive design
4. Ensure development respects the existing siting, scale, form and character of adjoining properties
5. Avoid large, bulky and unarticulated 'wall-like' building form that visually dominate the public realm
6. Achieve a scale transition between medium density residential buildings and surrounding residential areas to protect residential amenity
7. Design development to optimise solar access, protect privacy, maintain view corridors and enhance visual amenity for neighbouring properties, public spaces and communal areas in accordance with best practice urban design principles
8. Ensure that the number of storeys in a development aligns with the maximum permissible building height in metres under the RLEP 2012 allowing for ADG compliant floor-to-floor heights, internal amenity, roof top structures (such as plant rooms or lift overruns) and to allow for flexibility for future changes of use (particularly at ground floor level)
9. Allow sufficient space between floors for building services and acoustic attenuation
10. Development carried out under the Housing SEPP, including the Low and Mid-Rise Housing (LMR) provisions and the Infill Affordable Housing bonus, must be designed to minimise adverse visual impacts and appropriately manage building bulk and massing, having regard to the character and scale of the surrounding area.

Controls

- a) Incorporate upper-level building setbacks in accordance with Tables 2, 3 and 4, and Figures 5, 6 and 10, to reduce the scale of buildings, establish a consistent street wall height, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment
- b) Development proposals utilising the Housing SEPP Low and Mid Rise (LMR) and/or the Infill Affordable Housing Bonus legislation, and that are subject to the requirements of DCP part B1 Local character areas, are to provide a report that details how the proposed site planning, building design and landscaping, addresses the Character Principles and Design Guidelines for the relevant Local Character Area in DCP part B1.

Lot amalgamation

- a) Site amalgamation must not compromise the future development potential of adjacent or intervening sites e.g. the potential to realise ADG compliant development at the maximum building height (HOB) and density (FSR) permissible under the RLEP
- b) Where a development proposal unavoidably results in an isolated site, the applicant must demonstrate that reasonable efforts have been made to avoid this outcome. The following must be submitted with the DA:
 - i. Evidence of written offer/s made to the owner of the isolated site and any responses received prior to the lodgement of the DA
 - ii. Schematic diagrams demonstrating how the isolated site is capable of being redeveloped in accordance with relevant provisions of the RLEP and this DCP to achieve an appropriate urban form and an acceptable level of amenity
 - iii. Schematic diagrams showing how the isolated site could potentially be integrated into the development site in the future in accordance with relevant provisions of the RLEP and this DCP to achieve a coherent built form outcome for the block.

Minimum frontage width

Analysis indicates that development of 6 to 8 storeys on sites with a frontage width of less 20m (single or amalgamated lots), is unlikely to achieve acceptable urban design and residential amenity outcomes and is not supported.

Narrow frontage sites constrain building design and typically result in poor compliance with the Apartment Design Guide (ADG), including challenges in achieving:

- adequate building separation
- reasonable solar access
- effective natural cross-ventilation
- appropriate visual and acoustic privacy for habitable rooms and balconies
- functional and usable communal open space

In addition, limited site width restricts opportunities for deep soil planting, tree canopy establishment, and meaningful front, side and rear landscape zones.

Such sites also tend to necessitate inefficient building and basement configurations, including reliance on car stackers or automated parking systems, and result in dominant basement entries, exposed ramps, and oversized garage doors that adversely impact the streetscape quality.

Accordingly, a minimum site frontage of 20 metres is required for development of 6 to 8 storeys to ensure that built form, landscape and amenity outcomes are consistent with Council's objectives.

Objectives

1. Ensure development sites are of sufficient width to accommodate 6–8 storey built form while achieving high-quality urban design and residential amenity outcomes
2. Facilitate compliance with the Apartment Design Guide (ADG), including requirements for building separation, solar access, natural ventilation, and privacy
3. Enable adequate provision of deep soil, landscaping and tree canopy to support environmental performance and neighbourhood character
4. Avoid inefficient building and basement layouts that adversely impact streetscape quality.

Controls

- a) Development proposing buildings of 6–8 storeys must be located on sites with a minimum street frontage of 20 metres
- b) Site amalgamation is required where necessary to achieve the minimum frontage width specified in C1.

For corner sites:

- c) A minimum frontage of 20 metres is required to the primary street
- d) The secondary frontage must be of sufficient dimension to achieve appropriate building separation, articulation, solar access and landscape outcomes
- e) Development on sites that do not meet the minimum frontage requirement is not supported where it would result in:
 - i. non-compliance with the requirements of the ADG, where applicable
 - ii. inadequate solar access, natural ventilation or visual or acoustic privacy for adjoining residents
 - iii. insufficient provision of deep soil planting zones, landscaping and tree canopy
 - iv. excessive building bulk or scale resulting in adverse streetscape outcomes, including visually dominant built form, or excessive basement openings and garage interfaces.

Building heights

- a) The maximum Height of Building (HOB) that can be achieved on a site is shown on the RLEP Height of Building Map
- b) Additional building height may be permitted under Housing SEPP legislation, where Low and Mid Rise and other affordable housing bonuses may apply subject to certain exemptions from the legislation, and the proposed development must satisfy compliance with mandatory design requirements
- c) The maximum number of storeys permitted on a site must comply with the following:
 - i. on sites with a maximum HOB of 9.5m – 3 storeys
 - ii. on sites with a maximum HOB of 12m – 3 storeys
 - iii. on sites with a maximum HOB of 16.5m and 17.5m – 5 storeys
 - iv. on sites with a maximum HOB of 19.5m – 6 storeys
 - v. on sites with a maximum HOB of 23m and 24m – 7 storeys
 - vi. on sites with a maximum HOB of 26m – 8 storeys
- d) Where a property is identified by Council to be flood affected, this may require a ground floor habitable space to be raised above the existing ground level (above the 1 in 100-year flood level, plus 0.5m freeboard). In such cases, the additional height should be absorbed into the overall height of the building, whilst maintaining ADG floor to ceiling standards and not exceeding the required LEP maximum building height. In this case the full number of storeys stated in c) above may not be able to be achieved. Council may at its discretion consider a minor exceedance in height where required to meet the Floor Planning Flood Level.

Definition

Under RLEP, the '**maximum building height**' is defined as: The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Street walls

- a) When an existing street wall height is established by a heritage or contributory building or there is a predominant existing street or city block street wall, new buildings are to respond to the street wall height in the design of the new building
- b) Where there is no established street wall height, new buildings are to establish a street wall in accordance with the desired future character of the precinct or city block, and according to the setback requirements in Table 2 and Figure 5.

Building setbacks

Explanation

Two types of building setback controls apply to new development in medium density residential areas within the Randwick LGA:

Apartment Design Guide (ADG) Building Separation Requirements:

The NSW Government Apartment Design Guide (ADG) sets minimum building separation distances for residential flat buildings and shop top housing that are three or more storeys in height and contain four or more dwellings.

Applicable development must demonstrate compliance with the ADG, with separation distances determined by the height and relationship of adjoining buildings, and the type of rooms affected (habitable or non-habitable).

Refer to Section 3.7 Building Separation of this DCP Part.

Randwick Local Setback Controls:

In addition to ADG requirements, Randwick City Council specifies minimum building setbacks for the front, side and rear of development, including upper-level setbacks, to ensure appropriate streetscape presentation, amenity, and landscape outcomes.

Refer to Section 4.3 Setbacks of this DCP Part.

Objectives

1. Ensure new development in Low and Mid Rise (LMR) areas provide an appropriate transition in scale, height and bulk to adjoining lower density development
2. Protect the amenity of existing 1–2 storey dwellings, including solar access, privacy and outlook
3. Minimise visual bulk and overshadowing impacts at side and rear boundaries.

Controls

- a) Developments must provide building separation in accordance with the ADG, to ensure appropriate levels of solar access, limit overshadowing, provide adequate natural ventilation, an appropriate transition in building scale, and ensure that visual and acoustic privacy standards are met
- b) Development in LMR areas and Transition Areas must provide a clear transition in height and bulk to adjoining 1–2 storey development
- c) Where development adjoins land containing existing 1–2 storey dwellings:
 - i. The building height at the side and rear boundary interface must not exceed 2–3 storeys (8–10m) within the first 6m of the boundary
 - ii. Additional storeys above this height must be stepped back a minimum of 3m from the lower built form
 - iii. Upper levels (above 4 storeys) are to be located toward the centre of the site to reduce visual prominence
- d) Side and rear setbacks must:
 - i. Meet or exceed the minimum ADG building separation distances
 - ii. Be increased where necessary to protect solar access to adjoining properties, particularly to living areas and private open space
 - iii. Provide sufficient space for deep soil planting and canopy trees
- e) Development must demonstrate that:
 - i. At least 3 hours of solar access between 9am and 3pm is retained to the principal private open space and living area windows of adjoining dwellings (where feasible)
 - ii. Direct overlooking is minimised through building separation, setbacks, screening or layout
- f) Front, side and rear setbacks are to comply with Section 4.3 Setbacks and be designed as part of an integrated built form and landscape response that reduces bulk and improves streetscape character
- g) Where pedestrian links or street setback strips are required (refer to Section 3.2 Through-site Links / Mid-block Connections of this DCP), these areas are to be dedicated to Council at no cost as part of the development. This requirement will be imposed as a condition of development consent

- h) For the purposes of calculating floor space ratio (FSR) and deep soil zones, the site area is to be based on the original site area prior to the dedication of land required for pedestrian links and setback strips
- i) Where development results in an exposed party wall, the wall is to be treated to enhance visual amenity and reduce adverse streetscape impacts. Treatments may include high-quality architectural articulation, vertical landscaping, or public art (subject to Council approval), and are to be designed as an integrated component of the building
- j) Treatments must be durable and capable of being maintained over time, and are to remain in place until the adjoining site is redeveloped.

Building depth

- a) The residential component of a development is to have a maximum building depth of 20m, including balconies. A maximum building depth of 22m, may be permitted on merit, subject to ADG compliance for floor to ceiling height, solar access and cross ventilation and where it contributes positively to internal amenity and environmental performance.

Note

Building depth refers to the dimension measured from the front to the back of a building's floorplate. It has a significant influence on internal residential amenity such as access to light and air. For residential development, narrower building depths generally have a greater potential to achieve optimal natural ventilation and solar access than deeper floor plates.

3.7. Building separation

Explanation

Building separation i.e. building-to-building setbacks, is a fundamental planning control that contributes to quality, liveability and environmental performance of medium density residential development. , Appropriate separation distances support access to sunlight and ventilation, protect privacy and reduce visual bulk of development as experienced from adjoining properties and the public domain.

Objectives

The objective of building separation controls is to protect future and neighbouring resident amenity, including:

1. Ensure adequate access to sunlight for living areas and communal open space
2. Facilitate natural cross ventilation to dwellings
3. Protect visual and acoustic privacy for habitable rooms, private outdoor spaces (such as balconies, terraces and communal open spaces)
4. Minimise overshadowing of habitable rooms, communal open space and the public domain
5. Reduce visual bulk and scale as viewed from adjoining properties and surrounding streets.

Controls

- a) New development for residential flat buildings and shop-top housing that are three storeys or more storeys, and contain four or more dwellings, must comply with the Apartment Design Guide (ADG) Part 2*F Building separation* as follows:
 - i. Up to four storeys (approx. 12m):
 - 12m between habitable room windows

- 9m between habitable to non-habitable room windows
- 6m between non-habitable room windows
- ii. Five to eight storeys (approx. 25m):
 - 18m between habitable room windows
 - 12m between habitable and non-habitable room windows
 - 9m between non-habitable room windows
- iii. Nine storeys and above (over 25m):
 - 24m between habitable room windows
 - 18m between habitable and non-habitable room windows
 - 12m between non-habitable room windows
- b) In addition to the ADG requirements development must comply with the side setback controls specified in Table 3 and Figure 6
- c) Development must be designed to protect the visual and acoustic privacy of adjoining properties. Building elevations are to incorporate appropriate articulation and design measures, including:
 - i. careful placement of windows and balconies
 - ii. use of recessed and projecting elements (e.g. sawtooth façades)
 - iii. screening devices or other suitable treatments
- d) Each façade is to be designed holistically to ensure privacy is achieved at all potential interfaces
- e) Where site constraints or irregular site conditions exist, variations to the above controls may be considered on merit in exceptional circumstances where it can be demonstrated that the development achieves equivalent or improved outcomes in relation to:
 - i. visual and acoustic privacy
 - ii. solar access and overshadowing
 - iii. natural ventilation
 - iv. visual bulk and building massing.

3.8. Earthworks

Explanation

The resolution of the levels of a site, is critical early step in achieving high quality relationship between internal living spaces, external private open space and adjoining properties. From an environmental perspective, development should avoid unnecessary alteration of the natural landform and subsurface conditions. In particular, extensive excavation, including for basements, should not unduly modify the site's water table or broader hydrological conditions

Objectives

The objectives for earthworks are to:

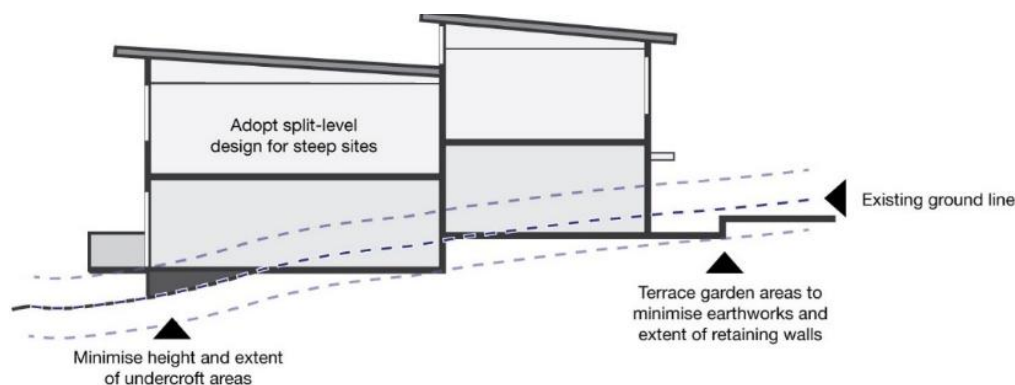
1. Ensure earthworks respond to the natural topography, maintain or minimise cut and fill of the natural ground level
2. Ensure excavation and backfilling of a site does not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining properties
3. Enable the provision of usable communal or private open space with adequate gradient
4. Maintain site stability and ensure earthworks do not result in adverse stormwater impacts on the adjoining properties
5. For planting on structure, the soil depth and volume are to be sufficient for the proposed planting to thrive and is to comply with ADG section 4P Planting on structures.

Controls

Excavation and backfilling

- a) Excavation and backfilling within the building footprint on relatively flat sites must be minimised and must not exceed 1m at any point on the allotment, excluding excavation associated with swimming pools or spa pools
- b) On sloping sites, development must respond to the natural topography and minimise earthworks. Split-level building design is to be adopted where necessary to reduce the extent of cut and fill
- c) Where site constraints including steep gradients limit the ability to comply with the above controls, development may be considered on merit having regard to:
 - i. The natural topography and constraints of the site
 - ii. Potential Adverse impacts on adjoining properties including changes in level, privacy, visual bulk and overshadowing
 - iii. Relevant geotechnical considerations including soil stability
 - iv. stormwater management and drainage outcomes
- d) Any cut and fill outside the building footprint (including for the provision of communal or private open space) must be designed as terraced or stepped landforms that follow following the natural contours of the site, minimise the height and extent of retaining walls and earthworks and avoid abrupt changes in level at site boundaries. The appropriate extent of site modification will be assessed on merit.

Figure 4: Measures for minimising earthworks



Source: RCC

Retaining walls

- a) Retaining walls, excavation, piling and other sub-surface structures are to be setback a minimum of 900mm from side and rear boundaries. The location, thickness and footing design of retaining walls must be clearly shown on submitted plans
- b) Retaining walls are to be designed in response to the natural landform and stepped or terraced to minimise visual bulk and avoid continuous, monolithic structures when viewed from adjoining properties and the public domain
- c) Where site constraints necessitate retaining walls within 900mm of a side or rear boundary, the design must:
 - i. be appropriately stepped, with each vertical section not exceeding 1.5m–2.0m in height (measured from existing ground level)
 - ii. minimise impacts on adjoining properties, including visual bulk and overshadowing
 - iii. be integrated with boundary fencing where appropriate

- d) On sites that slope upward from the street, retaining walls visible from the public domain must:
 - iv. minimise the extent of blank, unarticulated wall surfaces
 - v. incorporate articulation, varied materials and finishes, or architectural detailing
 - vi. be supplemented with landscaping, including planting in deep soil zones where feasible, to soften visual impacts
- b) Retaining walls are not to result in abrupt level changes at property boundaries and must provide a reasonable transition to adjoining land.

Note

Development proposed on land adjacent to busy roads should consider Section 6 of the Development near Rail Corridors and Busy Roads – Interim Guideline (2008).

<https://www.planning.nsw.gov.au/sites/default/files/2023-03/development-near-rail-corridors-and-busy-roads-interim-guideline.pdf>

4. Building envelope

A building envelope is a three-dimensional representation that defines the permitted extent of development on a site. It establishes the outer limits of a building in terms of height, floor space ratio (FSR), depth and setbacks from site boundaries, and assists in illustrating an appropriate built form outcome.

The Randwick Local Environmental Plan (LEP) sets the statutory height and FSR controls for land zoned R1 General Residential and R3 Medium Density Residential across the LGA. The provisions in this DCP provide further guidance on the application of these controls to ensure development achieves appropriate scale, built form and amenity outcomes consistent with Council's planning objectives.

4.1. Building height

Explanation

Building height is a key determinant of the visual impact of development and plays a significant role in shaping streetscape character and the amenity of adjoining properties. It influences the perceived scale, bulk and massing of buildings, as well as access to sunlight, privacy and outlook.

Under the Randwick Local Environmental Plan 2012 (LEP), the maximum permissible building height for a site is specified in metres on the **Height of Buildings (HOB) Map**.

Building height is measured in accordance with Clause 4.3 of the Randwick LEP 2012, being the vertical distance from the natural ground level (existing) to the highest point of the building, including roof structures, lift overruns and plant equipment

4.2. 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 represents the sectional dimension of a building and is a key factor influencing 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 to ensure that building depth is appropriately managed to achieve well-designed dwellings that provide a high level of amenity for occupants and contribute to environmentally sustainable development outcomes.

Objectives

The objectives for building depth are to:

1. Facilitate the provision of dwellings with multiple aspects to maximise access to natural daylight and cross-ventilation
2. Ensure building depth supports a high level of residential amenity, including adequate solar access, natural ventilation and internal environmental quality

3. Encourage efficient and sustainable building design outcomes that reduce reliance on artificial lighting and mechanical ventilation.

Controls

- a) For Residential Flat Buildings and shop top housing, the preferred maximum building depth (from window line to window line) is 20m. The building depth is to be determined by the following factors:
 - i. Site configuration
 - ii. Site orientation and aspect
 - iii. Prevailing wind patterns
 - iv. Building layout
 - v. Internal room configuration
 - vi. 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.

Definition

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

4.3. Setbacks

Explanation

Setbacks define the outer extremities of the building envelope, defined by 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.

Definition

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 1.2m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Note

Setbacks are to be in accordance with TfNSW requirements in relation to classified roads and signalised intersections.

Objectives

The objectives for setbacks are to:

1. Define the street edge and establish or maintain consistent rhythm of street setbacks and landscaped front gardens that contribute to the scale and local character of the streetscape

2. Ensure new development responds appropriately to the established street wall height including those defined by a heritage or contributory buildings or prevailing built form within a street block
3. Ensure adequate separation between buildings for visual and acoustic privacy, solar access, air circulation to support landscaping in deep soil and tree canopy
4. Reserve contiguous areas for the retention or creation of open space and deep soil planting
5. Minimise visual bulk and scale as viewed from neighbouring properties and the public domain.
6. Ensure new development that includes apartments (RFB and shop top) of three or more storeys, with four or more dwellings, complies with the ADG requirements for building separation
7. Require new development in Low and Mid Rise (LMR) areas, and other Transition Areas, are to address the significant scale change from the existing 1 and 2 storey dwellings in adjoining properties e.g. existing houses, to the potential new 6 to 8 storeys of new LMR apartment redevelopment. New development is to moderate the scale difference through including building front, side, rear and upper-level setbacks in accordance with Tables 2, 3 and 4, and Figures 5, 6 and 10
8. Ensure side, front and rear setbacks contribute to an appropriate built form, scale in the streetscape, maintain privacy, reduce overshadowing and support a coherent relationship between buildings and the public domain.

4.3.1. Front setback

Controls

- a) The front setback on the primary (and secondary for corner sites) property frontages must be consistent with the prevailing setback line along the street. Notwithstanding this, the front setback generally must be no less than 6m in all circumstances to allow for suitable landscaped areas to building entries. Further, upper-level setbacks are required when the proposed development is above four, and the sixth or seventh storey height. Setbacks are to comply with Table 2 and Figure 5
- b) Where a development is proposed in an area identified as undergoing a transition in height and density, the front setback will be determined by Table 2 and Figure 5
- c) Where a precinct specific DCP section applies to the site, the detail block plan controls apply

Definition

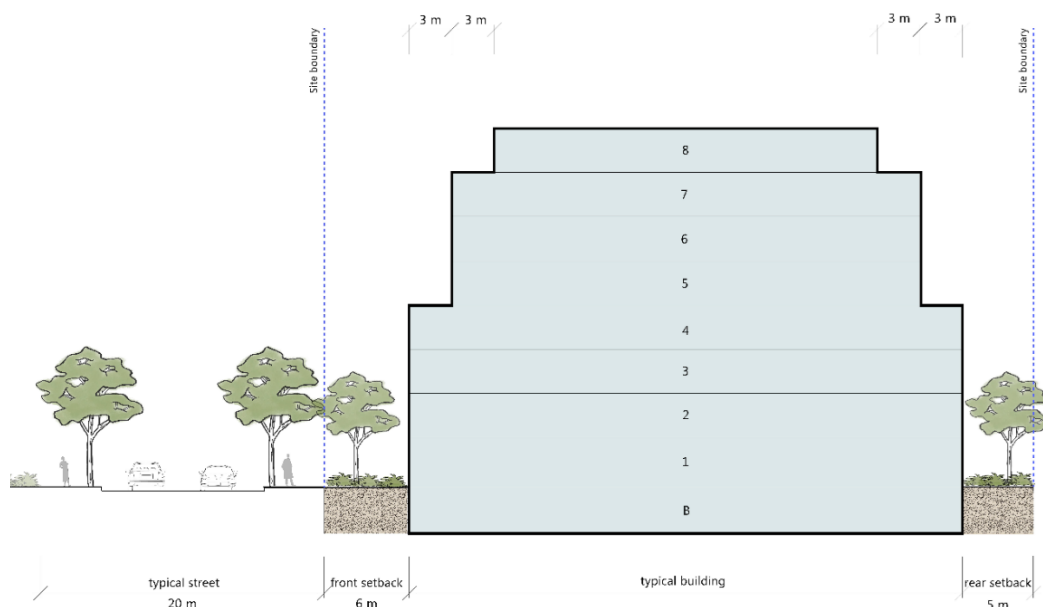
Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. Areas subject to new planning controls which permit increased height and density. They can also be precincts or localities in the process of undergoing change in terms of character or built form.

- d) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings
- e) The entire front setback must incorporate landscape planting, except for driveways and pathways.

Table 2: Minimum front setback

Minimum front setback in the LMR area		
Zero to 4 storeys	5 to 7 storeys	Top level of building setback (at level 7 or 8)
Align with predominant building line of the primary street frontage, and provide a minimum setback of 6m setback from front property boundary.	Provide 3m setback from predominant building alignment to the primary street frontage	Provide 3m setback from level below
Minimum front setback outside the LMR area		
Zero to 3 storeys	4 storeys and above	
Align with predominant building line of the primary street frontage, and provide a minimum setback of 6m setback from front property boundary	3m setback from predominant building alignment to the primary street frontage	

Figure 5: Front setback requirements



4.3.2. Side setback

Controls – Buildings above 9.5m height

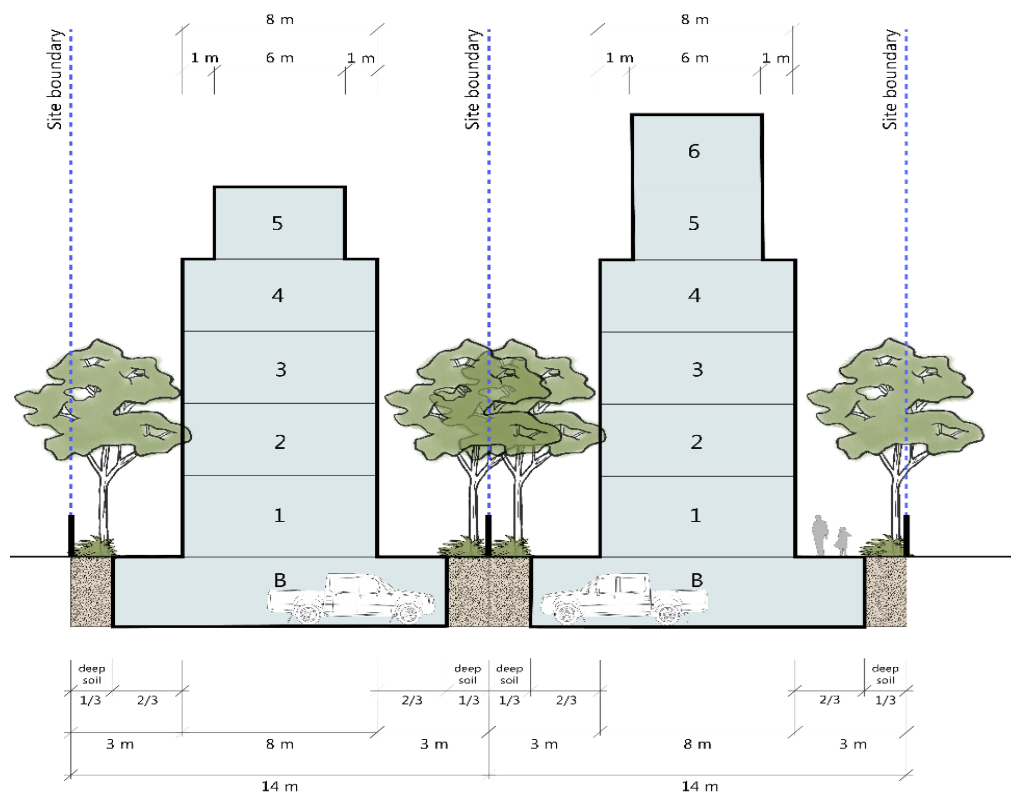
- Residential Flat Buildings (RFB) and Shop-Top housing developments are to comply with the building separation requirements of the Apartment Design Guideline (ADG). New RFB development of three storeys and above, are to equally share the side setback with their neighbour. For example, an ADG 12m building separation would require a 6m setback for the new building from the shared side property boundary
- All medium density residential development is to comply with the minimum side setback requirements stated below for dwellings above 9.5m in height:

Table 3 – Minimum side setback (buildings above 9.5m)

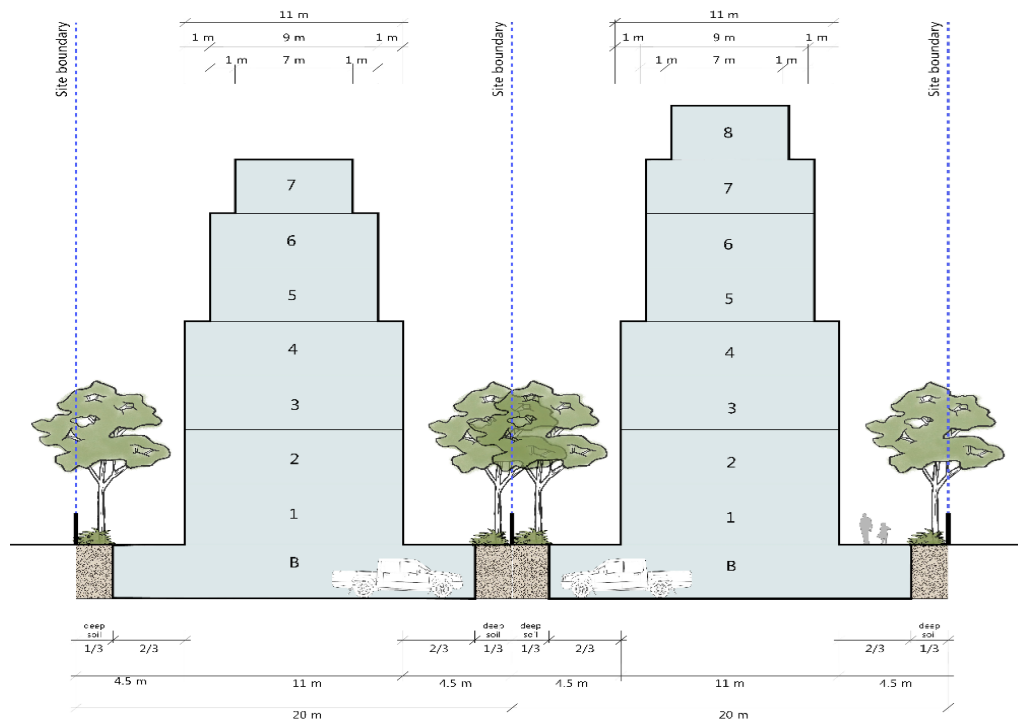
Minimum side setback in the LMR area			
Site width	Zero to 4 storeys	5 to 7 storeys	Top level of building setback (at level 7 or 8)
Less than 15m	Merit assessment, no less than 3m	Merit assessment, no less than 4m	1m setback from level below
15m to less than 25m	4.5m	5.5m	1m setback from level below
25m and greater	6m	7m	1m setback from level below

Minimum side setback outside the LMR area			
Site width	Zero to 3 storeys	4 storeys and above	
Less than 15m	Merit assessment, no less than 3m	Merit assessment, no less than 4m	
15m to less than 25m	4.5m	5.5m	
25m and greater	6m	7m	

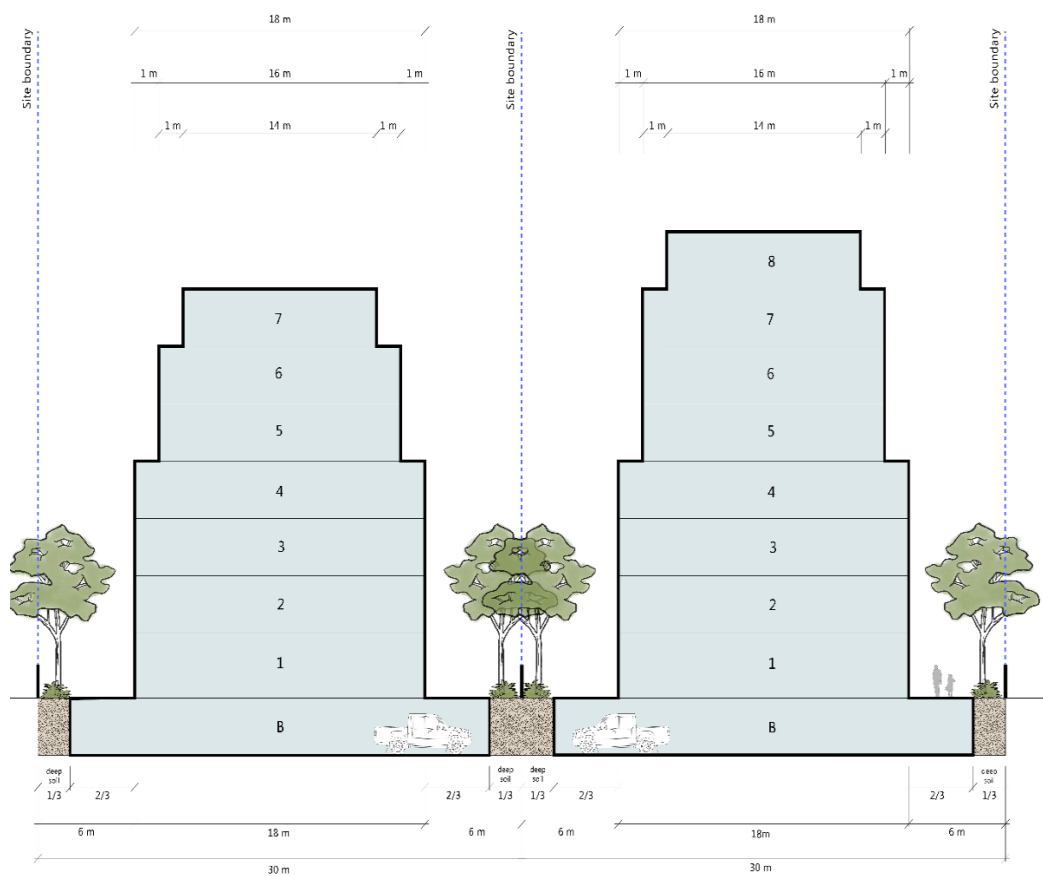
Figure 6: Example side setback required for 14m, 20m and 30m site width



Typical 14m wide site – not recommended for redevelopment above 6 stories



Typical 20m wide site – minimum site width recommended for development



Typical 30m wide site

- a) Where a merit assessment is permitted in relation to the minimum side setback control, the proposal will be assessed having regard to the unique site-specific environmental conditions including whether adequate building separation has been achieved to ensure:
 - i. visual and acoustic privacy
 - ii. solar access and management of overshadowing
 - iii. natural ventilation
 - iv. the provision of adequate screening landscaping in deep soil.
- c) A reduced minimum setback that varies from Table 3 as outlined above may be considered in the following circumstances:
 - i. Where the development does not exceed four (4) storeys in height; and
 - ii. The development complies with relevant landscaping, tree canopy and deep soil provisions; and
 - iii. The development will not unreasonably impact upon the residential amenity of neighbouring properties in terms of solar access, privacy, views and visual bulk.
- d) An average side setback will be assessed on merit and will only be considered if it can be demonstrated that
 - i. variation in setback distances provides enhanced façade articulation and built form modulation
 - ii. areas of reduced setback are offset by increased setbacks elsewhere along the side elevation
 - iii. there is no net loss of landscaped setback area between adjoining building elevations
 - iv. the overall outcome achieves equal or improved residential amenity, including privacy
- h) Development must incorporate side setbacks greater than the minimum required where necessary, to:
 - i. Provide articulation and modulation of building facades
 - ii. Facilitate useable open space areas and provide opportunities for landscaping, preferably in deep soil planting
 - iii. Protect the visual amenity and acoustic privacy for the development and the adjoining properties
 - iv. Ensure adequate solar access and natural ventilation to both the development and the neighbouring dwellings
 - v. Minimise overshadowing impacts
 - vi. Provide appropriate transition of built form scale to both lower density development, heritage items and sensitive environmental interfaces
 - vii. Improve visual amenity and outlook for both new and existing residents.
- i) Development must be designed to protect the privacy of adjoining new and existing residents. The full length of the building's side elevations, is to incorporate appropriate articulation which may include:
 - i. careful placement and orientation of windows and balconies
 - ii. the use of sawtooth or projecting/recessed wall and window elements, or other suitable screens to protect privacy where appropriate
 - iii. integration of screening devices where required
- j) Each window on the subject façade is to be designed to ensure visual and acoustic privacy is achieved at all potential interfaces
- k) In protecting privacy and residential amenity, priority is to be given to building separation, window siting, orientation and window placement. Design solutions are to minimise overlooking of Private or Communal Open Space in the first instance rather than secondary design measures such as window screens, frosted glass windows or screen landscaping. Secondary measures, such as fixed screens, obscure glazing or screen planting, are to be used only where primary design measures are insufficient

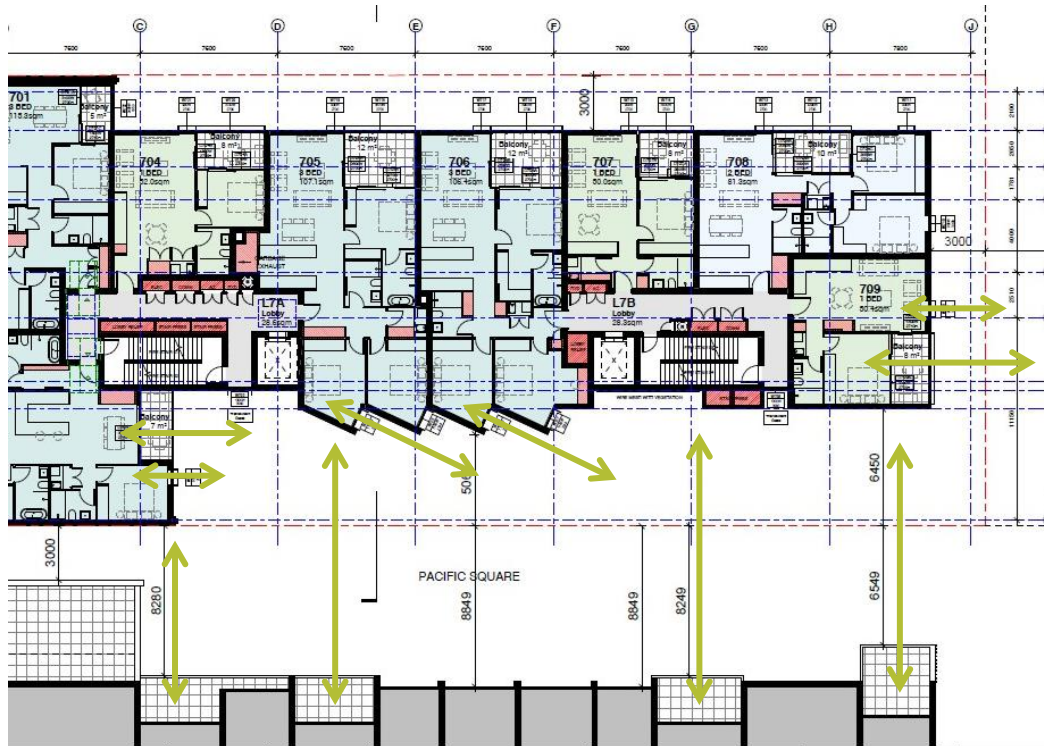
- l) A minimum of one-third (33%) of the side setback area, and no less than a continuous 1-metre-wide strip, is to be provided as deep soil planting. The deep soil zone is to accommodate vegetation that provides effective visual screening, contributing to improved privacy and outlook for residents. Refer to Figure 7

Figure 7: Screen planting in deep soil at the side boundary



- m) Building basements are to be setback from the side property boundaries, a minimum of 1m to provide a deep soil zone suitable for screen planting to provide privacy for residents
- n) Where exceptional site constraints apply, variations to the above controls may be considered on merit, having regard to the building massing and design response, and whether the development adequately mitigates potential impacts relating to:
- visual and acoustic privacy
 - solar access and overshadowing
 - access to sunlight
 - natural cross ventilation
- o) Development must incorporate appropriate design measures to achieve visual privacy for new and existing residents. This may include:
- adequate building separation
 - recessed or screened balconies
 - strategic location of service areas and blank walls
 - staggered or offset building arrangements
 - careful placement and orientation of windows
 - use of articulated façade elements, such as recessed or projecting forms.
- These measures are to be designed to minimise direct overlooking between dwellings and adjoining properties
- p) All windows, balconies and terraces are to be considered in the design of each façade to ensure visual and acoustic privacy is achieved throughout the development. Refer to Figure 8

Figure 8: Visual privacy design techniques

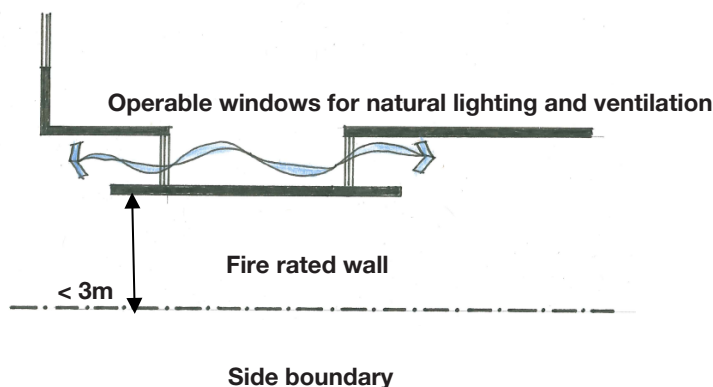


- q) Where windows are proposed within 3 metres of a common boundary in a residential flat building or multi-dwelling housing development, a Fire Safety Statement prepared by a suitably qualified building consultant must be submitted. The Fire Safety Statement must demonstrate how the design and construction will enable the operation of windows (where required) while ensuring compliance with the relevant provisions of the National Construction Code (NCC). 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.

Note

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

Figure 9: Fire protection option



Source: RCC

Controls – Buildings up to 9.5m in height

- a) Attached Dwellings should comply with the minimum side setback requirements for residential dwellings in Randwick DCP section C1 Low Density Residential, 3.3.2 Side setbacks, Figure 7
- b) Notwithstanding the above, side setbacks do not need to comply where they attach to another dwelling within the same development.

Controls – Buildings adjoining a State or Local listed heritage property

- a) Development adjoining a State or locally listed heritage item must provide a minimum setback of:
 - i. 3 metres from the common boundary with the heritage property; and
 - ii. 6 metres between the new building and the heritage item or contributory building.
- b) Additional upper-level setbacks are required above the fourth and sixth or seventh storeys, in accordance with Table 3 and Figure 6. Increased setbacks may be required subject to site-specific assessment and advice from Council's heritage advisor
- c) Building setbacks are to provide sufficient space for a landscaped buffer that:
 - i. protects the setting and visual curtilage of the heritage item
 - ii. provides an appropriate visual backdrop to the heritage item
 - iii. supports privacy and amenity for adjoining residents
- d) A minimum of one-third (33%) of the side setback area between the new development and the heritage boundary, and no less than a continuous 1-metre-wide strip, is to be provided as deep soil planting. Landscaping is to include suitable screen planting to enhance privacy and soften the interface with the heritage property.

Controls – Low and Mid Rise (LMR) and Transition Zones

- a) Development in Low and Mid Rise (LMR) areas and identified Transition Zones must respond to site-specific conditions and provide an appropriate transition in scale where there is a significant change in building height, such as between 1–2 storey dwellings and 6–8 storey apartment buildings
- b) Side and upper-level setbacks are to be provided in accordance with Table 3 and Figure 6 to:
 - i. moderate changes in building scale and bulk
 - ii. provide a landscaped buffer between buildings
 - iii. establish an appropriate visual backdrop
 - iv. protect the privacy and amenity of new and existing residents
- c) A minimum of one-third (33%) of the side setback area, and no less than a continuous 1-metre-wide strip, is to be provided as deep soil planting between the new building and the property boundary. Landscaping is to include suitable screen planting to enhance privacy and soften the interface between buildings
- d) Basement structures are to be setback a minimum of 1 metre from side boundaries to enable the provision of deep soil zones suitable for screen planting, contributing to privacy, landscape continuity and canopy establishment.

4.3.3. Rear setback

Controls

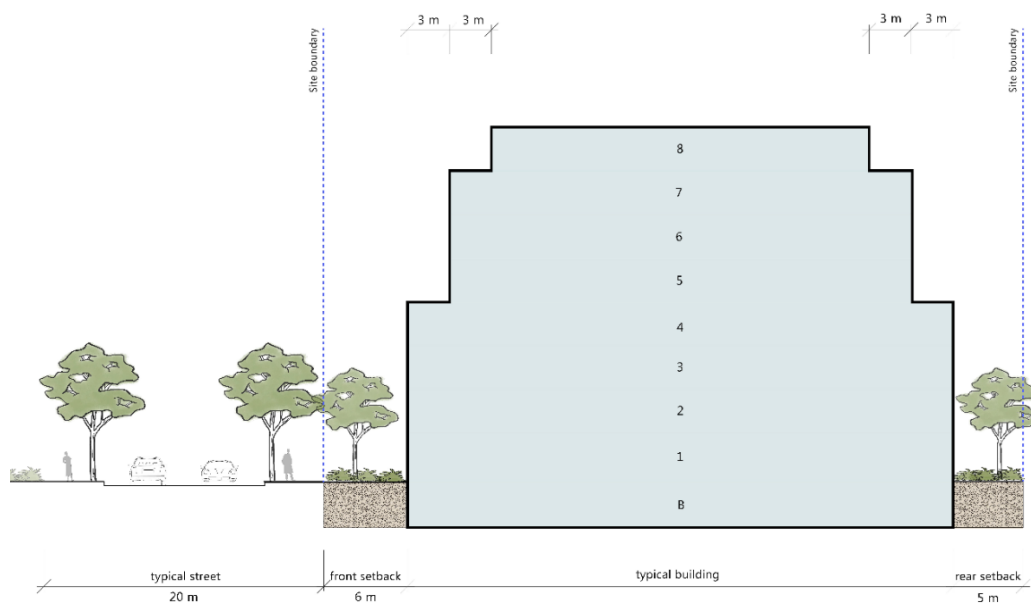
- a) For Residential Flat Buildings and Multi Dwelling Housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater

- b) For attached dwellings, provide a minimum rear setback of 25% of the allotment depth or 8m, whichever is the lesser. Any garages fronting rear lanes may encroach upon the rear setback areas
- c) Rear building setbacks are to comply with Table 4 and Figure 10
- d) The required rear setback may be varied in the following scenarios:
 - i. Allotments with an irregular shape
 - ii. Allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth)
 - iii. Allotments with the rear boundary abutting a laneway
 - iv. If a central courtyard is provided in the development.

Table 4: Minimum rear setback

Minimum rear setback in the LMR area		
Zero to 4 storeys	5 to 7 storeys	Top level of building setback (at level 7 or 8)
RFBs and Multi-dwelling Housing - Setback to be a minimum of 15% of the site depth, or 5m, whichever is the greater.	3m setback from predominant rear building alignment	3m setback from level below
Minimum rear setback outside the LMR area		
Zero to 3 storeys	4 storeys and above	
RFBs and Multi-dwelling Housing - Setback to be a minimum of 15% of the site depth, or 5m, whichever is the greater.	3m setback from predominant rear building alignment	
Attached dwellings		
Setback to be a minimum of 25% of the site depth, or 8m, whichever is the lesser.	3m setback from predominant rear building alignment	6m setback from predominant rear building alignment

Figure 10: Rear setback for RFB



5. Building design

5.1. General

Explanation

Following the establishment of the permissible building envelope (defined by FSR, Height of Building (HOB), and front, side and rear setbacks), development must be designed to respond to the site's specific characteristics and its surrounding natural and built context.

Building form, massing and articulation play a critical role in determining how development is perceived within the streetscape and from adjoining properties. Well-designed façades and building elements can reduce the apparent bulk and scale of development, contribute to visual interest, and reinforce the desired character and continuity of the street.

Façade composition, including the arrangement of building elements, materials and detailing, should be carefully considered to achieve a high-quality architectural outcome that enhances both the public domain and residential amenity.

Objectives

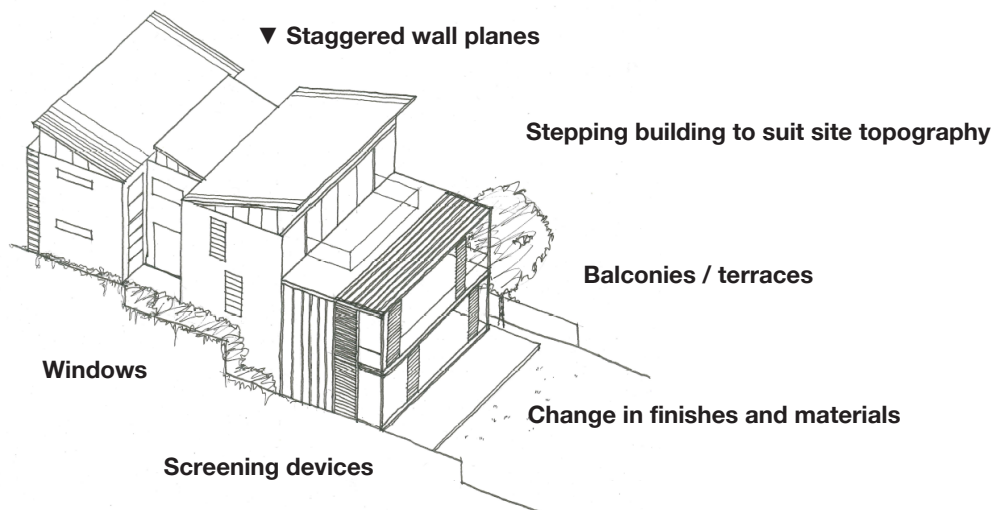
The design objectives are to:

1. Ensure the form, scale, massing and proportions of development respond to and are compatible with the site's characteristics including topography, configuration, orientation and surrounding natural and built context
2. Ensure building facades are well articulated to contribute positively to the character of the streetscape, rhythm and continuity of the streetscape
3. Promote high quality internal design, with well proportioned, functional dwelling layouts that deliver a high standard of residential amenity
4. Encourage contemporary and innovative designs that enhances neighbourhood character particularly in areas undergoing change.

Controls

- a) Development must respond to the natural topography of the site. On sloping sites, the building form is to be modelled or stepped to follow the prevailing landform and avoid concentrating excessive structural bulk on either the uphill or downhill portions of the site
- b) Building form should avoid "wedding cake" or "pyramid" configurations where these result in dominant or visually intrusive built forms that are inconsistent with the natural landform or surrounding context. Building façades must be articulated to reduce apparent bulk and scale, and to achieve a human scale when viewed from adjoining properties, the public domain and key vantage points. This may be achieved through a combination of the following design measures:
 - i. variation and modulation of window openings
 - ii. inclusion of balconies, terraces or private open space elements
 - iii. articulation of entry elements such as porches or lobbies
 - iv. use of recessed and projecting wall planes
 - v. variation in materials, finishes and textures
 - vi. incorporation of architectural detailing and design elements

Figure 11: Design measures for modelling and articulating a building



Source: Randwick City Council

- c) Divide side elevations into sections, bays or modules of not more than 12m length, separated by measures, such as recesses or side courtyards, to avoid massive or unrelieved walls. Refer Figure 11
- d) Articulate all street elevations for development on corner allotments
- e) 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 provide an integrated composition

Note

For heritage items or buildings located within Heritage Conservation Areas (HCAs), a clear distinction must be made between original (historic) fabric and new works. This ensures that additions or alterations are sympathetic to the heritage significance of the place.

Refer to Part B2 – Heritage of the Randwick Development Control Plan (DCP) for detailed requirements and guidance on heritage conservation, including design principles, documentation, and assessment criteria.

- f) 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
- g) Master bedrooms must have a minimum area of 10m² and other bedrooms 9m², both with a minimum dimension of 3m (excluding wardrobe space).

5.2. Housing mix

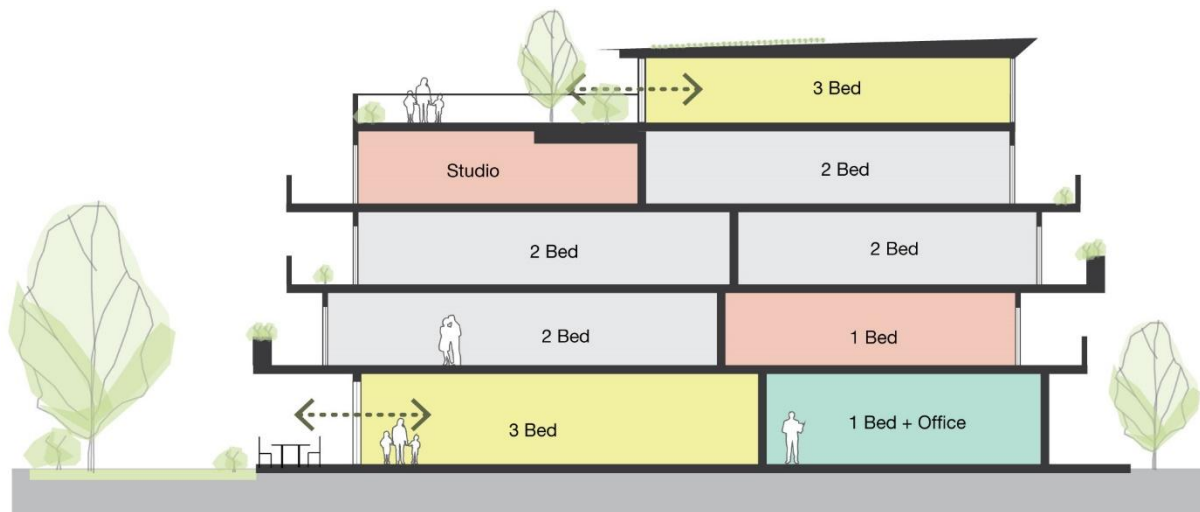
Explanation

There is a growing demand for apartment living within well serviced, high amenity areas across the Randwick LGA. Medium density residential areas are generally located within proximity to frequent public transport, commercial centres and open space, making them well-suited to a diverse range of households.

As identified in the Randwick Local Strategic Planning Statement (LSPS), the future population is expected to comprise a broad mix of household types including single persons, couples, families with children and group households.

It is therefore essential that apartment development delivers a diversity of dwelling types to respond to varying lifestyle needs, household structures and affordability considerations. A balanced mix of one, two, and large three or more bedroom apartments, is required to support residents at different life stages, including families, older persons and key workers and to promote inclusive and sustainable communities.

Figure 12: Housing mix



Source: Randwick City Council 2022

Objectives

The objectives for housing mix are to:

1. Provide a diversity of housing types to meet the needs of a range of demographics, household structures, physical abilities and income groups
2. Ensure development delivers a balanced mix of dwelling sizes and configurations to respond to current and future social and demographic trends within the Randwick LGA
3. Achieve consistency with the Apartment Design Guide (ADG), including Objective 4K (Apartment Mix), by encouraging flexible and adaptable dwelling design that can respond to changing occupant needs over time.

Controls

- a) Development is to comprise a mix of apartment types, where gardens, adaptability and accessibility are more easily achievable for elderly people, families with children, or people living with disabilities
- b) At least 30% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be one or two bedroom dwellings, or both
- c) At least 30% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be three or more-bedroom dwellings
- d) At least 20% of the total number of apartments of three bedrooms or more are to be located on the lower floors of the building or with access to large, landscaped terraces
- e) Family friendly apartments should be located at the ground and podium levels to utilise larger terrace areas for play, and in positions with direct sightlines of Communal Open Space for parental supervision.

Definition

Family friendly apartments are dwellings specifically designed for family accommodation with more bedrooms and enhanced access to green spaces, child play spaces and communal spaces.

Note

As a result of the above dwelling mix controls, self-contained studio apartments cannot make up more than 40% of the total number of dwellings within a development.

5.3. Articulation and modulation

Explanation

New buildings in medium density residential areas must be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape, particularly in relation to heritage and contributory items and surrounding lower scale residential neighbourhoods.

Modulation and articulation of street facing building façades are essential to reduce the perceived bulk of buildings, enhance visual interest and improve the relationship between built form and the public domain. For side and rear façades, articulation contributes to improved amenity for adjoining properties, including access to light, privacy, and outlook for private garden spaces.

Corner buildings occupy visually prominent locations and must be thoughtfully designed to address all street frontages. These buildings should express their residential function, contribute positively to the public realm and maximise passive surveillance through well-considered openings and façade treatments.

Objectives

The objectives for articulation and modulation are to:

1. Create visually interesting, well-articulated building facades contribute positively to the residential character of the streetscape and respect the scale and character of nearby heritage buildings and HCAs
2. Ensure buildings provide a human-scale response through thoughtful design of architectural elements and proportions
3. Promote high-quality architectural outcomes that enhance the visual and functional quality of the built environment
4. Ensure corner buildings are well designed and respond to the distinct characteristics of each street frontage and contribute to the identity and legibility of the precinct.

Controls

- a) All buildings are to incorporate articulation through a variety of architectural elements such as window openings, balconies, balustrades, fins, blade walls, parapets, sunshades and louvres to create visual interest, depth and light and shade to the façade
- b) Building modulation should reflect the historical subdivision pattern of the site, reinforcing the rhythm and grain of the existing urban fabric

- c) Large expanses of blank walls are to be avoided. Where blank walls are unavoidable, they must be treated with architectural detailing, material variation or landscaping and articulated to achieve an appropriate interface with the public domain
- d) Building articulation should respect and complement the adjoining built form and contribute positively to the streetscape
- e) Corner buildings are to be expressed by giving visual prominence to elements of the façade e.g. a change in building articulation, material or colour, roof expression or increased height
- f) Corner buildings must be designed with visual prominence, using changes in articulation, materials, colour, roof form, or height to emphasise their location.

Note

Where fronting a light rail corridor, the design of new development should consider TfNSW AMB Standard: T HR CI 12090 ST Airspace and External Developments.

5.4. Floor to ceiling heights

Explanation

Ceiling height together with room sizes and balconies or terraces are important elements of good design and enhanced resident amenity. Adequate ceiling height can create a sense of spaciousness and provide greater access to sunlight and daylight, improving sustainability and allow flexibility for future uses.

Floor-to-ceiling heights for apartments are to comply with the requirements of the Apartment Design Guide (ADG).

Figure 13: Building cross section showing potential ground floor commercial use



Source: Randwick City Council 2022

Objectives

The objectives for floor to ceiling heights are to:

1. Promote daylight access and cross ventilation of building interiors and contribute to the flexible use of buildings
2. Provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3. Allow the lower levels of buildings, near commercial zones, to be converted from a residential to a non-residential use in the future
4. Allow adequate space between floors for acoustic treatment

5. Ensure that buildings are well proportioned and contribute to ground level activation.

Controls

- a) Minimum floor-to-ceiling heights (in accordance with the ADG) are to be provided as follows:
 - i) Ground Floor – 3.3m
 - ii) First Floor and above – 2.7m
- b) The minimum floor-to-floor height of residential building levels, first floor and above, should be 3.1m, unless detailed cross sections and engineering justifications are provided that establish the feasibility of a lesser height. Council prefers 3.2m floor-to-floor to accommodate ceilings, floor finishes, services and step downs.

5.5. Building façade

Explanation

The treatment and detailing of building facades play a critical role in shaping the perceived scale, proportion and architectural quality of a development. Well designed facades contribute positively to the character of the streetscape and quality of the public domain. A skilful façade design involves the thoughtful arrangement of building elements, including openings, textures, materials and colours. These elements should be arranged to reflect the building's internal layout and structural logic while providing strong visual interest and reducing the apparent bulk and scale of the development. High-quality façade design should respond to the surrounding built context and contribute to a cohesive and legible streetscape, while also enhancing residential amenity through appropriate articulation, shading and environmental performance.

Note

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

Objectives

The objectives for building façades are to:

1. Ensure building facades are well articulated to contribute positively to the streetscape, reduce perceived bulk and reinforce the scale and character of the surrounding neighbourhood
2. Require façade design to respond to the existing and desired future character of the area through composition, materials and detailing
3. Encourage contemporary and innovative architectural design that enhances the visual quality of development and contributes to a coherent and evolving neighbourhood character, particularly in areas undergoing change.

Controls

- a) Development must be designed to address all street and laneway frontages with active, articulated and visually engaging façades that contribute positively to the public domain
- b) Buildings are to be oriented so that the primary front wall alignments are generally parallel to the street property boundary or respond to the established street pattern
- c) Building facades must be articulated to reflect the function of the building, present a human scale, and contribute to the proportions and visual character of the streetscape. This may be achieved through a combination of the following design strategies:

- i. Defining a base, middle and top section that responds to its overall scale and massing
- ii. Expressing the internal layout or structural system of the building through visible elements, such as columns, beams, floor slabs and party walls or structural bays
- iii. Providing a coherent arrangement of window types and openings that reflect the internal uses (for example, a living room window versus a bathroom window) and enhance façade rhythm and composition
- iv. Incorporating balconies or terraces that respond to the residential amenity, building orientation, outlook including cantilevered balconies, partially or fully recessed balconies, and Juliet-style elements or French balconies as appropriate
- v. Designing balustrades to reflect the type and location of the balconies. Carefully consider whether balconies should be transparent or solid, considering the integration of air conditioning units and the required level of solar access and privacy
- vi. Incorporating weather and sun protection devices appropriate to the orientation of the building elevation, including eaves, awnings, hoods, louvres, pergolas
- vii. Highlighting building entries through architectural elements such as canopies, porticos or awnings
- viii. Expressing vertical circulation elements (such as stairwells and lift cores) through façade articulation, with recesses, projecting elements, blade walls, bays and the like
- ix. using a coordinated palette of materials, finishes and textures to create visual interest and cohesion
- x. Incorporating integrated planting such as vertical gardens or green walls (landscape planting mounted on building elevations) where appropriate
- d) Development must avoid large, continuous and unarticulated blank walls. Building elevations are to be articulated to provide visual interest and reduce perceived bulk, including by dividing building facades into sections, bays or modules of exceeding 10m in length, and/or by incorporating changes in wall plane, such as recesses, projections or staggered elements
- e) Building services, including pipes and downpipes, are to be integrated into the building design and concealed within the fabric of the building such as within balcony slabs, drop panels, columns, or wall cladding to maintain a high quality façade presentation
- f) Alterations and additions to existing residential flat buildings must achieve a cohesive and integrated architectural design outcome. New works are to be designed to be consistent with or complement the existing building in terms of materials, finishes and detailing; maintain a unified façade composition and architectural expression and ensure the development is perceived as a single, coordinated building form.

5.6. Roof design

Explanation

The roof is a key architectural component that contributes to the overall form, silhouette and expression of a building. Roof design plays an important role in how development is perceived within the streetscape and broader skyline, particularly where buildings are visible from multiple vantage points.

A well-considered roof form can enhance the visual character of the locality, reinforce the architectural composition of the building, and contribute to a coherent and legible built form. Roof design also supports environmental performance through the integration of elements such as shading, natural ventilation and opportunities for renewable energy generation.

Objectives

The objectives for roof design are to:

1. Ensure roof design integrates with the overall form, proportions and façade composition of the building
2. 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
3. Broaden the dwelling mix by creating opportunities for larger sized units on the uppermost storey
4. Promote high amenity apartment design with good natural ventilation
5. Provide opportunities for creating interesting roof forms that contribute to the streetscape and neighbourhood character.

Figure 14: The roof structure contributes to the three-dimensional form of the building.



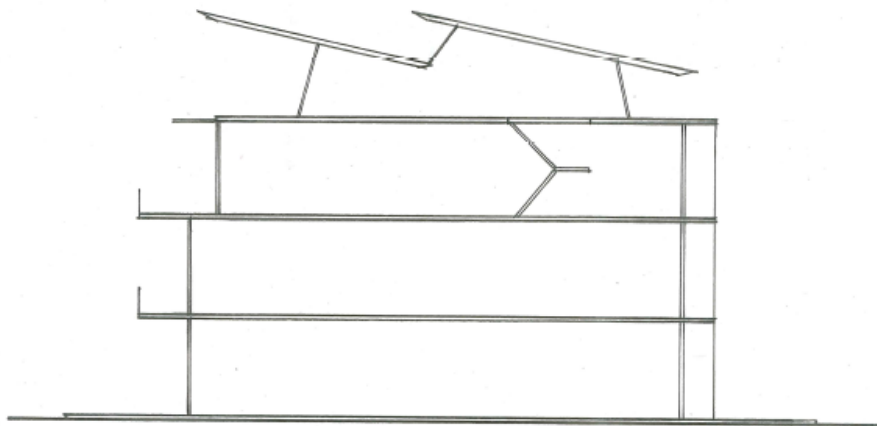
Source: Candalapas Architects

Controls

- a) 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
- b) Design the roof form to respond to the orientation of the site, such as eaves and skillion roofs to respond to sun access
- c) Use a similar roof pitch to adjacent buildings, particularly if there is consistency of roof forms across the streetscape
- d) 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
- e) 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
- f) 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 so that they are not readily visible from the public domain
- g) Terraces, decks or trafficable outdoor spaces on the roof may be considered only if:

- i. There are no direct sightlines to the habitable room windows and private and communal open space of the adjoining residences
 - ii. The size and location of terrace or deck will not result in unreasonable noise impacts on the adjoining residences
 - iii. 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
 - iv. Any shading devices, privacy screens and planters do not adversely increase the visual bulk of the building
- i) The provision of landscape planting on the roof (that is, a “green roof”) is encouraged. Any green roof must be designed by a qualified structural engineer, and by a Landscape Architect or designer with details shown on a landscape plan.

Figure 15: Roof design can create an interesting top to a building



Source: Randwick City Council

5.7. Building entry, legibility, mailboxes

Explanation

The design of the pedestrian entry to a building is an important aspect of the arrival experience and greatly assists the legibility of access and entry to the building.

Objectives

The objectives for pedestrian entries are to:

1. Provide clearly identifiable and safe pedestrian entries to buildings
2. Contribute positively to the façade design and the streetscape
3. Provide well located and functional mail facilities.

Controls

- a) Separate and clearly distinguish between pedestrian pathways and vehicular access
- b) Present new development to the street in the following manner:
 - i. Locate building entries so that they relate to the pedestrian access network and desire lines

- ii. Design the entry as a clearly identifiable element in the façade composition
- iii. Integrate pedestrian access ramps into the overall building and landscape design
- iv. For Multi Dwelling Housing and Residential Flat Buildings, provide direct entries to the individual dwellings within a development from the street where possible
- v. 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)
- c) Provide weather protection for building entries
- d) Mailboxes are to be provided in accordance with the delivery requirements of Australia Post
- e) A mailbox must clearly mark the street number of the dwelling that it serves
- f) Design mailboxes to be convenient for residents and to not clutter the appearance of the development from the street. Design solutions include:
 - i. Locate mailboxes adjacent to the main entrance of a building
 - ii. Positioning mailboxes at 90 degrees to the street, rather than parallel.

Note

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

5.8. Internal circulation

Explanation

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

Objectives

The objectives for internal circulation are to:

1. Create safe and pleasant spaces for circulation of residents and visitors and their possessions
2. Facilitate good apartment layout with optimal environmental performance
3. Contribute positively to the built form and façade articulation.

Controls

- a) Enhance the amenity and safety of circulation spaces by:
 - i. Providing natural lighting and ventilation where possible
 - ii. Providing generous corridor widths at lobbies, foyers, lift doors and apartment entry doors
 - iii. Allowing adequate space for the movement of furniture
 - iv. Minimising corridor lengths to give short, clear sightlines
 - v. Avoiding tight corners
 - vi. Articulate long corridors with a series of foyer areas, and/or providing windows along or at the end of the corridor
- b) Use multiple access cores to:

- i. Maximise the number of pedestrian entries along a street for sites with wide frontages or corner sites
- ii. Articulate the building façade
- iii. Limit the number of dwelling units accessible off a single circulation core on a single level. Refer to ADG 4F Common circulation and spaces.

5.9. 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

The objective for apartment layout is to:

1. Ensure apartment layouts provide a 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

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

5.10. Private open space, balconies and roof terraces

Objectives

The objectives for Private Open Space (POS), balconies and roof terraces are to:

1. Enhance resident amenity by providing appropriately sized POS and balconies in accordance with the requirements of the ADG section *4E Private open space and balconies*
2. Ensure that balconies and terraces are integrated into the overall architectural form and detail of residential apartment buildings
3. Ensure through the location and design of private open spaces, balconies and roof terraces that the visual and acoustic privacy between one resident and another is maintained.

Controls

- a) Provide a primary balcony for each apartment in accordance with the ADG requirements, including minimum area and depth, in accordance with the apartment type
- b) Provide for ground level apartments, a private open space in accordance with the ADG requirements, satisfying the requirements for minimum area and depth
- c) POS and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.

5.11. Colours, materials and finishes

Explanation

Developments are to be well-designed, using high quality materials, finishes and detailing, that complement and enhance the streetscape character and quality of an urban or suburban area. Subject to heritage considerations, the use of face brickwork is encouraged, due to its capacity to contribute scale, detail, texture and a rich colouring to the building façade. The colours, materials and finishes of a new building are to be consistent with:

- If in a Heritage Conservation Area (HCA) consistent with the development controls in DCP Part B2 Heritage and the advice provided by the Council Heritage officer
- If in a defined Local Character Area, to be consistent with the relevant Local Character Statement and the development controls in DCP section *B1 Local Character Areas*
- Where a precinct specific DCP section applies to the site, the design is to comply with the required colours, materials and finishes

Objectives

The objectives for colours, materials and finishes ensure:

1. Colour and material schemes contribute to the articulation of the building and enhance the streetscape character
2. Surface materials and finishes are durable and fit for their purpose
3. The retention or recycling (subject to heritage status) of existing sandstone block walls
4. That the materials and finishes palette for coastal locations, within 500m of the ocean high water mark, is suitably robust and will not deteriorate in salt sea air conditions.

Controls

- a) Provide a finishes schedule and illustrations detailing the proposed materials and finishes in the DA documentation (identify on plans, elevations and finishes schedule)
- b) The selection of colour and material palette must complement the character and style of the building
- c) In Foreshore Scenic Protection Areas (FSPA), the exterior colour scheme must complement the natural elements in the coastal location. The colour palette must predominantly consist of light toned neutral hues
- d) Use the following measures to complement façade articulation:
 - i. Changes of colours and surface texture
 - ii. Inclusion of lightweight materials to contrast with solid masonry surfaces
 - iii. The use of natural stone is encouraged
- e) Avoid the following materials or treatment:
 - i. Reflective wall cladding, panels, tiles or roof sheeting
 - ii. High reflective or mirror glass
 - iii. Large expanses of glass or curtain wall that is not protected by sunshade devices

- iv. Large expanses of rendered masonry
- v. Light colours or finishes where they may cause adverse glare or reflectivity impacts
- f) The use of face brickwork and or stone is encouraged for medium to large buildings (up to 9 stories). Rendered masonry is also supported to a limited extent, to complement a face brickwork material palette. This is due to brickwork and stonework's capacity to contribute scale, detail, texture and a rich colouring to the building facade – a limited and well considered palette is encouraged
- g) For residential and commercial buildings, the extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary façade finish/material are to be avoided. Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas
- h) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration e.g. steel elements should be stainless steel within 500m of the coastline, rather than galvanised steel – that deteriorates in a few years in a coastal location
- i) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

5.12. Alterations and additions to Attached Dwellings

Explanation

Attached dwellings are often comprised of a symmetrical pair of dwellings that together result in a balanced and harmonious unified composition. The addition of a second storey, extensions to the side or rear, or material changes to one half of the attached dwellings e.g. metal deck roofing replacing slate or tile roofing, can result in an undermining of the overall composition.

Objective

The objective for alterations and additions to Attached Dwellings is to:

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

Controls

- a) Additional storeys to the main building or street frontage are generally not supported where:
 - i. A building is part of an intact group or streetscape
 - ii. The existing building is comparable to a consistent or predominant building height in the streetscape
 - iii. The predominant height of development in the vicinity of the site is single storey.
- b) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings
- c) 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
- d) 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

- e) 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
- f) A detached pavilion can be located at the rear boundary, limited to single storey where the allotment is long enough to provide adequate POS 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 alterations and additions to heritage items or in 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 DCP section *B2 Heritage* for further details.

5.13. Alterations and additions to Residential Flat Buildings

Explanation

Walk-up Residential Flat Buildings (RFB), typically built between the 1950s-1970s, form a significant proportion of medium density residential dwellings in the Randwick LGA. These older RFBs 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, contains design principles and concepts to promote and guide the refurbishment of older RFBs.

Objective

The objective for alterations and additions to RFBs is to:

1. Promote design excellence in the refurbishment of older RFBs.

Controls

- a) The comprehensive refurbishment of older walk-up RFBs must have regard to the Randwick City Council *'Design Ideas for Rejuvenating Residential Flat Buildings'* manual
- b) Alterations and additions to RFBs located within HCAs 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:
 - i. Providing for a combination of materials, colours and finishes to the building façade that are compatible with the HCA or heritage item
 - ii. Incorporating elements such as shading devices, blade walls or vertical elements to articulate the façade of the building
 - iii. Providing for balconies and terraces that can help recess garages
 - iv. Incorporating landscaping and where practical suitable fencing to the street frontage
 - v. Where practical, remove external elements that detract from the appearance of the HCA or heritage item.

Figure 16: Example of RFB refurbishment



Before



After

Source: Smart Design Studio

6. Amenity

The following amenity provisions on solar access and overshadowing, natural ventilation, visual and acoustic privacy and view sharing are to ensure a high standard of amenity is realised for new and neighbouring residents.

6.1. Overshadowing and solar access

Explanation

Solar access is a critical design consideration for achieving high residential amenity and energy efficiency. Buildings should be sited and designed to maximise daylight and direct sunlight to living areas and private open space and communal open space areas. Good solar design reduces reliance on artificial lighting and heating, improves comfort, and supports sustainability.

Development must also retain reasonable levels of solar access to neighbouring dwellings, open spaces, and solar panels, and minimise overshadowing impacts, particularly during mid-winter (21 June), which represents the worst-case scenario for solar access.

Objectives

The objectives for solar access and overshadowing are to:

1. 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
2. Ensure development retains reasonable levels of solar access to the neighbouring properties and the public domain
3. Provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.

Definition

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

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

Controls

Solar access for proposed development

- a) For Residential Flat Buildings (RFBs):
 - i. At least 70% of apartments must receive a minimum of 2 hours of direct sunlight to living rooms and POS between 9am and 3pm at mid-winter
 - ii. No more than 15% of apartments may receive no direct sunlight during this period
- b) For Attached Dwellings or Multi-Dwelling Housing:

All dwellings must receive a minimum of 2 hours of direct sunlight to living rooms and POS between 9am and 3pm at mid-winter

- c) Where site constraints or orientation limit compliance, applicants must demonstrate how solar access and energy efficiency have been maximised through alternative design solutions.

Solar access for surrounding development

- a) The living rooms of neighbouring dwellings or RFBs, must receive a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter
- b) The POS of a neighbouring residential property must receive a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter
- c) Where existing development currently receives less sunlight than this requirement, the new development is not to reduce this by more than 20%
- d) Shadow diagrams are to be provided with existing and future shadows hourly from 9am to 3pm at mid-winter, including analysis of potential impacts on neighbouring building living spaces, and private and communal open space
- e) Solar panels (of a neighbour) are to retain a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter
- f) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the efforts made in the careful siting and design of the new development in relation to the existing neighbouring dwelling living areas and POS, to mitigate potential issues of overshadowing and the reduction in direct solar access and/or ambient daylight
- g) Where a precinct specific DCP section applies to the site, the detail block plan controls apply.

6.2. Energy efficiency and natural ventilation

Explanation

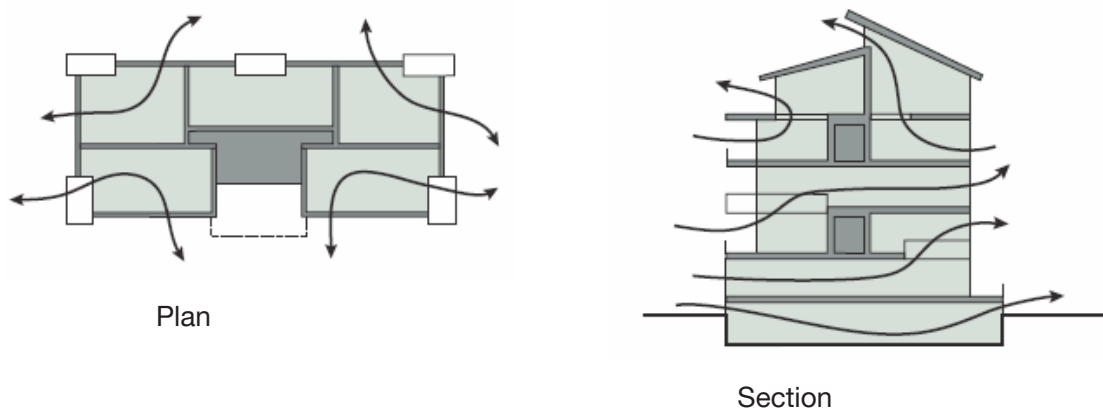
Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

Objectives

The objectives for natural ventilation and energy efficiency are to:

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

Figure 17: Achieving natural cross-ventilation in RFBs

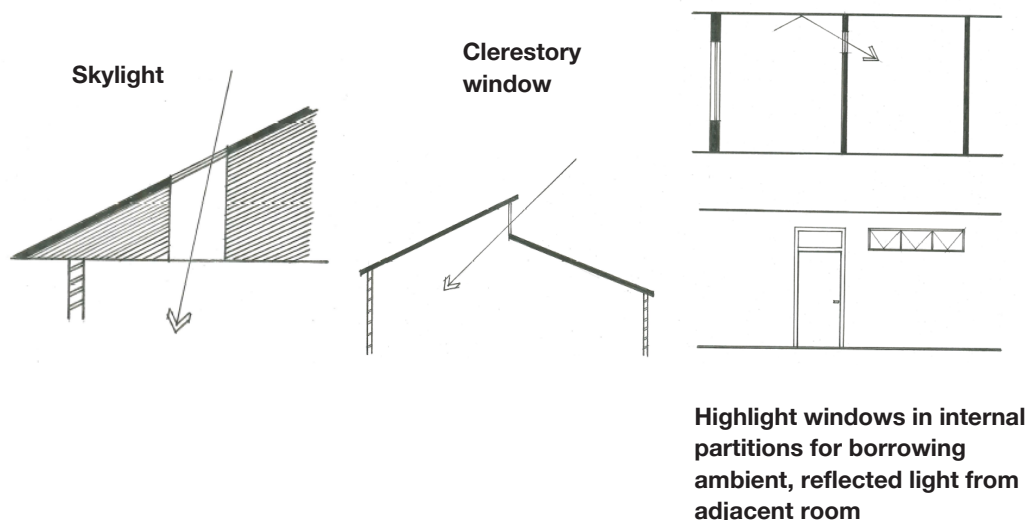


Source: ADG

Controls

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

Figure 18: Measures for optimising daylight access to the interior of dwellings



Source: ADG

- b) 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
- c) 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
- d) Aligning with ADG section 4B *Natural ventilation* requirements, a minimum of 60% of residential units in the first nine storeys are to be naturally cross ventilated
- e) Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

6.3. Visual privacy

Explanation

Developments are to be designed to optimise privacy by minimising cross viewing and overlooking from the indoor and outdoor living areas of new dwellings to the living spaces of adjoining dwellings. Design measures are to be considered to protect privacy, including the location and type of window element, physical screens, the positioning and orientation of balconies, decks and terraces, screen planting in deep soil and planter boxes 'on structure'.

Objectives

The objectives for visual privacy are to ensure:

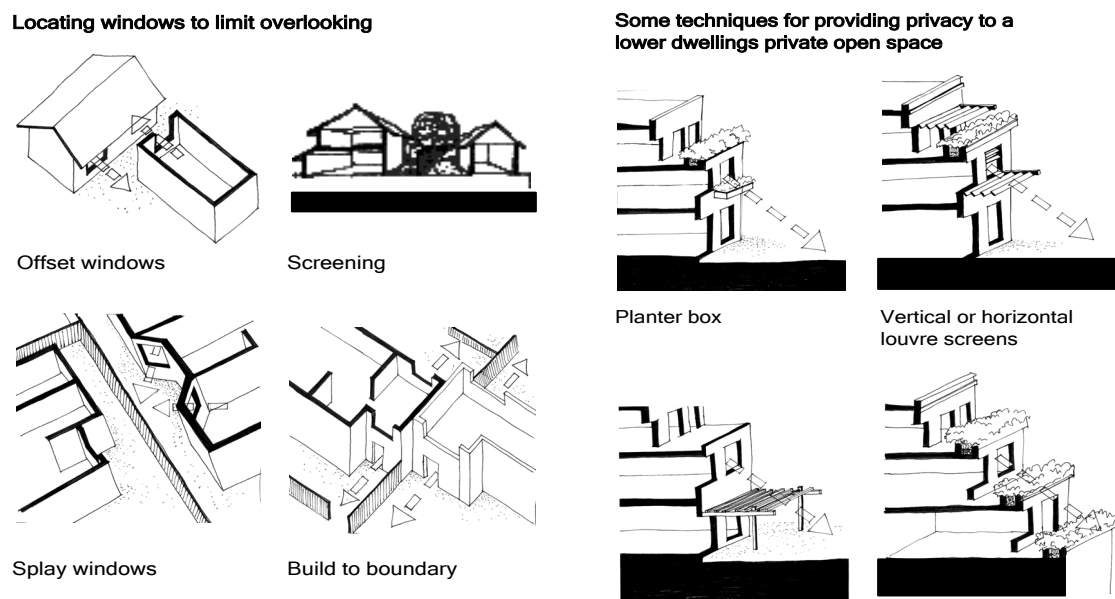
1. A high level of amenity by providing for a reasonable level of visual privacy for dwellings and neighbouring properties
2. New development is designed so that its occupants enjoy visual and acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties
3. The sensitive design of buildings optimises visual privacy, by minimising cross viewing and the overlooking of adjoining dwelling habitable and recreational garden space (POS and COS).

Controls

- a) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the design of the relevant building to mitigate potential issues of visual privacy
- b) Locate windows and balconies of habitable rooms to minimise overlooking of windows or glass doors in adjoining dwellings (whether part of the development or on adjoining properties). Refer to the Figure 14 which illustrates techniques to protect privacy
- c) Orient balconies to the front and rear boundaries or to courtyards as much as possible. Avoid orienting balconies to any habitable room windows on the side elevations of the adjoining dwelling
- d) 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
- e) Locate and design areas of POS to ensure a high level of user privacy. Landscaping, screen planting, fences, shading devices and screens are used to prevent overlooking and to improve privacy
- f) Development must be designed to protect the visual and acoustic privacy of adjoining new and existing residents. Side elevations are to incorporate appropriate design measures, including:
 - i. careful placement and orientation of windows and balconies
 - ii. use of recessed and projecting façade elements or articulated wall planes
 - iii. integration of screening devices where required
- g) Design measures are to minimise direct overlooking and be applied consistently along the full length of the elevation
- h) All windows, balconies and terraces are to be considered in the design to ensure privacy is achieved at all potential interfaces
- i) In achieving privacy and residential amenity, priority is to be given to building separation, siting, orientation and window placement. Development must minimise overlooking of Private or Communal Open Space through primary design measures. Secondary measures including fixed screens, obscure glazing or screen planting are to be used only where primary responses are insufficient

- j) Secondary measures may include the design of privacy screens including (but not limited to):
 - iv. Translucent or obscured glazing
 - v. Fixed timber or metal slats mounted horizontally or vertically
 - vi. Fixed vertical louvers with the individual blades oriented away from the private open space or windows of the adjacent dwellings
 - vii. 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.

Figure 19: Privacy building design techniques



Source: ADG

6.4. Acoustic privacy

Explanation

New developments must be sited and designed to minimise noise transmission between new and adjoining existing dwellings. This includes minimising and managing the potential for noise transmission between different living and sleeping areas of the same development particularly in dual occupancy or semi-detached dwellings with a common wall.

Development is also to be sited and designed to minimise impacts from significant external noise sources, such as arterial roads, flight paths, industrial activity and port operations ensuring a high level of residential amenity without relying solely on mechanical ventilation.

Objectives

The objectives for acoustic privacy are to:

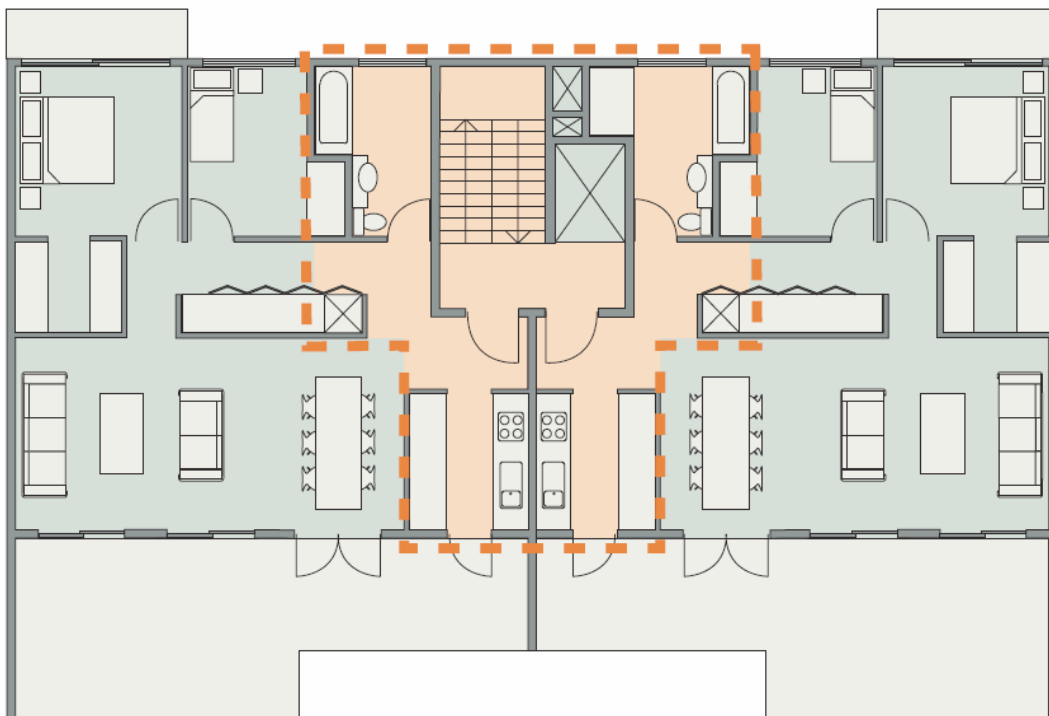
1. Ensure a high level of amenity by providing for a reasonable level of acoustic privacy for new dwellings and existing neighbouring properties
2. Design dwellings so that the occupants enjoy acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties

3. Ensure dwellings are designed to minimise impacts from significant exterior noise sources such as arterial roads, flight paths, industries and ports
4. Design buildings with adequate separation within the development and from adjoining properties.

Controls

- a) Design the building and internal layouts to minimise noise transmission between buildings and apartment to apartment by:
 - i. Locating busy, noisy areas (such as living rooms, kitchens) near each other and grouping quiet areas such as bedrooms away from noise sources
 - ii. Use storage and circulation spaces as acoustic buffers
 - iii. Minimising the extent of shared party walls
- b) Separate quiet areas such as bedrooms from common recreation areas, parking areas, vehicle access ways, plantrooms and AC units and other noise generating activities
- c) Incorporate appropriate measures to maximise acoustic privacy such as:
 - i. Double glazing of windows
 - ii. Operable screened balconies
 - iii. Solid courtyard walls
 - iv. Sealed entry doors.

Figure 20: Locate sleeping rooms away from the main living areas

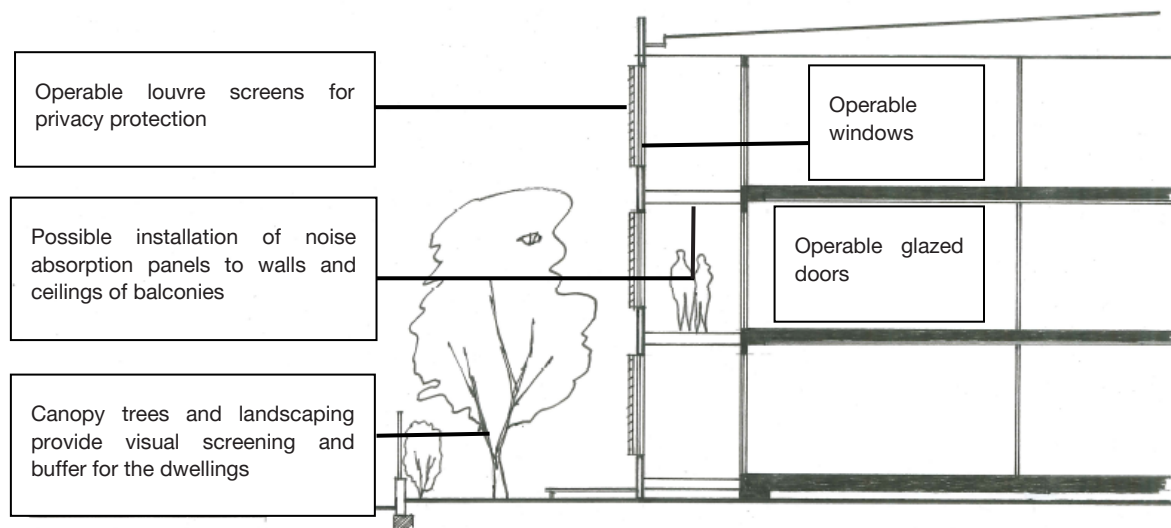


Source: ADG

- d) For developments fronting arterial roads or other significant noise sources:

- i. Provide noise mitigation measures to ensure an acceptable level of living amenity for the dwelling units is maintained
- ii. Submit a noise assessment report prepared by a qualified Acoustic Consultant must be submitted with suitable noise mitigation solutions
- iii. Demonstrate the design is to achieve an acceptable level of noise exposure in the interior space, without relying on mechanical ventilation
- iv. 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. Note: Fully enclosed balcony spaces count towards the GFA of the building
- e) Where unique site conditions exist, or in the case of NSW Pattern Book developments, exceptions may be considered are assessed on merit. Proposals must demonstrate how siting and design mitigate acoustic impacts on the relevant building, room or outdoor terrace/balcony.

Figure 21: Enclosed balconies and loggias may be used to attenuate traffic noise.



Source: ADG

6.5. Safety and security

Explanation

The 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

The objectives for safety and security are to:

1. Consider the safety and security of residents and the security of the neighbourhood through building and landscaping design
2. 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

- a) Design buildings and spaces for safe and secure access to and within the development. Design solutions include, but are not limited to:
 - i. Sheltered, well-lit and highly visible entries to buildings and mail collection areas
 - ii. Direct entry to ground level dwellings from the street rather than from a common foyer
 - iii. Security access to the building and individual floors
 - iv. Provide a clear line of sight between one circulation space to the next
 - v. Avoiding recessed alcoves or potential entrapment points adjacent to entries, along hallways and within car parks
 - vi. Providing direct access between car park and residential levels
- b) For Multi Dwelling Housing and Attached Dwellings, provide direct access between the private garages and the dwellings where possible
- c) For RFBs, provide direct, secure access between the parking levels and the main lobby on the ground floor
- d) Design window and door placement and operation to enable ventilation throughout the day and night without compromising security, and without mechanical means
- e) Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development
- f) Resident car parking areas must be equipped with security grilles or doors
- g) Control visitor entry to all units and internal common areas by intercom and remote locking systems
- h) Provide adequate lighting for personal safety in common and access areas of the development
- i) 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
- j) External lighting must be neither intrusive nor create a nuisance for nearby residents
- k) 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*.

6.6. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities.

The Infrastructure SEPP Clause 101 (c) requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road. Reference can also be made to the

Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

Objectives

The objectives for air quality are to:

1. Encourage both new and existing development to be designed to provide good indoor air quality for occupants
2. Protect residents from the harmful effects of air pollution

Controls

- a) All developments that adjoin a main road and at Council's discretion are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
- b) Applicants are to submit a statement which explains how the proposal has addressed the NSW Government 'Development Near Rail Corridors and Busy Roads – Interim Guideline'
- c) The air intakes for mechanical ventilation are to be located well away from major roads or the pollution source (e.g. on top of tall buildings) or provided with filtration to remove particulates
- d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated
- e) Vegetative screens should be investigated where appropriate to assist in maintaining local ambient air amenity and to improving aesthetics and visual impacts from an adjacent roadway.

7. Car parking and access

Explanation

Car parking and vehicular access driveways and ramps 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 are to consider potential impacts on the streetscape character.

Objectives

The objectives for car parking are to:

1. Ensure the location and configuration of car parking are integrated with the site planning and building design
2. Ensure that car parking and access facilities do not visually dominate the property frontage or adversely detract from the streetscape character
3. Minimise hard paved surfaces occupied by driveways and parking, to maximise opportunities for deep soil planting and permeable surfaces
4. 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 DCP Part B7 Transport, traffic and parking for applicable vehicle, bicycle and motorbike parking rates.

7.1. Location

Controls

- a) Car parking facilities must be accessed off rear lanes or secondary street frontages where available
- b) The location of car parking and access facilities must minimise the length of driveways and extent of impermeable surfaces within the site
- c) 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
- d) Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane boundary
- e) RFBs and Multi Dwelling Housing developments are to comply with the following:
 - i. Car parking must be provided underground in a basement or semi-basement for new development
 - ii. On grade (surface) car parking may be considered for sites on a merit basis, with the car park located on the side or rear of the allotment away from the primary street frontage
 - iii. 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

- f) 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:
 - i. Single car width only
 - ii. Recessed behind the front façade alignment.

7.2. Configuration

Controls

- a) Except for hardstand car spaces and garages, all carparks must be designed to allow vehicles to enter and exit the property in a forward direction
- b) For RFBs and Multi Dwelling Housing, the maximum width of a driveway is 6m. In addition, the width of driveway must be tapered towards the street boundary as much as possible
- c) For controls on the configuration of hardstand car spaces, carports, garages and driveways for Attached Dwellings, refer to DCP section C1 Low Density Residential
- d) Provide basement carparking consistent with the following requirements:
 - i. Provide natural ventilation where possible e.g. where not fully underground
 - ii. Integrate ventilation grills into the façade composition and landscape design
 - iii. The external enclosing walls of carpark must not protrude above ground level (existing) by more than 1.2m. This control does not apply to sites affected by potential flooding
 - iv. Use landscaping to soften or screen any carpark enclosing walls
 - v. Provide safe and secure access for building users, including direct access to dwellings where possible
 - vi. Improve the appearance of carpark 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 carpark entry recess to the extent visible from the street as a minimum
 - Concealing service pipes and ducts within those areas of the carpark that are visible from the public domain
- e) Where on-grade (surface) car park cannot be avoided, incorporate the parking area into the landscape design of the site:
 - i. Use planting to screen the parking areas from view from the COS and POS and the public domain
 - ii. Provide canopy or shade trees among parking bays
 - iii. Use a combination of paving materials to define the parking surface.

7.3. Parking facilities forward of front façade alignment

Controls

- a) 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 may be located forward of the front building line provided that it is designed to minimise visual and streetscape impacts. as specified below:

Attached Dwellings

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

RFBs and Multi Dwelling Housing

- a) Carparking for RFB or shop-top housing is to be in the building basement, naturally ventilated, is not to protrude more than 1.2m above existing ground level, and the extent of the basement carpark is to consider the need to provide areas of deep soil to support effective screen planting along the interface boundary (generally the two side boundaries) and in front and rear setback areas
- b) Incorporate landscaping in the site frontage
- c) The carpark must not require the removal of significant landscape elements of the streetscape, such as rock outcrop or sandstone retaining walls
- d) Vehicular access is to be provided from a rear lane or secondary street where available, and proposal access points are to be set back from intersections and to consider the amenity of adjoining residences (re: safety, noise, headlights)
- e) The maximum driveway width is 6m
- f) Minimise the length and height of the carpark enclosing walls and driveway entries
- g) Car park entry driveways/ramps/associated retaining walls are to be designed as visually recessive components of the building elevation to minimise the visual impact on the streetscape
- h) Façade finishing materials are to continue into the car park entry recess, service pipes and ducts are to be concealed from the street. High quality external finishes/materials are required for all visible carparking enclosing walls and entry doors /shutters
- i) The car park location must not pose a risk to the safety of pedestrians
- j) Proposals are to include bicycle, motorcycle and scooter parking at the required rates, EV charging infrastructure and fast charging facilities. When required provide end of trip facilities. Provide car share spaces and Green Travel Plans. For details of parking rates, EV charging requirements, end of trip facilities, car share and Green Travel Plans refer to DCP Part B7 Transport, traffic and parking.

8. Fencing and ancillary development

8.1. 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

1. The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences are to complement the building on the site and the streetscape
2. 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
3. Fences are designed to minimise opportunities for graffiti and malicious damage.

8.2. General

Controls

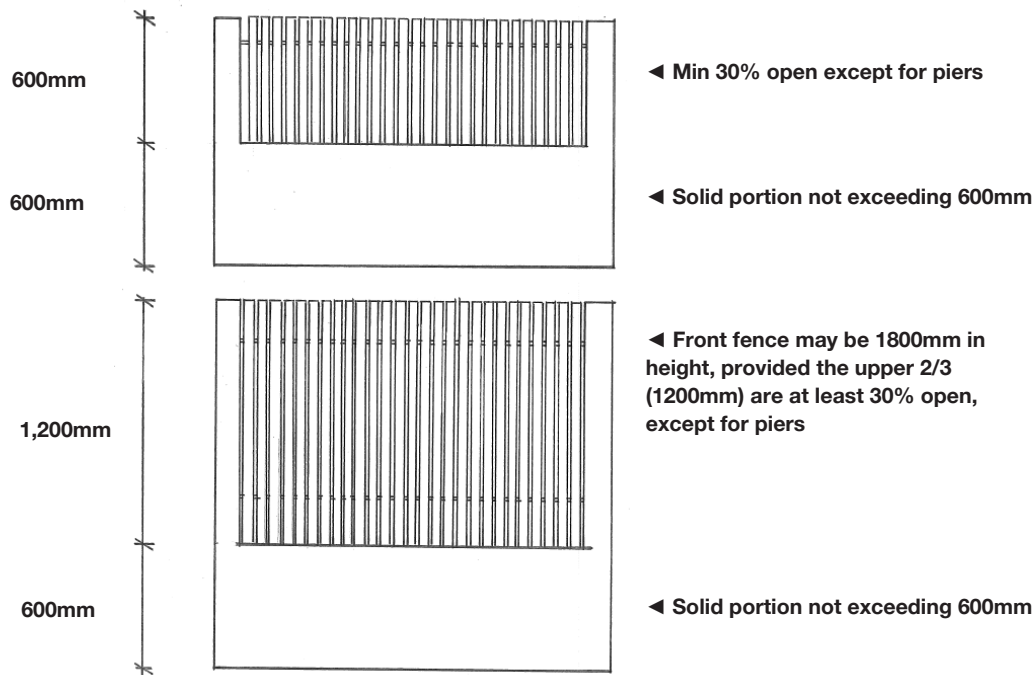
- a) Fences are constructed with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering
- b) Sandstone fencing must not be rendered and painted
- c) The following materials must not be used in fences:
 - i. Steel post and chain wire
 - ii.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

8.3. Front fencing

Controls

- a) The fence must align with the front property boundary or the predominant fence setback line along the street
- b) The maximum height of front fencing is limited to 1.2m, 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 1.8m, provided the upper two-thirds are partially open, except for piers
- c) Construct the non-solid portion of the fence with lightweight 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

Figure 22: Configuration of front fencing



Source: RCC

- d) A solid front fence of up to 1.8m in height may be permitted in the following scenarios:
 - i. Front fences for sites facing arterial roads
 - ii. 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.
 - iii. Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), to avoid continuous blank walls
- e) 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
- f) 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
- g) Gates must not open over public land
- h) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

8.4. Side and rear fencing

Controls

- a) The maximum height of side, rear or common boundary fences is limited to 1.8m, 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 2.2m above ground level (existing)

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

Note

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining landowners, 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 at the following website: www.legislation.nsw.gov.au.

8.5. Outbuildings

The following controls apply to outbuildings as defined in the Randwick LEP 2012:

Controls

- a) Outbuildings must be located behind the alignment of the front building façade to maintain the visual character of the streetscape
- b) Outbuildings must be positioned to optimise backyard space/usability and must not encroach on required deep soil permeable zones or landscaped areas
- c) Outbuildings must be single storey only, with a maximum height of 3.6m and a maximum wall height of 2.4m measured from natural ground level.

8.6. Swimming and spa pools

The following controls apply to swimming pools and spa pools.

Controls

- a) Position pools to avoid damage to the root systems of existing trees on the subject site and adjoining properties and ensure compliance with tree protection zones
- b) Site pools to minimise noise and privacy impacts on adjoining dwellings, particularly in relation to pool pumps, filters, and recreational use
- c) Pools must not encroach on required deep soil zones or landscaped areas that contribute to stormwater infiltration and biodiversity
- d) Provide acoustic screening or enclosures for pool equipment to reduce noise impacts on neighbouring properties
- e) Incorporate water efficiency measures, such as:
 - i. Pool covers to reduce evaporation
 - ii. Water saving filtration systems
 - iii. Rainwater or recycled water for topping up pools where feasible
- f) Ensure pool fencing complies with the Swimming Pools Act 1992 and is integrated with the landscape design to minimise visual impact
- g) Design pools to avoid overshadowing of adjoining private open space and maintain reasonable solar access

- h) Where pools are located near boundaries, provide adequate setbacks and screening to maintain privacy and reduce visual bulk
- i) For spa pools, ensure energy-efficient heating systems, such as electric heat pumps rather than gas heaters, and incorporate thermal insulation to reduce heat loss. These measures help minimise greenhouse gas emissions and improve operational efficiency.

8.7. Storage

Explanation

Adequate storage is essential for the functionality and amenity of residential dwellings. Insufficient storage can lead to cluttered living spaces and the inappropriate use of car parking areas for storage, reducing on-site parking availability and increasing pressure on on-street parking.

Objective

1. Provide sufficient, accessible and secure storage for everyday household items in accordance with ADG section 4*G Storage* ensuring convenience and functionality for residents.

Controls

- a) Each dwelling must include readily accessible and separately contained storage areas located within the dwelling or in secure, dedicated space
- b) Storage facilities may be provided in basement or sub floor areas, or attached to garages. Where basement storage is provided, it should not compromise natural ventilation in the car park, reduce sight lines or obstruct pedestrian access to parked vehicles
- c) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:
 - i. Studio apartments – 4m³
 - ii. One-bedroom apartments – 6m³
 - iii. Two-bedroom apartments – 8m³
 - iv. Three plus bedroom apartments – 10m³
- d) At least 50% of the required storage must be located within the dwelling for convenience and security
- e) Storage spaces must be:
 - i. Weatherproof and secure
 - ii. Easily accessible without compromising circulation or amenity
 - iii. Designed to accommodate bulky items (e.g., bicycles, prams, sports equipment)
- f) For multi-unit developments, communal storage areas may be provided for large items, provided they are secure and conveniently located.

8.8. Laundry and clothes drying facilities

The following controls apply to laundry and clothes drying facilities:

Controls

- a) Provide a retractable or demountable clothesline in the private courtyard of each dwelling to allow outdoor drying
- b) Each dwelling must include an internal laundry space that is functional and ventilated
- c) If this is not feasible, allocate a dedicated space within the primary balcony for drying and use screening devices or suitable balustrades to minimise visual clutter from the public domain

- d) Clothes drying facilities must be designed to:
 - i. Avoid overshadowing of neighbouring properties
 - ii. Maintain privacy and visual amenity
 - iii. Comply with sustainability principles by maximising natural ventilation and sunlight.

8.9. Street addressing policy

Under the Local Government Act 1993 and the NSW Address Policy, Council is the designated authority responsible for allocating property addresses. All addressing must comply with the standards set out in the NSW Address Policy and User Manual.

Council will allocate and, where necessary, amend street numbers in a manner that is consistent, logical, and fit for purpose, in accordance with statutory requirements, public interest, and relevant information provided by applicants. The objective is to maintain a uniform addressing system that supports emergency services, public safety, efficient service delivery, and ease of navigation.

Further provision relating to street addressing for residential land uses are contained in Council's [Street addressing policy](#).



STRATEGIC PLANNING

Randwick Development Control Plan C3 Universal, adaptable and accessible housing

D06205948

27 July 2026



File reference	D06205948	Date	Signature
Prepared by	CP	September 2025	
Coordinator Review	DA	September 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

Universal, adaptable and accessible housing are dwellings incorporating construction and design elements to meet people's changing mobility requirements over their lifetime. The focus is on creating safe, accessible, and functional housing for diverse demographics including elderly, families with children, and people with permanent or temporary disabilities.

This approach aligns with the principles of the *Disability Discrimination Act 1992*, which ensures that the built environment is inclusive and does not create barriers to participation in everyday life. Under the Act, it is unlawful to discriminate against a person on the basis of disability in relation to access to premises, accommodation and land. These provisions reinforce the obligation to design housing that is accessible, equitable, and inclusive for all members of the community.

This Part applies to the following developments in Randwick City:

- Attached dwellings
- Multi dwelling housing
- Residential flat buildings
- Shop top housing

This Part is also encouraged for:

- New dwelling houses
- Semi-detached dwellings
- Dual occupancies

Universal housing

Universal housing derives from Australia's commitment to inclusive and accessible living environments, as reflected in the National Construction Code (NCC), *Livable Housing Design Guidelines*. The Guidelines have now evolved into the *Livable Housing Design Standard*. This change streamlines the platinum-level elements found in the initial Guidelines. The *Standard* provides best practice for long-term functionality and adaptability including step-free access, wider openings, suitable circulation and reinforced walls.

Adaptable and accessible housing

Adaptable and accessible housing supports the development of dwellings that can respond to the changing needs of occupants over time. This approach is guided by the following Australian Standards:

Australian Standards AS 4299 - 1995 Adaptable Housing

This Australian Standard provides technical design guidelines for adaptable housing, which can be easily modified to suit the changing needs of occupants, including people with disabilities and the elderly.

Australian Standards AS 1428 - 2001 Design for Access and Mobility

This Australian Standard supports inclusive design by specifying technical detail and minimum design requirements for access to buildings, circulation spaces, ramps, doorways, and sanitary facilities.

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

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

2. Universal housing

Definition

Universal housing incorporates elements that are ‘designed-in’ at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants. It ensures homes are practical, functional, and adaptable for people of all ages and abilities, supporting aging in place and inclusive communities.

Objectives

The objectives for universal housing are to:

1. Incorporate universal design principles at the planning and construction stages, ensuring accessibility features are built-in rather than retrofitted
2. Ensure the Liveable Housing Design Standard elements are achieved across new developments
3. Ensure dwellings are visually integrated into the surrounding streetscape, avoiding segregation or stigma
4. Increase the supply of universal housing within Randwick City
5. Promote sustainable development by extending the usability and lifespan of dwellings
6. Ensure housing is safe, functional, and accessible for people of all ages, abilities and life stages.

Controls

- a) Proposed development must incorporate the following universal design measures for all ground floor dwellings:
 - i. An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance, incorporating step-free access
 - ii. At least one ground level entrance into the dwelling with a clear opening width minimum of 1m
 - iii. Internal doors and corridors with widths that allow comfortable movement, ideally minimum 820 mm doorways and 1m corridors
 - iv. A toilet on the ground (or entry) level that provides adequate circulation space for accessibility
 - v. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rail for future adaptability
 - vi. Hob-free and step-free entry into the shower
 - vii. A continuous handrail on one side of any stairway where the rise is more than 1m
- b) Where proposed, all universally designed dwellings must be clearly identified on the submitted DA plans
- c) For new dwelling house, semi-detached dwelling and dual occupancy development, consider incorporating the universal design measures outlined in control 2(a)
- d) Additional best practice provisions:
 - Provide level thresholds at all external doors.
 - Ensure kitchen layouts allow for wheelchair circulation and adaptable workspaces.
 - Include accessible power points and switches at appropriate heights.
 - Design bathrooms and laundries for future adaptability, including provision for front-loading appliances.
 - Ensure parking spaces for adaptable dwellings comply with AS2890.6 (Accessible Parking).

Note

Control a) is adapted from the Livable Housing Design Standard 2022. Further information is available at: <https://ncc.abcb.gov.au/resource/standard/livable-housing-design-standard>

Note

Variations to control 2(a), 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 and accessible housing

Definitions

Adaptable housing incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, as specified by the *Australian Standard AS 4299 - Adaptable Housing*. It includes three classification levels:

- Class A: meets all essential and desirable features
- Class B: meets all essential and 50% desirable features
- Class C: meets all essential features

Accessible housing specifies technical design requirements that meet the functional needs for a person with a disability. It is informed by Australian Standard AS 1428 – Design for Access and Mobility.

Objectives

The objectives for adaptable and accessible housing are to:

1. Ensure adaptable and accessible dwellings that are included in residential development, are in accordance with AS 4299 and AS 1428
2. Increase accessible and adaptable housing options
3. Provide an accessible, continuous path and adequate circulation space within residential development.

Controls

- a) In addition to the requirements of universal housing control 2 (a), a minimum 20% of dwellings in new multi dwelling housing, shop top housing and residential flat buildings containing 10 or more dwellings, must be adaptable dwellings and designed and constructed to a minimum Class C Certification under AS 4299 Adaptable Housing

Note

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

- b) Where the development does not provide for lifts, the adaptable dwellings are to be located on the ground floor of the development

Note

For the purposes of control (b), adaptable dwellings provided on the ground floor of a development substitutes the equivalent number of dwellings of universal design required under Universal housing control (a).

- c) The design of adaptable dwellings must be integrated into the existing development environment with the use of consistent materials and finishes
- d) Where proposed, the adaptable dwellings must be clearly identified on the submitted DA plans
- e) All communal spaces must be accessible in accordance with AS1428, ensuring usability for people with disabilities

Note

Parking requirements for adaptable housing are contained Part B7 Transport, traffic and parking of the DCP.

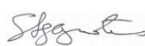
STRATEGIC PLANNING

Randwick Development Control Plan C4 Co-living housing & boarding houses

D06205954

27 July 2026



File reference	D06205954	Date	Signature
Prepared by	MS	October 2025	
Coordinator Review	DO	October 2025	
Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

Explanation

Randwick City Council is committed to supporting a diverse range of housing options that meet the varied needs of our community. This includes those on lower incomes, those with complex needs, students and our essential workers groups who are vital to our local economy and the delivery of essential services such as healthcare, education and community programs.

Boarding houses have traditionally played and continue to play a key role in providing affordable rental accommodation, particularly for lone person households who may not be prioritised for social housing. Under State Environmental Planning Policy (Housing) 2021 (Housing SEPP) boarding houses are a form of affordable rental housing that must meet key requirements including maintaining rooms as affordable housing in perpetuity, management by a registered community housing provider, compliance with the NSW Ministerial Housing Guidelines and a minimum occupancy period of 3 months. Additional requirements are set out in the Boarding Houses Act 2012 and Boarding Houses Regulation 2013.

Co-living housing is a form of residential accommodation that includes at least six private rooms, each for individual or shared occupancy, with access to communal facilities. It is distinct from boarding houses in that it does not require affordability provisions or management by a registered community housing provider. Development standards for Co-living housing are specified in Clause 69 of the Housing SEPP including individual room sizes, occupancy site area, communal facilities, design/amenity requirements and car parking.

The definitions for 'Co-living housing' and 'boarding house' are contained in the Randwick Local Environmental Plan 2012.

Co-living developments are exempt from the Apartment Design Guide (ADG), unless otherwise required by a local environmental plan. This exemption allows for smaller private spaces, supplemented by communal living areas, which can improve financial viability and affordability for lone-person households, including essential workers and those on moderate incomes.

This part of the DCP aims to improve the quality of boarding houses and co-living development, whilst addressing housing diversity through the application of specific development controls.

This section of the DCP builds on the Housing SEPP provisions by setting local objectives and development controls aimed at ensuring high-quality outcomes for residents and the community.

Applicants should also refer to other relevant parts of this DCP where applicable with specific consideration given those under 'Part B – General Controls' that includes controls for:

- Local charter and heritage
- Sustainability and resilience
- Landscaping and biodiversity
- Waste & water management
- Transport, traffic and parking
- Management plans
- Part D that includes location specific controls for sites within specific precincts, local and commercial centres.

In addition to other parts of this DCP, this part should be read in conjunction with:

- State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
- The Randwick Local Environmental Plan 2012 (RLEP)
- Boarding Houses Act 2012
- National Construction Code (NCC)

Building classifications under the Building Code of Australia

The Building Code of Australia (BCA) outlines technical provisions for the design and construction of boarding houses and co-living developments, covering aspects such as fire safety, access, and structural stability. The BCA classifies buildings based on their intended use, with boarding houses falling under two distinct classifications, Class 1b and Class 3, as detailed in Table 1 below.

This part of the DCP part applies to both Class 1(b) and Class 3 buildings.

Table 1: BCA Building Classifications

BCA Building Class	Definition
Class 1(b)	“small-scale shared accommodation” (boarding houses, hostels, guest houses, co-living) under the 12 person / 300 m ² threshold.
Class 3	larger-scale premises (commercial-type accommodation, boarding schools, larger hostels, co-living above thresholds).

Note

Refer to the BCA for detailed buildings classifications.

1.1. Application

This DCP section applies to all development applications (DA) for new or existing co-living developments or boarding houses, which seek approval for:

- Establishing a new purpose-built co-living development or boarding house
- Conversion or adaptation of an existing building to a co-living development or boarding house
- Alteration, intensification, or refurbishment of an existing co-living development or boarding house.

2. General objectives & controls

2.1. Amenity, character and built form

Explanation

Boarding house and co-living housing developments must be designed to deliver high levels of residential amenity, respond sensitively to the character of the surrounding area, and achieve a high-quality built form. This includes ensuring adequate privacy, solar access, ventilation, acoustic protection, and access to open space for residents. Developments should respect the scale, form, and architectural context of neighbouring buildings and contribute positively to the streetscape. Built form must support internal functionality, future adaptability, and passive environmental performance, while minimising adverse impacts on adjoining properties.

Objectives

1. Promote housing choice and affordability through the delivery of high-quality boarding houses in Randwick City
2. Ensure high standards of amenity and safety for residents of co-living housing developments and boarding houses, as well as for surrounding neighbours
3. Manage co-living developments to ensure they support housing diversity while remaining consistent with the objectives of the applicable land use zone
4. Ensure large scale student housing is designed to minimise any potential land use conflicts and local infrastructure impacts through appropriate design
5. Ensure new co-living developments and boarding houses are compatible with the scale, character and streetscape of the surrounding built form
6. Promote physical accessibility in the design of co-living housing developments and boarding houses to support inclusive living environments
7. Foster social interaction and social cohesion through built form that encourages shared spaces and a sense of belonging
8. Support future adaptability by ensuring that structural design and amenity standards do not constrain potential conversion to ADG-compliant residential unit.

Controls

- a) Built form must comply with the relevant parts of *Part B*, *Part C* or *Part D* of this DCP
- b) Development applications for co-living housing and boarding houses must address the following:
 - i. For Class 3 buildings, provide a Design Report
 - ii. For Class 1(b) buildings, address the following in the Statement of Environmental Effects:
 - Demonstrate compliance with the minimum amenity standards for co-living housing under the Housing SEPP 2021 and the relevant chapters of this DCP and identify any enhancements that improve these standards to achieve a higher level of living amenity for occupants e.g. increased communal living area size, ceiling heights, and bedroom dimensions
 - Clearly explain how the built form responds to the desired local character and surrounding context including the relationship to heritage or contributory buildings. The proposal must deliver a high-quality built form design and well-integrated public/private domain interface at the ground level that is consistent with the built form chapter of this DCP relevant to the zone in which the development is proposed

- Outline how the development achieves improved sustainability, natural cross ventilation and solar access, passive thermal design, reduced reliance on mechanical systems, effective waste management and reduced operational costs
- c) Submit an Acoustic Report prepared by a suitably qualified acoustic consultant addressing:
- i. Potential noise sources during operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems
 - ii. Desirable acoustic performance criteria addressing potential external nighttime noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music
 - iii. Mitigation measures such as effective sound proofing construction and management practices to minimise impacts on occupants
 - iv. Indicative locations of facilities including bathrooms, kitchens and laundries and associated appliances must be indicated clearly on the relevant plans submitted with any development application
- d) Internal layout must:
- i. Locate kitchen, dining room, lounge room and outdoor open space adjacent to or directly accessible from each other
 - ii. Position similar uses (such as bedrooms or bathrooms) back-to-back, to minimise internal noise transmission
 - iii. Design communal open space, balconies and bedroom windows or other communal areas, to minimise overlooking, privacy intrusion and acoustic impacts on adjoining properties
- e) minimise the number of party (shared) walls between rooms where possible and provide additional acoustic mitigation measures where this is unavoidable
- f) Use screen fencing, landscaping and acoustic barriers where practicable to reduce noise and reduce visual impacts to adjoining properties
- g) Design co-living housing and boarding house developments to support future adaptability, including potential conversion to other residential formats. This includes:
- i. Incorporating Design for Disassembly principles and controls in Part B3 Sustainability and Resilience of this DCP to allow for efficient reconfiguration, reuse, or recycling of building components
 - ii. Avoiding structural layouts that limit flexibility or constrain future compliance with the Apartment Design Guide (ADG)
 - iii. Using modular or demountable construction methods where feasible to reduce waste and support long-term sustainability
 - iv. Ensuring that services (e.g. plumbing, electrical, ventilation) are accessible and adaptable to accommodate future changes in use or layout.

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.

2.2. Boarding rooms and co-living housing rooms

Explanation

The design and layout of individual rooms in boarding houses and co-living housing developments directly affect the comfort, privacy, and wellbeing of residents. Ensuring adequate room size, access to natural light and ventilation, and appropriate facilities supports a high standard of living and long-term adaptability of the development.

Controls

- a) All habitable rooms must comply with the minimum room size requirements specified in the Housing SEPP. In addition, rooms must have a minimum internal width of 2.6m to avoid poor-quality long-and-narrow room layouts and to support functional living spaces
- b) Co-living developments must achieve a range of room sizes as follows:
 - i. A minimum of 20% of rooms must have a minimum floor area of 25sqm
 - ii. No more than 20% of rooms may be provided at the minimum sizes prescribed under the Housing SEPP being 12sqm for a single room and 16sqm for a double room; and
 - iii. A minimum of 50% of all rooms must include a private balcony designed in accordance with the Apartment Design Guide for studios, with a minimum area of 4sqm and minimum depth of 2 metres
 - iv. Where balconies are provided, their design and location must prioritise:
 - north facing rooms to maximise solar access
 - smaller single rooms to enhance amenity for occupants
 - rooms facing a primary street to support passive surveillance, contribute to active street edges and enhance the public domain and streetscape.
- c) Developments must include a mix of room typologies, including cluster arrangements, to support diverse living needs and promote social interaction
- d) Rooms must be designed and oriented to maximise direct sunlight and ensure adequate levels of daylight throughout the day contributing to occupant amenity, comfort and well-being
- e) Each room must include a window opening or external opening to provide natural light and ventilation. Windows must have minimum glass area equivalent to at least 10% of the room's total floor area. Where balconies or terraces are provided, they are to be directly accessible from the room and contribute to improved amenity
- f) All double occupancy rooms must include an en-suite bathroom. En-suite bathrooms are also strongly encouraged in single occupancy rooms to enhance privacy and amenity. Kitchenettes are encouraged to support independent living. Gas appliances must not be installed within individual boarding rooms and co-living rooms due to health and safety risks associated with gas use in small spaces (which are typically smaller than an ADG compliant studios). and high density living.

Note:

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

En-suite bathrooms are to be a minimum of 2.1sqm which must include a hand basin and a shower that is a minimum of 0.8sqm. Accessible bathrooms must meet the requirements of Part C3 of this DCP and the relevant Australian Standards for accessible bathrooms.

Any kitchenette with appliances or capable of catering to portable appliances must provide adequate mechanical ventilation to ensure smells and toxic fumes do not impact the amenity and health of occupants.

2.3. Communal living areas, kitchen, bathroom and laundry facilities

Explanation

Communal facilities are essential in shared living environments. Their design must ensure accessibility, functionality, and hygiene while supporting social interaction and resident wellbeing. These spaces must meet minimum standards and be designed to accommodate the number of residents safely and efficiently.

Controls

- a) All communal living areas, kitchens, bathrooms and laundry facilities must comply with requirements of the Housing SEPP:
 - i. Clause 24 for Boarding Houses
 - ii. Clauses 68 & 69 for Co-living housing
- b) Communal kitchen, bathroom, and laundry facilities must be provided and easily accessible to all residents, unless these facilities are included within individual boarding or co-living rooms
- c) Communal Kitchens must include:
 - i. One sink with running hot and cold water and one cooktop for every 6 residents (or part thereof)
 - ii. 0.13 cubic metres of refrigerator storage space per resident
 - iii. 0.05 cubic metres of freezer storage space per resident
 - iv. 0.30 cubic metres of lockable drawer or cupboard storage space per resident
- d) Communal Bathroom facilities must include:
 - i. one wash basin with hot and cold water
 - ii. one toilet and one shower for every 6 residents in rooms without en-suite facilities. For development more than 12 rooms without ensuite bathrooms, provide separate male and female bathroom facilities
- e) Laundry Facilities must include:
 - i. one automatic washing machine with a capacity of 5kg or greater and one domestic dryer for every 10 residents
 - ii. Where possible, locate clotheslines to maximise solar access while maintaining the amenity of communal open space and avoiding visual intrusion from the street
- f) Communal areas should be located and designed to minimise noise impacts on rooms and neighbouring properties.

Notes:

Communal Living Area Calculation

Only indoor communal living and dining areas should be included in the calculation of communal living space. The following areas must be excluded from this calculation:

- Boarding rooms
- Kitchens
- Bathrooms
- Laundries
- Reception areas
- Storage rooms
- Parking areas
- Hallways and corridors
- Enclosed balconies
- Any other non-living spaces

This ensures that communal living areas are accurately measured and reflect usable shared spaces intended for social interaction and resident comfort.

Kitchen Ventilation

All communal and shared kitchen areas must be equipped with adequate mechanical ventilation systems to prevent the build-up of cooking odours, smoke, and potentially harmful fumes. Ventilation must be designed to protect the health and amenity of residents, particularly in developments with high occupancy and compact layouts.

2.4. Communal open space

Explanation

Communal open space provides opportunities for recreation, relaxation, and social interaction. It must be well-designed, accessible, and receive adequate sunlight to enhance amenity. Landscaping and shared facilities should support both environmental performance and community building.

Controls

- a) Communal open space in boarding house and co-living developments must comply with the relevant provisions of the Housing SEPP. In addition, communal open space must:
 - i. Be provided at ground or podium level in the form of a courtyard or terrace area that is accessible to all residents
 - ii. Be located and orientated to maximise solar access, with at least 50% of the communal open space receiving at least 2 hours of direct sunlight in mid-winter between 9am and 3pm
 - iii. Incorporate a combination of both hard and soft landscaped areas with a minimum of 50% of the communal open space comprising soft landscaped areas to support biodiversity, amenity and stormwater management
 - iv. Include shared facilities such as fixed outdoor seating benches, barbecues and the like to encourage social interaction and community well-being
 - v. Be located outdoors and include partial cover for weather protection, such as pergola, canopy or the like, provided such structures do not result in

unreasonable overshadowing on adjoining properties or occupy more than 15% of the total communal open space.

Note:

If provided, a roof terrace cannot be used as the sole or main communal open space. It can only function as supplementary open space to minimise privacy impacts on neighbouring properties in residential zones and enhance the living amenity for occupants.

Refer to Part C1 Low Density Residential and Part C2 Medium Density Residential DCP for other specific controls on roof-top terraces.

2.5. Accessibility

Explanation

Inclusive design ensures that all residents, regardless of ability, can access and use the facilities safely and comfortably. Compliance with national standards and legislation supports equitable access and promotes social inclusion.

Controls

- a) All new boarding house and co-living developments including conversions or additions to existing buildings must:
 - i. Comply the minimum access requirements set out in the Building Code of Australia (BCA) and AS 1428.1 (Design for Access and Mobility)
 - ii. comply with the Disability Discrimination Act (DDA) and the Access to Premises Standards, ensuring equitable access for people with disabilities. These combined requirements support inclusive design and ensure buildings are safe, suitable, and accessible for all users.

2.6. Safety and crime prevention

Explanation

Safety and security are critical in shared living environments. Passive surveillance, clear sightlines, and secure access arrangements help prevent crime and promote a sense of safety for residents and neighbours. CPTED principles should be embedded in the design to support long-term safety outcomes.

Controls

- a) Locate building entry points and internal entries to living areas where they are clearly visible from common spaces to support passive surveillance
- b) Locate at least habitable room (such as lounge room, kitchen, dining or bedroom) to allow casual observation of the street and communal open space
- c) Where possible locate the main entry point at the front of the site, away from the side boundaries and adjoining properties
- d) Use open fencing or low-level landscaping to separate private open space from public and communal areas, maintaining visibility while defining boundaries
- e) Select trees and low-lying shrubs to maintain clear sight lines and do not create opportunities for concealment or entrapment
- f) For development resulting in over 12 rooms and catering to mixed demographics, design of floorplates secure separation of resident groups. For example, the top floor of a three-storey development may be designed to allow for restricted access to only the residents of that floor, allowing for vulnerable people (such as those escaping domestic violence or elderly women) to be housed securely and separately from other residents. This provides

community housing providers (CHP) with flexibility to implement tailored security measures

- g) Install surveillance camera technology at:
 - i. external entry/exits points
 - ii. internal stairwells with limited passive surveillance
 - iii. any proposed lifts
- h) For all Class 3 development submit a Crime Prevention Through Environmental Design (CPTED) report or risk assessment demonstrating how CPTED principles are adequately incorporated into the design of the development. The level of detail should be proportionate to the scale of the development
- i) Class 1(b) developments, demonstrate basic CPTED measures within the submitted documentation such as the statement of environmental effects, design report or submitted plans.

Note:

The installation of surveillance devices must be in compliance with the Surveillance Devices Act 2007 to ensure any such technology does not impact the privacy of residents.

2.7. Parking and traffic

Explanation

Appropriate parking and traffic management ensures developments integrate safely and efficiently with the surrounding street network. Assessments must consider impacts on traffic flow, pedestrian safety, and service access, particularly for larger developments or those in sensitive locations.

Controls

- a) Development must comply with parking rates within Part B7 – Transport, traffic and parking of this DCP and/or the Housing SEPP
- b) In addition to the above, all Class 1(b) developments must be supported by a Traffic and Parking Impact Assessment (TIA) prepared by a suitably qualified professional, addressing:
 - i. Existing traffic conditions
 - ii. ingress and egress arrangements
 - iii. waste collection
 - iv. likely impacts on traffic flows and the surrounding street network
 - v. pedestrian and traffic safety
- c) Class 3 development must be supported by:
 - i. A comprehensive Traffic and Parking Impact Assessment (TIA) addressing the above and all relevant requirements in Part B7 of this DCP
 - ii. A Parking and Access Study meeting the requirements of Part B7 of this DCP.
 - iii. Delivery and Servicing Plan meeting the requirements of section 3, Part B7 of this DCP
 - iv. Construction Traffic Management Plan meeting the requirements of section 3, Part B7 of this DCP
 - v. A Green Travel Plan that meets the requirements of section 3, Part B7 of this DCP and for student housing highlights active transport and car share opportunities for students.

2.8. Sustainability and energy efficiency

Explanation

Sustainable design reduces environmental impact, lowers operational costs, and improves comfort for residents. Developments must meet energy and water efficiency standards and incorporate passive design strategies to support long-term resilience and climate adaptation.

Controls

- a) All development applications for new boarding houses and co-living developments (including substantial alterations and additions) must be submitted include:
 - i. Class 1b: a valid BASIX Certificate
 - ii. Class 3: a Section J Deemed to Satisfy Report under the National Construction Code
- b) Ceiling fans must be installed in all rooms to provide an energy-efficient and cost-effective cooling of rooms
- c) All whitegoods and appliances provided must comply with Part B3 – Sustainability and resilience of this DCP. Details must be shown on submitted plans and will be enforced through conditions of consent
- d) Water efficiency must meet NABERs requirements outlined in Part B3 – Sustainability and resilience of this DCP. Compliance must be demonstrated on submitted plans and enforced through conditions of consent.

3. Specific controls - Boarding houses

Explanation

High-quality building design and adequate facilities are essential to creating safe, comfortable, and sustainable living environments for boarding house residents. These standards also help protect the amenity of surrounding properties and support the long-term economic viability of boarding house developments.

Design standards must be consistent with the Housing SEPP 2021, Randwick Local Environmental Plan 2012 (RLEP), and relevant chapters of this DCP, including built form controls for the applicable zone and any precinct-specific provisions. Traffic and parking requirements must also comply with the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) and Part B7 Transport, Traffic and Parking of this DCP.

3.1. Operational management

Explanation

Effective operational management is essential to ensure boarding houses function safely and efficiently. Clear responsibilities, appropriate staffing, and visible contact information help maintain order, support residents, and respond to issues promptly.

Controls

- a) All boarding houses must be managed by a registered Community Housing Provider, unless owned and managed by Homes NSW
- b) Assisted boarding houses must have an approved manager in accordance with Subdivision 4 of the Boarding Houses Act 2012
- c) Where an onsite manager is required, a double sized room must be provided for their accommodation
- d) A Point-of-Sale area of at least 8sqm and 2m wide must be provided in a suitable location such as a common area
- e) The name and contact details of the on-site manager or managing agent/community housing provider must be displayed externally at the front entrance of the boarding house and internally within the communal living area.

3.2. Management plan

Explanation

A well-prepared day-to-day management is critical to maintaining high standards of amenity for both residents and neighbours. A Management Plan ensures the boarding house operates responsibly and outlines house rules, safety procedures and operational protocols, helping to prevent issues and support both residents and the surrounding community.

Objective

1. To ensure all boarding houses are managed in a way that protects residential amenity, supports safety, and promotes responsible occupancy.

Controls

- a) A Management Plan must be submitted with all development applications for new and existing boarding houses. The plan must address the general requirements outlined in Part B9 - Management Plans, and include:
- i. Evidence of the selected (CHP) for the ongoing management of the development
 - ii. A schedule detailing furnishing for boarding rooms, communal facilities including appliances in kitchens, bathroom and laundry fit outs and maximum occupancy of each room
 - iii. House rules, covering issues such as resident behaviour, visitor and party policies, activities/functions and noise control, use and operation hours of common areas (e.g. communal open space and living rooms) and policies for regulating smoking and consumption of alcohol and illicit drugs
 - iv. Arrangements for professional cleaning and vermin control for at minimum, the shared facilities, such as kitchens and bathrooms
 - v. Public notices and signs, including:
 - The manager/caretaker and the CHP contact details placed near the front entry and in a visible position to the public
 - Fixed room identification numbers clearly displayed for each boarding room
 - 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
 - vi. 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
 - vii. Ongoing management arrangements to ensure safety and crime mitigation measures are maintained for the life of the development
 - viii. Ongoing operational arrangements to minimise and manage noise transmission to adjoining properties
 - ix. Management and staffing arrangements including overview of staff roles and key responsibilities
 - x. Placement and composition of furnishing and fittings to meet fire safety requirements
 - xi. Procedures for regular fire safety checks including that all required exits and egress paths are unobstructed and free of locks
 - xii. Provision of information on community and education services, including health, counselling and cultural services
 - xiii. Critical Incident Management and Emergency & Evacuation Procedures.

4. Specific Controls - Co-living accommodation

Explanation

Co-living developments must be designed to meet the everyday needs of residents, including access to safe, functional, and socially supportive shared spaces. These developments should offer high quality internal amenity, privacy, functionality and adaptability. Furthermore, the development must be designed in a way that does not negatively impact neighbouring amenity and the local streetscape.

Note: Provisions contained in this section are in addition to the relevant Housing SEPP requirements.

4.1. Built form and Design

Explanation

Co-living developments should be designed to support long-term adaptability and building re-use. This includes providing floorplate dimensions, structural systems and façade configuration that enable future conversion to self-contained residential apartments. Designing for adaptability ensures the development remains viable over time and responsive to changing housing needs, without requiring substantial structural works.

Controls

- a) Building design must incorporate adaptable floorplates, structural layouts and façade arrangements that enable future conversion to residential units compliant with the Apartment Design Guide (ADG)
- b) Conversion to apartment use must be achievable through:
 - internal reconfiguration, and
 - minor external alterations onlywithout the need for significant structural modification to the building
- c) Development must demonstrate, at development application stage, how the building layout is capable of achieving ADG-compliant apartments in the future, including consideration of:
 - structural grid and spans
 - floor-to-floor heights
 - façade rhythm and window placement
 - provision for private open space and services.

4.2. Operational Management & Management Plan

Explanation

Strong operational management plan is essential for co-living developments to function effectively and maintain a high standard of amenity. A comprehensive management plan ensures

safety, cleanliness, and respectful behaviour, while also outlining procedures for emergencies and holiday periods.

Controls

- a) An Operational Management Plan must be submitted with any development application addressing the following additional requirements:
 - i. Maximum number of occupants to be accommodated at any one time
 - ii. Contact details for a responsible person available 24 hours per day
 - iii. On site security arrangements
 - iv. A schedule detailing furnishing for sleeping rooms
 - v. Cleaning and maintenance arrangements
 - vi. Ongoing operational arrangements to minimise and manage noise transmission to adjoining properties
 - vii. Overview of management and staff roles and responsibilities
 - viii. Measures to ensure emergency systems including lighting and smoke detectors, sprinklers systems, and air conditioning remain operational at all times
 - ix. Placement and composition of furnishing and fittings to meet fire safety requirements
 - x. Procedures for regular fire safety checks, ensuring that all required exits and egress paths remain unobstructed
 - xi. Information to residents on community and education services, including health, counselling, and cultural services
 - xii. House rules regarding behaviour of residents and visitors
 - xiii. Critical Incident Management and Emergency and Evacuation Procedures
 - xiv. Management procedures over holiday periods.

STRATEGIC PLANNING

Randwick Development Control Plan C5 Amusement centres

D06205956

27 July 2026

File reference	D06205956	Date	Signature
Prepared by	AK	September 2024	
Coordinator Review	DA	September 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

This section sets out objectives and controls to assist in the assessment of amusement centre proposals to maintain on-site amenity and the amenity of the surrounding area. Amusement centres are a source of entertainment and recreation catering to a diversity of age groups and interests. They foster community interaction and engagement and could be a source of noise and other environmental impacts where they are located close to residential properties.

Definition

Amusement centres are defined in Randwick Local Environmental Plan 2012 (RLEP) as:

A building or place (not being part of a pub or registered club) used principally for playing:

(a) billiards, pool or other like games, or

(b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

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

- Part A – Introduction
- Part B - General Controls of the DCP
- Other Parts of the DCP for specific development types, sites or locations, if relevant to the Development Application (DA).

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

Objective

1. Ensure that the location, design and activities of amusement centres have minimum adverse effect on the site and locality.

2. Location and design requirements

Explanation

This section outlines the location and design requirements for amusement centres to ensure they contribute positively to the surrounding urban environment and maintain a high standard of internal amenity. Amusement centres are defined as premises primarily used for playing billiards, pool, or electronic/mechanical amusement devices such as pinball machines and video games.

Controls

- a) Locate amusement centres on the ground floor (at street entry level) of the development
- b) Building design and layout must be of an open nature without any visually isolated areas
- c) Adequate floor area must be provided to facilitate circulation around gaming machines and pool tables
- d) Noise levels generated by the premises must not exceed 5dBA above the background noise measured on the boundary of the premises
- e) Where the amusement centre is to be used in conjunction with a food and drink premises, the floor area allocated for seating for the purposes of the consumption of food and beverages is to be a minimum of 20% of the entire floor area.

Note

A floorplan must be submitted with the DA, showing the layout of the premises, including amusement machine and pool table locations and configuration, toilet facilities and access, supervisor's location, any partitioned areas and their proposed use, seating arrangements, ancillary uses and entrances and exits.

3. Management plan

Explanation

DAs for amusement centres must be accompanied by a Management Plan that specifies the operations and measures to be undertaken to ensure that the premises will be responsibly managed.

Controls

- a) Submit a Management Plan that addresses the general requirements for Management Plans outlined in section B9 Management plans of this DCP, as well as the following specific requirements:
 - i. Measures to ensure the suitable conduct of patrons within and outside the premises
 - ii. Details on the number and type of amusement machines and/or pool tables
 - iii. Age entry requirements
 - iv. Access to public transport.

Note

Approvals for amusement centre proposals, including hours of operation, may be subject to a trial period of operation. This would allow the opportunity to monitor and refine the ongoing management of a premises and its impact on amenity and public safety.



STRATEGIC PLANNING

Randwick Development Control Plan C6 Child care centres

D06205958

27 July 2026



File reference	D04579844	Date	Signature
Prepared by	AK	September 2024	
Coordinator Review	David Appleby	12 December 2024	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

Child care centres provide an important community service and have a significant role to play in a young child's development. Well-located and designed childcare centres, provide a safe, attractive, and inviting environment that is also flexible to meet the ongoing needs of children.

A variety of child care centres currently operate in the Randwick Local Government Area (LGA) offering full time or part time child care services. These include centres operating in purpose-built buildings in residential neighbourhoods or within business centres. A number of child care centres are also co-located with community services, public open space and schools.

Chapter 3 (Education and Child Care Facilities) of the State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021 and the associated Child Care Planning Guideline provide the overarching planning controls for selecting the location and design for centre based child care centres in New South Wales (NSW). The SEPP and Guidelines take precedence over local planning controls and override most DCP design matters regarding child care centres with the exception of maximum building height, side and rear setbacks and car parking rates.

Relationship to other documents

This DCP Part should be read in conjunction with:

- State Environmental Planning Policy (Transport and Infrastructure) 2021 which contains specific development controls for early education and care facilities (including child care centres)
- Child Care Planning Guideline, which contains additional matters that need to be considered in the determination of Development Applications (DA) for centre-based child care facilities
- Relevant parts in this DCP including:
 - Part B General controls
 - Part C Land use controls
 - Part D Location specific controls

Applications for service approval of a child care centre must be obtained from Education NSW.

Notes

1. Applicants should consult with Education NSW to determine licensing requirements prior to lodgement of a DA with Council. To obtain a license, applicants are required to comply with various requirements of the Education and Care Services National Law and the Education and Care Services National Regulations 2011 (E&C Regulations), which prescribe minimum standards for buildings, facilities and operational practices.
2. The National Construction Code (NCC) also specifies relevant standards for child care centres relating to a number of matters including structural considerations, fire resistance, access and egress, services.
3. As a condition of consent, applicants must submit a signed statement or checklist to Council verifying compliance with both the Education and Care Services National Law and E&C Regulations.

1.1. Application

This section applies to DA's relating to:

- Construction of a new purpose built child care centre
- Conversion or adaptation of an existing building to a child care centre
- Expansion or alteration of an existing child care centre.

This DCP does not apply to home-based child care. Applicants for home-based child care should refer to the Children (Education and Care Services) Supplementary Provisions Regulation 2004.

1.2. Objectives

The Objectives of this DCP Part are to:

1. Provide for the establishment of high quality child care centres that are located and designed to achieve a high level of safety, security, environmental health and amenity for their users
2. Ensure that child care centres respond positively to the context and setting and minimise adverse environmental impact in the locality
3. Deliver certainty to applicants, operators and the local community about the planning requirements for child care centres.

2. General

Explanation

Selecting an appropriate site for a child care centre is critical to ensuring the safety, wellbeing, and accessibility of children, staff, and families. Not all sites are suitable for this land use, and careful consideration must be given to the surrounding context, environmental conditions, and potential impacts on neighbouring properties.

Site selection should prioritise the needs of centre users in terms of safety, security and environmental health, and the surrounding residential neighbourhood with consideration given to ensuring that the commercial nature of a proposal does not unreasonably impact on the amenity of residents.

An acceptable location for a child care centre depends on a number of factors including capacity, scale, compatibility with neighbouring land uses, potential for exposure to safety risks and environmental hazards, vehicle movements, sightlines and pedestrian safety.

Proposals must demonstrate compliance with the National Quality Framework (NQF) and the National Construction Code (NCC), particularly in relation to environmental health, emergency access, and exposure to potential hazards.

Objectives

The general objectives for child care centres are to:

1. Ensure that child care centres are appropriately located and sited, having regard to the environmental attributes of the locality and the health and wellbeing of centre users
2. Encourage child care centres in accessible locations, in proximity to public transport, business centres, community services and open space.

Controls

- a) DAs must address the suitability and context of the proposal including:
 - i. Proposed size, number of children and age breakdown for the centre
 - ii. The number of staff to be employed
 - iii. Proposed hours of operation
 - iv. Nature of the surrounding development (including proximity to residential, business, industrial uses and sex services premises etc)
 - v. Potential impacts on surrounding properties (e.g. privacy, noise, solar access, views) and proposed mitigation measures)
 - vi. Likely impacts on the local road network including traffic generation and on-street parking availability
 - vii. Availability of on-site vehicular access and parking
 - viii. Proximity to public transport
 - ix. Proximity to existing community and children's services
 - x. Demonstrated demand for the service and identification of any specific needs the centre will address
- b) Where a child care centre is proposed within 300m of a mobile phone tower, base station, transmission line easement or other source of potentially significant electromagnetic radiation, a report by a suitably qualified consultant must be submitted with the DA, assessing the potential exposure impacts on the centre and its occupants referencing relevant standards and guidelines.

3. Building design

3.1. Built form, streetscape and character

Explanation

The design of a new child care centre or extensions to an existing centre can impact on the physical and visual amenity of a streetscape. Child care centres that are sensitively designed and integrated in terms of built form, scale and massing can positively contribute to the streetscape and the character of the locality.

Child care centre proposals are required to comply with relevant Randwick LEP 2012 height and FSR controls which apply to the site to ensure an appropriate built form outcome.

In addition to complying with the Randwick LEP 2012 height and FSR controls, proposals must also meet the requirements of the National Quality Framework (NQF), including the Education and Care Services National Regulations, and the National Construction Code (NCC). These frameworks set minimum standards for safety, amenity, accessibility, and the physical environment, including:

- Adequate natural light and ventilation (Regulation 110)
- Unencumbered indoor and outdoor space (Regulations 107 & 108)
- Safe and hygienic toilet and wash facilities (Regulations 109 & 112)
- Supervision-friendly layouts (Regulation 115)
- Emergency access and evacuation provisions (Regulations 97 & 168), [ncc.abcb.gov.au]

These standards ensure that child care centres provide safe, nurturing, and developmentally appropriate environments for children.

Objectives

The building design objectives are to:

1. Facilitate the establishment of small scale child care centres in residential neighbourhoods
2. Ensure that the building's form, scale and massing complements and enhances the established or desired future character of the streetscape or site.

Controls

- a) For new child care centres or extensions proposed in the R2 Low Density Residential zone, the building design must reflect the character and architectural expression of a dwelling house including building height, built form, scale, massing, roof design/form and articulation. Single storey buildings are encouraged for safety and accessibility
- b) In other zones or locations, the building design must complement the desired built form, scale and character of that locality
- c) Where a child care centre is proposed in a multi-storey building (e.g. mixed-use building) it must be located on the ground floor unless it can be demonstrated that:
 - i. No viable ground level alternatives exist in the building
 - ii. In relation to a heritage item, the proposed child care centre on the ground floor would adversely affect the heritage significance of the item
 - iii. Adequate access to play areas, solar access (particularly mid-winter) and natural ventilation is provided
 - iv. Adequate emergency access and egress is available and complies with NCC and NQF requirements
 - v. Safe and convenient access for pick ups/drop offs is available

- vi. Facades visible from the street must incorporate architectural elements that provide visual interest and articulation
- vii. Large, blank walls must be avoided.

3.2. Setbacks

Explanation

Building setbacks define the overall footprint of a building and its relationship to front, side and rear boundaries. They influence the character of the streetscape and the spatial relationship between buildings. and the overall character of the

Importantly, setbacks can assist in protecting solar access and mitigate against noise and privacy impacts for properties that adjoin child care centres. Setbacks for child care centres must generally be consistent with the requirements of the relevant zone.

For child care centres, setbacks also play a critical role in ensuring compliance with the NQF and NCC, particularly in relation to:

- Solar access and ventilation (Regulation 110)
- Acoustic and visual privacy
- Provision of unencumbered outdoor play space (Regulation 108)
- Safe fencing and barriers (Regulation 104)

Setbacks must be designed to support these outcomes while maintaining compatibility with the surrounding built form.

Objectives

The setback objectives are to:

1. Maintain a consistent rhythm of development that contributes positively to the character of the streetscape and locality
2. Ensure adequate separation between neighbouring buildings for visual and acoustic privacy, solar access and air circulation purposes.

Controls

- a) New child care centre developments or alterations and additions to existing child care centres must address the setback controls for dwelling houses set out in Part C1 of this DCP or demonstrate that alternative setbacks are suitable, having regard to:
 - i. The zoning for the site and alternative setback controls in this DCP e.g. for business centres, master plan sites or key sites
 - ii. The site location and prevailing setbacks of surrounding properties
- b) Increased setbacks may be required in certain circumstances having regard to privacy, solar access, to achieve reasonable view sharing with neighbouring properties and/or to provide the required amount of space for outdoor play areas
- c) The front setback area may only be used for access, car parking and landscaping purposes and not for the purposes of outdoor play areas and the like, unless it can be demonstrated that it is suitable due to:
 - i. Site characteristics (e.g. configuration, solar access, relationships to neighbouring properties)
 - ii. Rear access availability
 - iii. Provision of appropriate screening measures.

4. Carparking

Explanation

Providing sufficient parking for staff, parents and visitors is essential for the safe and efficient operation of child care centres. Parking design of childcare centres must comply with the NCC and relevant Australian Standards (e.g. AS2890.1 and AS2890.6), and support the NQF requirements for safe access and emergency evacuation. Parking rates are generally measured as a function of capacity of the centre and determined relative to the availability and frequency of public transport.

Objective

The car parking objective is to:

1. Ensure sufficient and safe parking is provided for staff, parents and visitors.

Controls

- a) DAs are to comply with the parking controls for child care centres contained in DCP Part B7 Transport, traffic and parking
- b) A reduction in car parking controls in Part B7 may be considered where:
 - i. The site is in proximity to high frequency public transport
 - ii. The site is co-located or in proximity to other trip generators (e.g. business centres, schools, public open space, car parks)
 - iii. There is sufficient on street parking available at appropriate times within proximity of the site
 - iv. The development is not likely to result in any adverse impact on the safe operation of the surrounding road network
- c) On-site parking and drive through facilities must not visually dominate or detract from the streetscape character
- d) Car parking areas and set down and pick up points, must be appropriately marked, signposted, and lit to ensure pedestrian safety
- e) Separate entry and exit points for pick-up/drop-off zones are preferred
- f) On site parking and vehicle manoeuvring areas are to be designed so that vehicles can safely enter and exit the site in a forward direction, unless an alternative safe arrangement can be demonstrated in the Parking and Access Report
- g) Stack parking may be considered for a maximum of two car spaces
- h) Access driveways must not be located opposite or in the vicinity of road intersections.



STRATEGIC PLANNING

Randwick Development Control Plan C7 Footpath dining and trading

D06205962

27 July 2026



File reference	D06205962	Date	Signature
Prepared by	DA	September 2024	
Coordinator Review	DA	December 2024	
Manager Review	Stella Agagiotis	August 2025	

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1. Introduction

This Development Control Plan (DCP) section provides guidelines and requirements for outdoor dining and trading activities on and over public footpaths, malls and associated public spaces. The intent of this section is to support and provide information to applicants seeking development consent for outdoor dining and trading. The objectives and controls will ensure safe and equitable access to footpaths whilst supporting local businesses.

Note

- Most footway dining applications would not require a Development Application. For more information and eligibility criteria, visit Council's website:
<https://www.randwick.nsw.gov.au/business/business-permits-and-approvals/outdoor-dining/footway-dining>
- Council's Footway Dining Guide outlines the processes for making an application for footway dining [Footway-Dining-Guide.pdf](#)

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

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

The following documents should also be considered before lodging a Development Application for outdoor dining:

- NSW Food Act 2003 and food safety standards incorporated therein
- Other relevant statutory plans, Council and technical reports, guidelines and other policies.

1.1. Consents and statutory process

Proposals for outdoor dining on public footpaths must comply with the following requirements:

- Development consent under the Environmental Planning and Assessment Act 1979, where applicable
- Approval under section 125 of the Roads Act 1993
- Approval under section 68 of the Local Government Act 1993 where relevant to public land use
- Concurrence from Transport for NSW if the site is adjacent to a classified road
- Public Liability Insurance: Operators must maintain a current public liability insurance policy with a minimum coverage of \$10 million and provide Council with a Certificate of Currency annually must be covered by current public indemnity insurance.

In relation to proposals for airspace leases over public roads for outdoor dining, the above apply in addition to a lease agreement with Council for use of the airspace or the relevant road authority of a classified road.

Proposals for the display of goods on footpaths and for A-frame advertising structures require the following:

- Local Approval under the Local Government Act 1993, or development consent and Local Approval if not classified as Exempt Development
- Current public indemnity insurance.

Note

Council always retains management and ownership of its footpaths. Council has the right to access and remove all trading items at any time for any purpose deemed necessary.

No compensation is payable in the event of Council or any statutory authority carrying out works which require the removal, cessation and/or alteration to any approved footpath trading activity.

2. Use of public footpaths

2.1. Footpath dining and trading

Explanation

Footpath trading activities, including outdoor dining and the display of goods, may be permitted where it is clearly ancillary to a legally approved indoor business operating within an adjacent building. In the case of outdoor dining these activities must complement the indoor business, contribute positively to the public domain, and not compromise pedestrian access, safety, or amenity.

Note

Approval for Footpath dining and trading adjacent to classified or state roads are to be in accordance with TfNSW requirements for classified roads and signalised intersections.

Objectives

The objectives for footpath dining and trading are to:

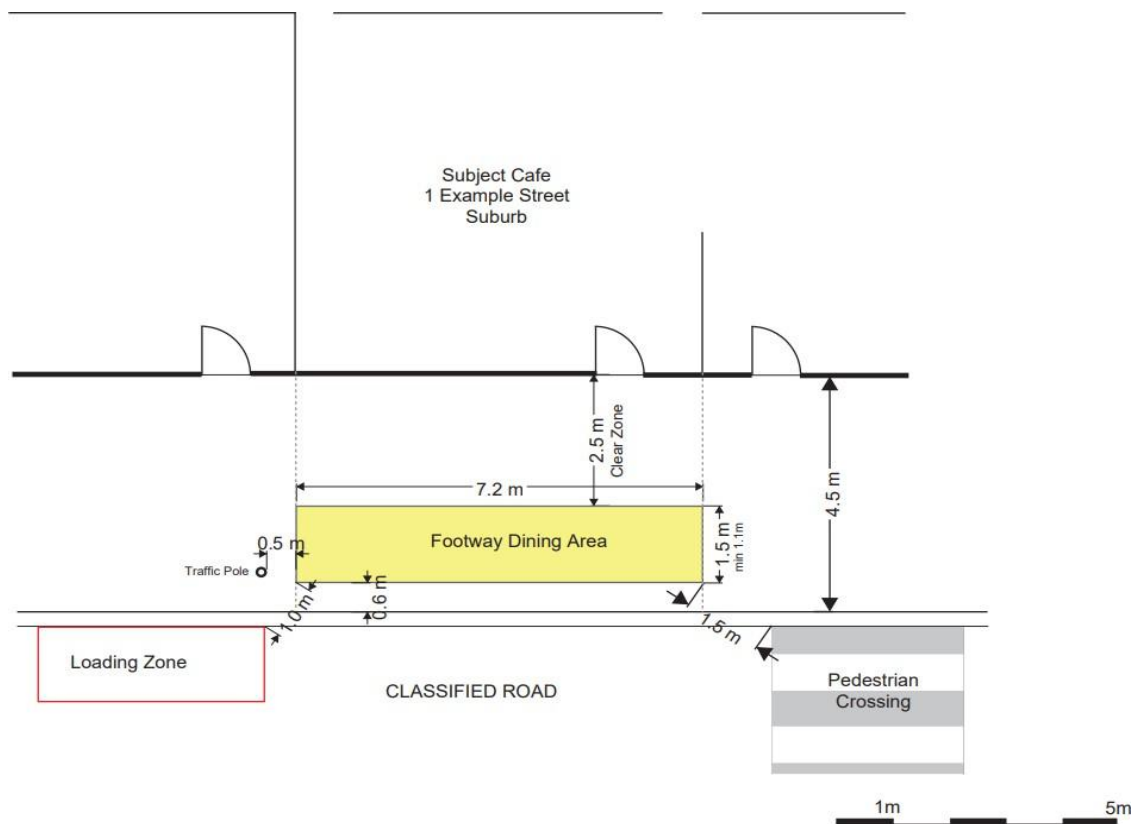
1. Ensure footpath dining and trading is ancillary to an approved, indoor premises, and only permitted where development consent has been granted
2. Preserve the primary function of footpaths as public pedestrian corridors and domains, while supporting opportunities for outdoor dining and other footpath trading activities that enhance street life
3. Ensure inclusive access for people with disabilities is provided within dining areas and associated facilities
4. Maintain public safety including unobstructed access to footpaths and adjacent buildings.

Controls

- a) For footpaths that are greater than 4m wide and located within an E2 Commercial Centre zone, a footpath dining area must ensure an unobstructed pedestrian zone is provided with a minimum width of 2.0m for general footpaths and 2.5m for locations adjacent to classified roads or busy footpaths
- b) A minimum setback of 0.6m is to be provided from the kerb regardless of footpath width with greater setbacks for the following situations:
 - i. 0.9m adjacent to loading zones
 - ii. 1.0m adjacent to “No Standing” zones
 - iii. 1.5m adjacent to pedestrian crossings (applies both from kerb and the crossing)
 - iv. 1.2m adjacent to angle parking
- c) If the minimum criteria in a) and b) cannot be achieved, applicants must demonstrate the following:
 - i. Existing levels of public access and safety will be maintained for the footpath and the adjacent road
 - ii. No unreasonable impacts on amenity or streetscape

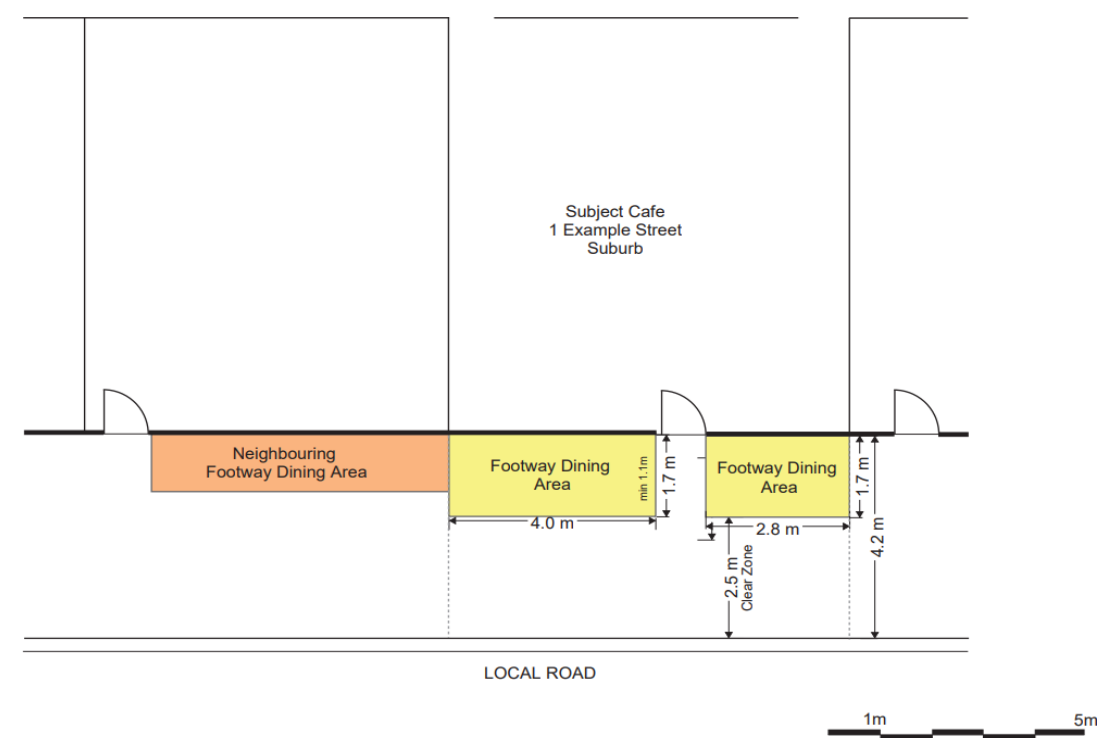
- d) Where footpath trading is proposed adjacent to the building line, the applicant must demonstrate consistency with existing footpath trading activities
- e) Where trading areas are longer than 10m, a 1.5m break must be provided in the centre of the trading area (excluding doorways and other essential openings)
- f) A minimum clearance of 1.0m is required from public utilities including fire hydrants, rubbish bins, seats, telephones, bicycle stands, bus shelters, taxi ranks and parking meters
- g) A minimum clearance of 0.5m is required from all other street furniture including bollards, tree pits, street lights and traffic and electricity poles
- h) Only that part of the footpath or public place directly in front of a restaurant/cafe may be used for footpath trading
- i) Seating may not be located next to the building line and the kerb side at the same time
- j) Provide a minimum depth of 1.1m within the footpath trading area for the comfort of patrons
- k) Comply with a footpath gradient (crossfall) range of 1:100 to 1:40 (maximum) or demonstrate to Council that suitable access can be provided, if a proposal is located on grades outside of this range
- l) Locate the footpath trading area consistent with adjacent footpath trading activities, existing public utilities, landscaped areas and open spaces to provide consistent pedestrian access subject to the minimum setbacks above.

Figure 1: Suitable locations for outdoor dining areas adjacent to the kerb



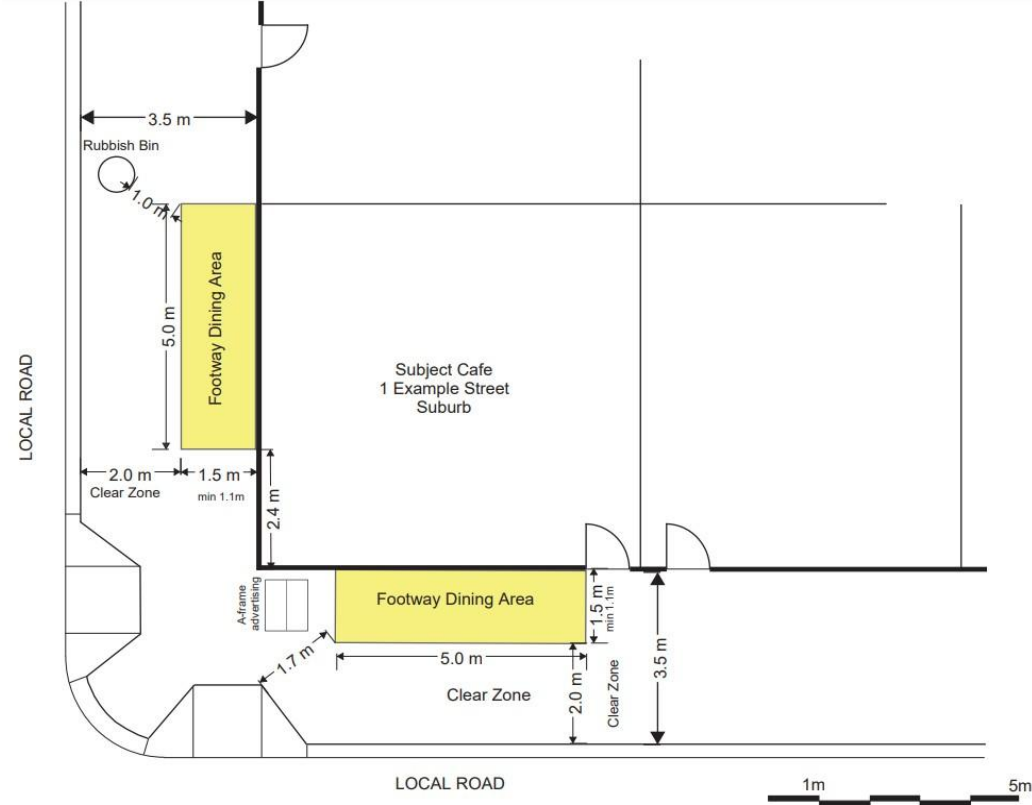
Source: Randwick City Council

Figure 2: Suitable locations for outdoor dining areas adjacent to the building line



Source: Randwick City Council

Figure 3: Suitable locations for sites located on a corner



Source: Randwick City Council

2.2. Balcony dining over footpaths

Explanation

The use of airspace above footpaths, roads and public spaces by the conversion of existing awnings to balconies for the purpose of first floor dining is generally not encouraged by Council and requires the creation of a strata lot on the footpath.

Note

A DA is required for any development proposal to use the footpath airspace, including the creation of a strata lot for above ground dining space proposals.

A lease from the relevant road authority is required for use of the airspace above a road owned by it. Council is the roads authority for local and public roads except for classified roads where the authority is Transport for NSW.

Proposals for the construction of a new first floor balcony awning and use for outdoor dining must be located within an E1- Local centre or E2- Commercial Centre zone only. An applicant must demonstrate compliance with the following criteria:

- Has a current approval for first floor dining in the contiguous indoor premises
- Is not located adjacent to a residential premises or residential zone
- Is located in a continuous retail strip, where awnings are an integral feature of the architectural elements of the streetscape.

Objectives

The outdoor balcony dining objectives are to:

1. Allow for the use of airspace over public roads and public land for dining, where appropriate
2. Retain the amenity of the existing streetscape and promote safety of pedestrians and vehicles
3. Consider the heritage significance of an item or conservation area, where applicable.

Controls

- a) Design of any balcony for outdoor dining must contribute positively to the streetscape and be compatible with the architectural integrity of the building
- b) Applications for use of balconies for outdoor dining must demonstrate that the proposed design and construction:
 - i. Will not adversely affect the heritage significance of a heritage item or a heritage conservation area
 - ii. Will not adversely affect the amenity and safety of the footpath below or the adjacent road
 - iii. Will not obstruct the visibility of traffic signs and signals or pedestrian crossings
 - iv. Will not hinder the use by pedestrians and vehicles of the footpath and adjacent road

- v. Will not adversely affect the amenity and safety of adjoining properties in terms of noise, overlooking or security
- vi. Will not adversely affect views
- vii. Is not located on a corner site unless visibility, traffic, safety and aesthetic issues are not adversely affected.

Note

Awnings over public land must comply with Section 142(1) of the Roads Act 1993 requiring owners to maintain them in a satisfactory state of repair.

2.3. Operating hours

Controls

The following standard hours of operation apply for all applications:

- a) Outdoor dining areas in employment zones:
 - i. E1 Local Centre: between 7:00 am and 10:00 pm Mondays to Saturdays and 7:00am to 9:30 pm Sundays
 - ii. E2 Commercial Centre: between 7:00 am to 11:00 pm Mondays to Saturdays and 7:00 am to 10:00 pm Sundays

Note

Extended hours of operation may be considered for footway dining areas associated with a café, restaurant or takeaway food and drink premises.

- b) Premises may be permitted a 30-minute period after the above-mentioned hours in which to vacate the outdoor dining area, provided this is within the approved hours of operation of the indoor premises
- c) Variations to the above hours may be permissible only based on:
 - i. the merits of the proposal
 - ii. existing hours of operation of the indoor premises and/or
 - iii. proximity of residences.

2.4. Furniture and fittings

Controls

General requirements

Applications for outdoor dining must include details of proposed furniture and fittings. These proposals must demonstrate that:

- a) All furniture and fittings can be comfortably accommodated within the approved footpath trading area, allowing adequate space for patron comfort and pedestrian movement
- b) Items are safe, sturdy, (but not bulky), waterproof and weather resistant, and easily removable at the close of business each day. They must not damage the footpath or

other public infrastructure or pose a trip/fall hazard or cause obstruction to the public

- c) Items such as umbrellas or A-frames must be appropriately weighted down or otherwise secured to prevent dislodgement by wind or accidental contact
- d) Furniture must visually complement and be physically aligned with existing street furniture (including adjacent footpath trading areas) and adjacent public utilities
- e) The footpath trading area may be defined by using removable elements such as planter boxes and flowerpots, bollards or screens provided they:
 - do not exceed 1.2m in height and 1.8m in length
 - are located entirely within the approved trading area
 - are removed at the close of business or otherwise designed as an integrated feature of the public domain
 - are supplied, installed and maintained at the applicant's expense
- f) Full height solid or plastic screens or any form of enclosure that fully separates the trading area from the public domain are not permitted
- g) All furniture and fittings must comply with Part B12 – Signage and Advertising.

Note

Design details of the proposed furniture shall be submitted to the Council for approval as part of the DA. Fully enclosed café structures are not encouraged. This can privatise the public place which results in reduced accessibility, visibility, amenity and safety to the public.

Council reserves the right to require the replacement of inappropriate tables and chairs as a condition of the licence.

Umbrellas

Where umbrellas are proposed as part of outdoor dining, they must comply with the following controls:

- h) Umbrellas must have a minimum vertical clearance of 2.6 metres from the footpath when open, and be consistent with adjacent umbrellas or shade structures (if applicable)
- i) Umbrellas must not obstruct views of:
 - traffic signals, signs or pedestrian crossings
 - heritage facades or valued streetscape vistas where such views and contribute to the character of the area
- j) Umbrellas must be securely anchored using a safe fixed anchor point that does not pose a trip hazard when the umbrella is not in use. Anchoring systems must be approved by Council and must not damage public infrastructure
- k) Umbrellas must not overhang any part of the roadway
- l) Umbrellas must be constructed from durable, weather resistant and fire-retardant materials, particularly if located near heating devices. Only market style umbrellas are permitted. Beach-style umbrellas are not acceptable due to their instability and informal appearance

- m) Umbrellas must not be installed where a building awning exists, unless it can be demonstrated that both can be safely and appropriately accommodated without cluttering the public domain or obstructing pedestrian movement.

2.5. Goods displays

Goods displays on public footpaths must be carefully managed to ensure they do not obstruct pedestrian movement, compromise safety, or detract from the visual quality of the streetscape. The following controls apply:

Controls

- a) All goods display structures must be portable and removed outside of trading hours
- b) Goods displays are only permitted on footpaths with a minimum clear width of 3.0m. Displays must abut the shopfront of the associated business and may only be permitted where similar footpath trading activities exist adjacent to other shopfronts
- c) Goods displays must be located directly in front of the associated premises and must not extend beyond the shopfront
- d) Goods displays must be used solely for the orderly presentation of goods sold and not include advertising and signage or food items
- e) A maximum of one stand per commercial business is permitted including multiple occupancy premises
- f) Maximum display width of 1.0m, measured perpendicular from the front of the premises and have a maximum length of 50% of the shopfront
- g) Displays must not obstruct or restrict access to public utilities, building entries, pedestrian movement or accessibility.

2.6. A-frame advertising structures

Note

For controls relating to A-frame advertising structures please refer to Part B12 – Outdoor advertising and signage.



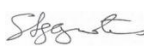
STRATEGIC PLANNING

Randwick Development Control Plan C8 Night time economy

D06205965

27 July 2026



File reference	D06205965	Date	Signature
Prepared by	AK	September 2025	
Coordinator Review	David Appleby	October 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

This DCP section contains objectives and controls to assist in the assessment of late-night trading premises with particular regard to strengthening and diversifying the night time economy and maintaining residential amenity and public safety.

Randwick City's night time economy plays an important role in meeting the social and cultural needs of the community, while also contributing to the local economy and enhancing the vibrancy of our business centres.

Late night trading premises are an important part of the night time economy and comprise business, retail and entertainment uses which operate at night. These can include (but are not limited to) licensed and/or unlicensed establishments such as pubs, small bars, restaurants and cafes, take away food and drink premises and other such premises which provide late night services such as convenience stores, pharmacies and the like.

Proposals for late night trading premises must demonstrate commitment to good management and ensure that any adverse impacts are minimal and/or capable of being adequately managed.

The following provisions aim to provide greater certainty to the community and proponents of late-night trading premises in respect to appropriate trading hours and location. The provisions do not set out to curb or increase potential trading hours in a blanket fashion throughout Randwick City but rather allow opportunities for late night trading hours in suitable locations with appropriate management actions.

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

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

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

2. Objectives, application, trading categories

The following objectives apply to this type of development:

Objectives

1. Strengthen, enhance and diversify the night time economy
2. Encourage a mix of night time uses that provide for the community's diverse social, cultural and retail needs
3. Identify appropriate locations and trading hours for late night trading premises
4. Protect neighbourhood amenity and property, particularly residential and other sensitive land uses
5. Minimise opportunities for anti-social behaviour and crime, through the responsible management of late-night trading premises and their surrounding environment
6. Deliver certainty to applicants, operators, and the local community about the planning requirements regarding late night trading premises
7. Ensure a consistent approach in the assessment of DAs for late night trading premises.

Relationship to other documents

Development Applications (DA) for late night trading premises may also be subject to other Council plans, codes and policies. Applicants should check with Council to determine what other documents need to be considered when preparing a DA for a late-night trading premises such as documents relating to the NSW Government's Vibrancy reforms.

Application

This DCP section applies to all DAs for new or existing late night trading premises that seek approval wholly or in part for:

- A change of use
- New, modified or extended trading hours
- Refurbishment, additions or extensions that are likely to result in an intensification of the current use
- An extension or renewal of trading hours or renewable conditions of consent.

Note

For the purposes of above, an intensification of use includes an increase in:

- Patron capacity
- Amount of floor area.

Late night trading definition and categories

For the purposes of this DCP, late night trading premises are defined as any retail, business or entertainment use that operates at night. The DCP categorises these as High or Low Impact, as follows:

High impact

- A pub
- A registered club
- Any premises with a capacity of more than 120 patrons where alcohol is sold and/or consumed on the premises (e.g. restaurant or café)
- Any premises used as a function centre or entertainment facility where alcohol is sold and/or consumed on the premises.

Low impact

- Any premises with a capacity of 120 patrons or less where alcohol is sold and/or consumed on the premises (e.g. small bar, restaurant or café)
- Any other retail or business premises which operates after 10pm.

Note

1. Outdoor seating is included in the calculation of patron capacity
2. High and Low Impact categories do not include sex services premises and restricted premises. See Part C9 Sex services premises for separate controls.

3. Development controls

Explanation

All DAs for low and high impact late night trading premises must address several matters of consideration. This provides the basis for a consistent approach to determining suitability of proposals, appropriate hours of operation and maximum patron capacity.

Objective

1. Ensure that late night trading proposals are appropriate to the location in terms of nature and scale of operations
2. Ensure late night trading applications address the NSW Vibrancy Guidelines:(November 2025).

Controls

All DAs for late night trading premises must address the following matters:

- a) Specific nature of the proposal (e.g. pub, nightclub, restaurant etc)
- b) Proposed layout of the premises
- c) Current and proposed hours of operation
- d) Existing trading hours and nature of other late night trading premises operating within a 100m radius
- e) Current and proposed size of the premises and maximum patron capacity (including the maximum number of patrons that will be standing and/or sitting at the one time)
- f) Details on whether alcohol is to be sold and/or consumed on the premises and measures for responsible service
- g) Measures to minimise likely noise or other amenity impacts on adjoining properties
- h) The likely impact of the premises on the concentration of late night uses in the locality
- i) Details on any proposed entertainment and likely amenity impacts
- j) Suitability of the location and context of the proposal, including proximity to residential land uses and other sensitive land uses (e.g. schools, places of worship etc).

Table 1 is a guide to the range of hours of operation that may apply to DAs for late night trading premises in the Randwick City Council LGA. These hours of operation may only be granted following Council's consideration of the matters outlined above and, in those circumstances, where good management can be demonstrated and where adverse impacts on residential amenity and public safety are capable of being minimised.

Note

Applicants should also refer to the [NSW Vibrancy Guidelines: Late night hours of operation of food and drink premises](#) (November 2025) when applying for additional hours of operation.

Table 1: Guide to hours of operation

Trading zone	Centres	Trading hours – closing time
Zone 1	Kensington, Kingsford, Randwick Junction, Maroubra Junction, and Matraville town centres	<u>Indoor:</u> Monday to Wednesday: 12am Thurs to Saturday: 2am* Sunday: 11pm <u>Outdoor:</u> Monday to Wednesday: 11pm Thursday to Saturday: 1am Sunday: 10pm
Zone 2	The Spot, Maroubra Beach, Coogee and Frenchman's Road	<u>Indoor:</u> Monday to Wednesday: 11pm Thursday to Saturday: 2am* Sunday: 10pm <u>Outdoor:</u> Monday to Wednesday: 10pm Thursday to Saturday: 12am* Sunday: 9:30pm
Zone 3 Evening trading	All other evening trading areas e.g. La Perouse, Malabar, etc	<u>Indoor:</u> Monday to Wednesday: 11pm Thursday to Saturday: 2am* Sunday: 10pm <u>Outdoor:</u> Monday to Saturday: 10pm Sunday: 9.30pm
Late night premises located outside of business zones		<u>Indoor:</u> Monday to Saturday: 11pm Sunday: 10pm <u>Outdoor:</u> Monday to Saturday: 10pm Sunday: 9.30pm

*The extended trading hours do not apply to premises where patron entry/egress is onto a residential lane or residential zone.

4. Management plan

Explanation

In addition to addressing the relevant development controls, all DAs for high impact late night trading premises must be accompanied by a Management Plan that specifies the operations and measures to be undertaken to ensure that the premises will be responsibly managed.

The purpose of a Management Plan is to ensure that applicants demonstrate an understanding of the local context and address any potential adverse impacts that may arise from the operation of the late-night trading premises. It also enables the Council to effectively assess any impacts of a proposal and forms a base for enforcement action if not suitably implemented. A Management Plan may not be required where it can be demonstrated that a proposal will not result in an intensification of a use.

Objective

The objective for the management plan is to:

1. Ensure that potential adverse impacts from the operation of high impact premises can be suitably addressed through appropriate management practices.

Controls

- a) Submit a Management Plan with a DA (for the purposes noted in Section 2. Objectives, application, trading categories, subheading Application) for high impact late night trading premises that addresses the general requirements for Management Plans outlined in Part B9 of the DCP, as well as the following specific requirements:
 - i. Onsite security arrangements including number of licensed security staff, details of any electronic surveillance systems and frequency and areas of security patrols inside and outside the premises
 - ii. Measures to minimise noise impacts from the use on residential and sensitive land uses
 - iii. Measures to manage large groups of patrons during peak trading periods (e.g. during weekends, special events, etc)
 - iv. Measures to assist patrons to wind down before closing (e.g. reducing music volume, increasing lighting levels inside the venue, etc). Provide a copy of the House Policy describing measures to minimise harm, anti-social behaviour and crime through the responsible service of alcohol (e.g. lock out times, etc)
 - v. Measures to monitor and manage patron behaviour within and outside the premises including when entering and leaving the premises late at night
 - vi. If queuing outside the premises is to occur, a description of measures that will be taken to ensure that queuing is controlled to minimise adverse amenity impacts (e.g. maximum queue numbers, use of temporary ropes/bollards, actions to be undertaken to minimise loitering, etc)
 - vii. An Incident Register is to be always kept with the Management Plan
 - viii. Designated smoking areas and measures to increase patron awareness of the responsible disposal of cigarette butts
 - ix. Actions to be undertaken to discourage drug use and manage drug related incidents

- x. Overview of the accessibility and frequency of public transport and taxis during late night trading hours
- xi. Measures to increase patron awareness and use of public transport and taxis
- xii. Measures to address other likely social impact because of the proposal (see note below)
- xiii. Outcomes of preliminary consultation between applicants and the NSW police.

Note

1. Information regarding the issuing of liquor licences should be directed towards the NSW Office of Liquor and Gaming.
2. A Social Impact Assessment (SIA) is required for new or significant expansion of licensed premises. Council may also require a SIA for other types of late-night trading proposals as part of a merit assessment. Applicants are to contact Council to determine whether a SIA is required as part of the application. A SIA must address the following:
 - Proposed liquor licence type
 - Prevalence of proposed liquor license types within the suburb
 - Comparative NSW Bureau of Crime Statistics and Research (BOCSAR) over the past 10 years for the LGA and suburb
 - Community profile for the suburb
 - Relevant academic research in alcohol, security, social impact of late-night trading and benefits.
3. NSW Bureau of Crime Statistics and Research (BOCSAR) is the official source of NSW crime information. More information on statistics per Local Government Area can be found on [BOCSAR](#)
4. Approvals for late night trading premises including hours of operation and/or patron capacity may be subject to a trial period of operation. This would allow the flexibility to monitor the ongoing management of a premises and its impact on residential amenity and public safety.
5. *Section 417 (imposition of conditions)* of the Environmental Planning and Assessment Act 1979 permits the use of reviewable conditions by a Consent Authority to approve hours of operation and/or maximum persons permitted when it is uncertain about the impacts of the proposed development on adjoining land uses.

STRATEGIC PLANNING

Randwick Development Control Plan C9 Sex services premises

D06205967

27 July 2026



File reference	D06205967	Date	Signature
Prepared by	AK	September 2024	
Coordinator Review	David Appleby	12 December 2024	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

This section contains objectives and controls describing Council's policy and criteria for the assessment of restricted and sex services premises. These development controls will ensure that premises are well located, designed and managed to avoid adverse impacts on the surrounding area and to maintain a high level of amenity (both inside and outside the premises).

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

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

The following documents should also be considered:

- The Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2017 which sets requirements for health and safety at work and covers every place of work in NSW, including Sexual Services Premises (SSP)
- The NSW Health Department's Health and Hygiene Guidelines for Brothels and Adult Services.

2. Matters for consideration

Explanation

Clause 6.15 – *Location of sex services premises* in the Randwick Local Environmental Plan (RLEP) provides for a reasonable separation between sex services premises and other sensitive land uses (residential and public recreation) and places regularly frequented by children. The purpose is to minimise land use conflicts and adverse amenity impacts, arising from the location and operation of these premises. These planning issues are to be addressed when submitting a Development Application (DA).

Notes

In addition to the RLEP, the Restricted Premises Act 1943 provides the statutory framework for the control of sex services premises and restricted premises in NSW.

The NSW Land and Environment Court has developed a planning principle relating to brothels based on the case of *Martyn v Hornsby Shire Council* [2004] NSWLEC 614.

Objectives

The objectives are to:

1. Suitably locate restricted premises or sex services premises, to minimise impacts and to ensure appropriate hours of operation
2. Ensure the design and operation of the premises are discreet, fit within the character of the streetscape and do not adversely impact on the amenity of the neighbourhood.

Controls

- a) In employment zones, restricted premises and sex services premises are to be designed with separate entries to any other use and to minimise views from public areas into the premises
- b) Owners/operators are to consider the impact of the business on existing businesses in the area, the hours of operation, size and use of premises, access, car parking/traffic etc. associated with those premises
- c) Restricted premises and sex service premises are to be located above the ground floor level or street level of a building, away from shopfronts and arcades or thoroughfares of high pedestrian use. The entrance however should preferably be located at ground level on the primary frontage
- d) The external design and colour of the premises must be in keeping with the character and appearance of the streetscape, and not be a prominent feature in the street.

3. Privacy and noise

Objectives

The objectives for privacy and noise are to:

1. Ensure that the activities within the premises arising from its operation are not visible from the street or an adjoining property
2. To minimise noise and vibration at the boundary of the premises.

Controls

- a) A sex services premises must not give rise to:
 - i) A sound level at any point on the boundary of the site greater than the background levels specified in AS 1055 Acoustics - Description and measurement of environmental noise
 - ii) An “offensive noise” as defined in the Protection of the Environment Operations Act 1997
 - iii) The transmission of vibration to any place of different occupancy
- b) Premises should be designed, incorporate building materials and arrange room layouts to minimise noise transmission, and to provide privacy (internal and external) and to prevent activities being visible from outside the premises
- c) There is to be no display of restricted material, sex-related products, sex workers, performers or semi-dressed staff from windows or external doors, or public areas outside the premises
- d) Business spruikers for any restricted premises or sex services premises are not permitted.

4. Health and safety

Objective

The objective for health and safety is to:

1. Ensure that the design and operation of restricted premises and sex services premises maximise the comfort, safety and security of visitors/clients, staff, workers and the general public.

Controls

- a) All DAs for sex services premises must comply with the requirements of the Public Health Act 2010 and the requirements of the New South Wales Health Department
- b) Provide internal reception/waiting areas (except for premises providing retail services) for visitors
- c) Design internal areas to minimise alcoves and entrapment spaces
- d) Provide suitable safety and surveillance systems (both internal and external) including adequate lighting of accessways and car parking areas
- e) Design entrances and exits to facilitate the privacy of staff and visitors without compromising personal safety
- f) Landscaping is not to obstruct visibility from public areas to exits and entrances for the safety of staff and visitors
- g) Premises are to be clearly numbered, so the number is visible from the street to prevent inadvertent visitors to private homes or businesses in the area
- h) For sex services premises of three or more rooms, all working rooms and staff areas are to be provided with intercoms and duress alarm systems linked to a central base and always monitored
- i) Storage spaces are to be provided for both soiled and clean linen, and safe sex equipment.

5. Management plan

Explanation

The safe and efficient operation of a sex services or a restricted premises should effectively minimise any adverse impacts on the amenity of a locality. The preparation of a Management Plan is required to set out clear procedures and responsibilities of owners and operators of premises. The plan is to be an active document (reviewed annually) and will assist business owners and operators, the community and Council in ensuring the suitable ongoing operation and oversight of the premises.

Objectives

The objectives for the management plan are to:

1. Minimise the potential for the operation of sex services or restricted premises to cause disturbance in the surrounding area
2. Ensure the safe and adequate storage, handling and disposal of waste, appropriate cleaning procedures and the safety and health of staff and visitors.

Controls

- a) A Management Plan is to be submitted for all DAs for new or expanded restricted or sex services premises that addresses the general requirements for Management Plans outlined in Part B9 of this DCP, and is also to address the following specific requirements:
 - i) Procedures appropriate to the nature of the proposed activities; and procedures for where staff are placed under duress
 - ii) How access can be provided when required by a client with a disability
 - iii) Access arrangements for the attendance of health service providers
 - iv) Procedures that support the health and health education needs of staff
 - v) Demonstrate compliance with the SafeWork, Health and Safety Guidelines for Sex Services Premises in NSW.

STRATEGIC PLANNING

Randwick Development Control Plan. C10 Industrial areas

D06205968

27 July 2026



File reference	D06205968	Date	Signature
Prepared by	BE	September 2024	
Coordinator Review	David Ongkili	November 2025	
Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

This DCP section applies to applications for new development, redevelopment, alterations, additions and changes of use in E4 General Industrial zoned land under Randwick LEP 2012 and IN1 General Industrial under the Transport and Infrastructure SEPP, that is located within the Randwick Local government area. Figure 1 shows the location of the two zones.

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

- Part A – Introduction
- Part B - General Controls which include *B13 Noise management*
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

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

Note

All development within Port Botany and the adjacent IN1 zone is covered by the Transport and Infrastructure SEPP 2021. Accordingly, Randwick LEP 2012 does not apply within these areas.

1.1. E4 General Industrial Zone

The NSW Government's Employment Zone reforms which came into effect in April 2023 introduced new zone structures to increase flexibility in the range of permissible land uses in the industrial zones and support employment growth across Sydney. Under the Randwick Local Environment Plan the IN2 Light Industrial zone was translated to E4 General Industrial.

As a result, this new E4 General Industrial zone permits the following additional land use types previously not permissible within the IN2 Light Industrial zone: freight transport facilities, general industries, industrial retail outlets and local distribution premises. Definitions for these land use types can be found in the Randwick LEP 2012 Dictionary <https://legislation.nsw.gov.au/RLEP>.

Note

Hours of operation in the E4 zone are controlled under the Exempt and Complying Codes SEPP 2008 - Clause 2.46C of the SEPP permits 24-hour operations.

1.2. Delegated Authority for IN1 zoned Land

On 9 May 2025, the Department of Planning, Housing and Infrastructure notified the Council that it had approved the delegation of the Department's planning authority functions relating to Development Control Plans (DCPs) to Council in accordance with Division 3.6 of the Environmental Planning and Assessment Act 1979.

This delegation applies to land within Randwick City Council that is subject to Chapter 5 of the State Environmental Planning Policy Transport and Infrastructure 2021 (old Three Ports SEPP). This delegated land is zoned General Industrial IN1 under the SEPP (purple shaded area in Figure 1 below). The delegation does not apply to the Lease Area, Special Activities Zone SP1 (shaded in yellow). This General Industrial IN1 zone within the Randwick LGA comprises 68.94 hectares. By comparison the area of General Industrial E4 zoned area under the Randwick Local Environment Plan 2012 is 12.78 hectares.

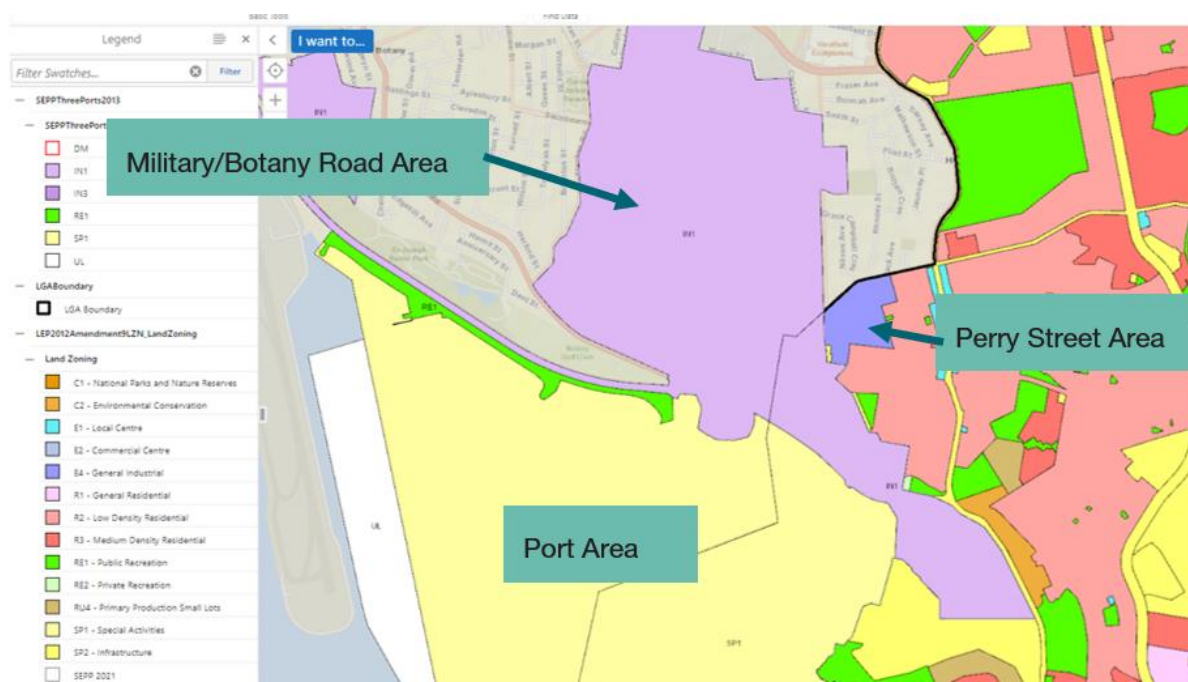
Council is the consent authority for land zoned General Industrial (IN1) zone under the Randwick LEP. While the IN1 zone facilitates a range of industrial and employment-generating uses, it is essential that new development is carefully designed and managed to minimise adverse impacts on surrounding land uses, particularly where industrial areas interface with residential zones and the public domain.

The inclusion of Part C10 of the DCP allows Council to apply more detailed non-statutory controls to complement the provisions of the LEP and relevant State Environmental Planning Policies. These controls provide a framework to ensure development applications appropriately address, assess and mitigate potential environmental impacts. In particular development within industrial zones must consider impacts relating to amenity, acoustic, traffic generation, access, parking, loading and unloading, light spill, water and air quality and stormwater management.

1.3. Industrial precincts

The industrial land located within the Randwick Local Government Area (LGA) comprises two distinct precincts, each of which exhibits a different urban structure, lot configuration and operational typology, supporting a diversity of industrial uses and business types. These two areas are illustrated in Figure 1.

Figure 1: Industrial precincts map



Source: Randwick City Council 2022

Perry Street Area

The Perry Street Area Zoned E4 zone – General Industrial is characterised by small and individual allotments accommodating a range of light industrial and service-based uses, including wholesale food distributors, building supplies, warehouses and distribution centres, and transport related activities that support the broader economy. The desired future character of the precinct is to retain and support a diverse range of small and medium sized tenancies (including strata developments) to ensure ongoing viability of smaller-scale industrial premises. The Matraville industrial precinct will continue to function as a strategically important employment area supporting the Eastern Suburbs and the broader metropolitan economy, particularly through its proximity to Port Botany, Sydney Airport and the arterial road network.

The precinct will consolidate its role as a modern, high-functioning industrial and urban services hub, accommodating a diverse mix of warehousing and logistics operations, light industrial and manufacturing uses, building and trade suppliers, and service-based industries that support the daily needs of the surrounding community.

Given the proximity of residential areas, careful management of the interface between the intensive port operations and sensitive land uses within the surrounding low density residential area is essential. Development should be designed and operated to minimise potential impacts.

Council has implemented a range of local traffic management measures to mitigate the impacts of industrial operations on adjoining residential areas. This includes the designation of Perry Street with a vehicular weight restriction of 3.4 tonnes, limiting access by heavy vehicles.

In addition, the existing traffic arrangement at the Perry Street and McCauley Street intersection incorporates a traffic island that physically restricts turning movements, effectively preventing heavy vehicles from accessing Perry Street.

These measures play an important role in reducing heavy vehicle traffic, improving residential amenity, and enhancing the safety and functionality of the local road network.

The Botany Road/Military Road area

The Botany Road/Military Road area, zoned IN1 – General Industrial under the Transport and Infrastructure SEPP is characterised by medium to large lots. The desired future character of the precinct is to retain these large allotments that accommodate a range of established industrial and logistics uses. The desired future character of the precinct is to retain and reinforce this larger lot pattern to support the ongoing operation of industrial activities requiring significant floor space, site manoeuvrability and efficient access for freight and servicing. Subdivision that results in small or fragmented lots, including strata subdivision, is discouraged where it would compromise the capacity of the precinct to accommodate larger-scale and port-related industrial uses.

Port Botany Area

The Port Botany area, zoned SP1 – Special Activities under the State Environmental Planning Policy (Transport and Infrastructure), is a strategic industrial precinct of State significance that supports port operations and associated industries.

The desired future character of the precinct is to maintain and protect land for port and port-related uses that require large allotments, high-capacity infrastructure, and direct access to major road and rail freight networks. Development within this area must ensure the ongoing efficiency and operational capacity of the port, while avoiding land fragmentation or incompatible uses that may constrain its long-term function.

Notes

Port Botany

Port Botany is one of Australia's most critical gateways and plays an important role in the NSW economy, contributing \$10.7 billion to NSW Gross State Product annually. The port is the second largest container port in Australia and container volumes are forecast to more than triple by 2056. It is estimated that 42% of all goods in a Sydney household are imported in containers through Port Botany. The port manages around one-third of the nation's container volumes and a significant portion of the state's fuel supply.

[Port Botany Landside Improvement Strategy 2023](#)

Objectives

The objectives for this DCP chapter are to:

1. Retain and protect the industrial zoned land within the Matraville area to meet the current and future industrial, urban services and employment needs of the Randwick LGA
2. Ensure land use compatibility and efficiency by retaining small allotments within the Perry St Area to support small-scale and local industrial businesses and maintaining larger allotments within the Botany Rd/Military Rd and Port Botany areas to accommodate large-scale, logistics and port-related industrial activities
3. Encourage light industrial and low impact employment uses in locations adjoining residential areas having regard to noise, traffic generation, hours of operation and environmental performance
4. Facilitate industrial development that provides a range of goods and services and employment opportunities, while ensuring the amenity, health and safety of the nearby residential areas are not adversely affected
5. Ensure industrial development is well-designed with a high quality streetscape presentation, and operates to minimise adverse impacts on land, water and the environment including through appropriate stormwater management, waste handling and emissions control
6. Ensure that new industrial development does not increase the cumulative risk of industrial activities or introduce unacceptable risks including those associated with hazardous materials, heavy vehicle movements noise and vibration
7. Allow compatible, small-scale non-industrial uses which support the daily needs of workers within the industrial areas, where they do not compromise the primary industrial function of the land
8. Maintain the primacy of industrial activities by ensuring that commercial and office uses, including standalone offices, are only permitted where they are subordinate and directly related to an associated industrial use
9. Support existing and encourage new artisan food and drink production, distribution and urban service uses that contribute to the local economy and service the Eastern Suburbs region, where these are compatible with the surrounding land use context.

Notes

The National Heavy Vehicle Regulator NHVR manages road access and permits for heavy vehicle journeys. It was formed through an agreement between the Australian, New South Wales, Queensland, Victorian, South Australian, Tasmanian and Australian Capital Territory governments. The Heavy Vehicle National Law (HVNL) came into effect in New South Wales in 2014. The NHVR work directly with road managers - state and territory road authorities and local government - to coordinate the application process and issue permits.

They manage access and permits for restricted vehicles including B double Trucks and articulated vehicles.

See the National Heavy Vehicle Regulator National Network Map for approved routes.

Large, restricted access vehicles including B doubles and articulated vehicles must utilise approved B Double approved routes.

[Port Botany Landside Improvement Strategy 2023](#)

2. Development Adjoining Residential Zones

Objectives

The objective for industrial development adjoining residential zones is to:

1. Ensure industrial development does not unreasonably impact upon adjoining residential areas in terms of amenity, health and safety.

Controls

- a) Development must be sympathetic to the height, scale, siting and character of existing adjoining and/or nearby residential development
- b) Development must be designed to maintain solar access to the windows of habitable rooms and to the majority of private open space of adjoining residential properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22)
- c) Windows facing residential areas must be treated to avoid overlooking of private open space or private windows
- d) All mechanical plant and equipment (including air conditioning units, compressors, generators, and similar infrastructure) must be located away from adjoining or nearby residential properties
- e) Where equipment cannot be fully separated from sensitive land uses, appropriate acoustic insulation and visual screening must be provided
- f) Development proposing plant or equipment operating outside the hours of 7.00am to 10.00pm must be supported by an Acoustic Report prepared by a suitably qualified acoustic consultant, demonstrating compliance with relevant NSW noise criteria and that impacts on nearby residential receivers are minimised
- g) Development must be designed and operated to avoid causing nuisance or amenity impacts to surrounding residential areas, including those arising from operating hours, vehicle movements, loading and unloading, parking, headlight glare, external and security lighting.

Notes:

Reference should also be made to the Industrial Noise Policy (NSW EPA, 1999) which aims to balance the need for industrial activity with the desire for quiet in the community. Noise emissions are to comply with this policy.

3. Building design

Explanation

Good building design and appearance can ensure a high level of amenity and enhance the attractiveness of the streetscape. Through high aesthetic standards, industrial buildings can be designed to provide and maintain a suitable level of visual, acoustic and environmental quality.

Objectives

The objectives for building design are to:

1. Ensure the form and scale of development enhances the streetscape and visual quality of the area
2. Achieve high quality, innovative and sustainable design for industrial buildings
3. Utilise materials and construction methods to mitigate noise and visual impact to adjoining areas, particularly residential areas.

Controls

- a) Building mass and scale should make a positive contribution to the streetscape and compliment the predominant character of the adjoining area
- b) Building form is to provide visual interest through an articulated façade, such as
 - i. projecting wall elements, shading devices and a variation in texture / finishes / materials
 - ii. Building entries should be clear with windows facing the street
- c) Avoid bulky roof forms or extensive blank facades in a single material or colour, particularly when visible from the public domain
- d) Roof design must be incorporated in the overall building design
- e) Any metal roof sheeting should be pre-painted (e.g. Colourbond) to limit the level of reflection and glare
- f) Building entrances should be clearly defined, well-articulated a through form, materials and colour
- g) Provide level or ramp access to entrances and waiting areas
- h) Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%. The use of non-reflective glass should also be considered
- i) To promote casual surveillance, office components of an industrial development should be located at the front of the property with windows and entrances facing the street, with the warehousing or industrial use set behind
- j) Buildings should maximise energy efficiency, through measures such as the use of high efficiency lighting systems, insulation, natural ventilation and lighting, and low embodied energy materials (see ecologically sustainable development (ESD) requirements in Part B4 of this DCP)

- k) Open storage areas shall not be visible from any public place and be clearly defined on plan in the development application.

Figure 2: Example of good building design



Sources: Randwick City Council 2022

4. Setbacks

Explanation

This section applies to new buildings only. Building setbacks play an important role in industrial zones by establishing a consistent streetscape, providing space for landscaping, and reducing the visual bulk and scale of development. Front setbacks contribute to the overall character, reinforce the public domain and presentation of industrial streets, ensures space for landscaping, contributes to streetscape consistency, and mitigates the bulk and scale of industrial development. Side Setbacks also provide separation and a transitional area and act as a buffer to adjoining land uses, particularly where sensitive interfaces occur.

Objectives

The objectives for setbacks are to:

1. Minimise the adverse impacts of industrial development on adjoining land uses including noise, air quality and odour by providing building separation and buffering
2. Ensure development that responds to and reinforces the streetscape character and ensures a positive well-presented and functional streetscape environment.

Controls

- a) The front setback of an industrial building must respond to the dominant street setback. Where there is no clear dominant setback or for sites with large frontages, the front setbacks will be determined on merit, having regard to the desired streetscape character and function
- b) Front setbacks must be landscaped to provide a high-quality streetscape. Front setbacks must not to be used for storage or display of goods, excessive signage, loading/unloading areas and large areas of car parking
- c) Where the development adjoins non-industrial uses, a minimum side and/or rear setback of 5m must be provided to provide adequate separation and buffering to
- d) In all other cases, a minimum side and rear setback of 4m is required
- e) No buildings, structures, car parking, storage or vehicle manoeuvring areas are permitted within a minimum 6m wide setback area adjoining the Sydney Water heritage listed Bunnerong canal
- f) Setbacks must be designed to maximise the retention and protection of existing trees and their root systems. Variations to setback dimensions may be considered where this would result in improved tree retention outcomes

Landscaping setbacks must be free from overhangs, hardstand elements such as ramps and driveways and paved areas, except where minor pedestrian access paths are required.

The minimum setback requirements are summarised in the table below:

Boundary	Landscape Setback (minimum)	Building Setback (minimum)
Frontage to a classified road	4 metres	9 metres
Frontage to a local road	3 metres	9 metres
Side boundary - residential use	5 metres	5 metres
Side boundary - non-residential use	4 metres	4 metres
Rear boundary – residential use	5 metres	5 metres
Rear boundary - any other use	4 metres	4 metres
Canal boundary	6 metres	10 metres

Note

Bunnerong Stormwater Channel No 11 Sydney Water Heritage Item 4570016

The Bunnerong stormwater drainage canal is listed as a local heritage item under the Sydney Water heritage register (s.170 NSW Heritage Act).

The Bunnerong Stormwater drainage system is of historical significance as it was constructed predominantly by the Public Works Department between 1930-1935 as part of the Depression-era Unemployment Relief Program. The project was funded through the Prevention and Relief of Unemployment Act 1930.

The Bunnerong Stormwater Channel originally drained an area of 674.6 hectares and was one of many channels authorised to improve drainage across Sydney. It is a representative example of Sydney Water's stormwater channels from this period and is substantially intact.

The system's operational curtilage covers its bed, walls, and coping, while its visual curtilage varies with surrounding land uses.

<https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems>

Note:

Setbacks are to be in accordance with TfNSW requirements in relation to classified roads and signalised intersections.

5. Landscaping

Explanation

Well designed landscaped areas can enhance the visual quality and environmental performance of a development contributing to an attractive and sustainable industrial environment.

Landscaping improves the amenity of workplaces for employees and visitors and plays an important role in defining the character of industrial areas. Landscaping also provides effective buffering between industrial development and surrounding land uses and assists in screening and softening the visual impact of industrial buildings, structures and signage particularly where large-scale built form is involved (see Figure 3 below).

Objectives

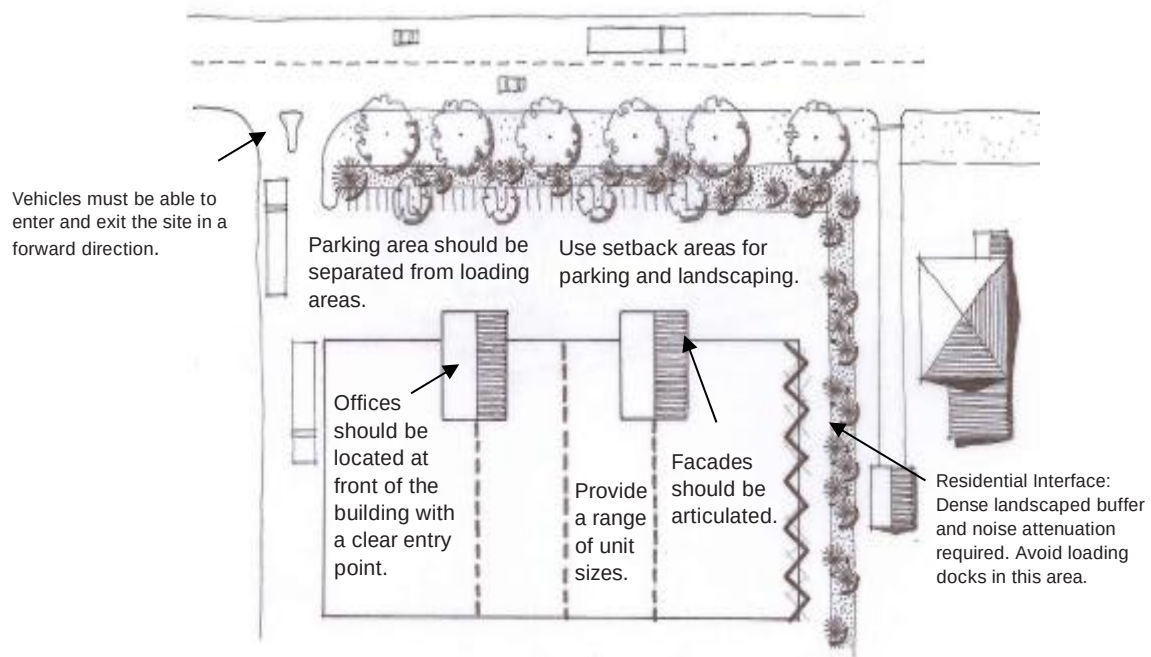
The objectives for landscaping are to:

1. Improve the environmental and visual amenity of industrial areas
2. Integrate building design, car parking and service facilities with landscaping
3. Ensure the provision of accessible and useable open space for the use of employees
4. Encourage the planting of indigenous, native and low water consuming plants and trees
5. Assist stormwater management by maximising permeable areas.

Controls

- a) A minimum of 10% of the development site must be provided as landscaped area
- b) Landscaping must be planned and designed to improve the environmental and visual amenity of industrial areas including the provision of shade, screening, and urban greening
- c) Building design, car parking and service facilities must be integrated with landscaping
- d) Ensure the provision of accessible and useable open space for the use of employees
- e) For sites in excess of 1,000m², an outdoor staff recreation area must be provided with a minimum area of 16m², with a minimum dimension of 3 metres in any direction
- f) A minimum of 60% of the plantings must comprise indigenous native species as specified in Appendix B4, complemented by drought-tolerant and low water-use plantings
- g) To assist stormwater management development must comprise hard stand and non-porous surfaces must be minimised Development must incorporate permeable paving, deep soil zones, and other water-sensitive urban design (WSUD) measures to assist stormwater infiltration, reduce runoff, and improve water quality.

Figure 3: Landscaping design



Source: Randwick City Council 2022

6. Parking and access

Explanation

Car parking, access and loading/servicing areas often occupy a substantial proportion of industrial sites. This subsection provides objectives and controls to guide their efficient, functional and well-designed layout while minimising impacts on site amenity and the surrounding area.

Objectives

The objectives for parking and access are to:

1. Ensure safe and efficient vehicle movements in and out of an industrial development including clear and legible circulation within the site
2. Provide sufficient on-site parking to meet operational needs, without adversely impacting the function or amenity of surrounding streets
3. Achieve well-designed, safe and functional car parking and circulation areas that contribute to orderly development and safe site layout
4. Ensure loading/unloading areas are adequate, accessible and appropriately located, and designed to minimise impacts on adjacent land uses including residential areas
5. Provide safe and convenient cyclist and pedestrian access including separation from heavy vehicle movements and service areas.

Controls

- a) All vehicles must enter and leave the site in a forward direction
- b) Vehicle movements within servicing areas must minimise reversing movements. Where reversing is unavoidable development must demonstrate design measures that maximise safety and minimise operational noise impacts including the need for reversing vehicle alarms/beepers
- c) Where an alternative road access is available, loading and unloading facilities and the majority of car parking must be located along secondary road frontage
- d) Loading, unloading and services areas must be clearly separated from car parking areas and designed to ensure safe and efficient operation
- e) Service areas including waste and recycling areas and external storage areas must be located away from primary street frontages and screened from public view
- f) All loading and unloading operations must occur wholly within the site at all times
- g) Loading docks, car parking spaces and access driveways must be kept clear and available for their intended use at all times. These areas must be clearly line marked and must not be used for the storage of goods, materials and waste materials.

Notes

- Reference should be made to RMS's Guide for Traffic Generating Development.
- Parking rates should be provided in accordance with B7 Transport, Traffic, Parking and Access section of this DCP.
- Traffic Impact Assessments should be completed in accordance with Guide to Transport Impact Assessment (GTIA), TS 00085 v1.1 – published September 23, 2024; effective November 4, 2024.

Notes:

- Loading facilities must comply with the current RTA "Guide to Traffic Generating Developments" and AS 2890.2.
- Bicycle lockers and rails/racks are to be provided in accordance with Australian Standard 2890.3-1993 Bicycle parking facilities.

7. Lighting

Explanation

Lighting is an essential component of industrial development, contributing to safety, security and site functionality. However, if not appropriately designed and managed, lighting can result in adverse impacts on surrounding land uses, including glare, light spill and intrusion into adjoining properties and the public domain.

Lighting must be carefully designed, located and controlled to minimise impacts on nearby development, particularly residential areas and road users. This includes directing light downward, avoiding unnecessary illumination, and incorporating shielding or other design measures to contain light within the site.

Appropriate lighting design ensures adequate illumination for operational and safety purposes, while maintaining the amenity of adjoining land and the surrounding area.

Notes

- Lighting should also address the principles of Crime Prevention through Environmental Design (CPTED) to ensure safety and security in industrial areas.
- AS/NZS 2293 Series: These standards outline the requirements for emergency lighting and exit signs, ensuring that buildings have adequate illumination during emergencies to facilitate safe evacuation.

Objectives

The objectives for lighting are to:

1. Provide adequate illumination for safety, security and operational requirements within industrial sites
2. Ensure external lighting contributes positively to the visual quality of the development and does not adversely affect the amenity of the locality
3. Minimise light spill, glare, and sky glow through appropriate design, orientation, and control of lighting systems.

Controls

- a) External lighting must be designed and installed to ensure that light sources are directed away from adjoining properties, particularly residential uses and other sensitive receivers
- b) Lighting must be designed and located to minimise light spill, glare and reflection beyond the site boundary, and must not result in a nuisance to surrounding properties or the public domain
- c) All external lighting must be shielded, baffled or otherwise designed to prevent upward light spill and unnecessary sky glow

- d) Lighting levels must be appropriate to the intended use of the area and avoid over-illumination, particularly in areas adjoining residential zones
- e) Security and operational lighting must be controlled by timers, motion sensors or similar devices, where appropriate, to minimise unnecessary illumination outside of operational hours
- f) Development adjacent to residential areas must submit a lighting plan prepared by a suitably qualified professional, demonstrating that lighting impacts are appropriately mitigated.

8. Water quality

Explanation

The effective management of stormwater runoff is important to protect the quality Randwick City's natural waterways and receiving environment. Uncontrolled stormwater can transport pollutants, sediments and contaminants from development sites into the drainage network, adversely impacting aquatic ecosystems and environmental health.

Development must incorporate appropriate stormwater management measures to minimise runoff impacts, improve water quality, and support the long-term protection of the City's natural and built water systems.

Objectives

The objectives for stormwater and water quality are to:

1. Manage stormwater quality and quantity and minimise stormwater discharge on adjoining properties
2. Minimise surface water runoff through appropriate and integrated site design and water sensitive management measures
3. Protect ground water from contamination associated with industrial development
4. Encourage on site stormwater collection, treatment and reuse and promote water sensitive urban design (WSUD)
5. Maintain natural drainage patterns and minimise unnecessary site disturbance and modification
6. To minimise the risk and impact of flooding on development and surrounding land.

Controls

- a) Disturbance to the existing drainage pattern should be minimised where possible
- b) Applicants should demonstrate adequate measures during construction to ensure that erosion/sedimentation during construction is minimised. Revegetation and soil stabilisation measures are to be implemented promptly upon completion of construction
- c) Development is to address all requirements in Council's Private Stormwater Code
- d) An emergency stormwater shut-off valve must be installed on all stormwater system outlets discharging to Council infrastructure, natural waterways, or drainage reserves. The valve must be:
 - i. Manually or automatically operable
 - ii. Located in an accessible position for emergency response personnel
 - iii. Capable of fully stopping the flow of stormwater during pollution events, spillages, or maintenance works
 - iv. Have signage indicating the valve location and operation located adjacent to the control point.

Notes

A stormwater shut-off valve is a device installed in a stormwater drainage system to control or prevent the flow of stormwater in certain situations. These valves are typically used to:

Prevent flooding: By shutting off stormwater flow during heavy rains or floods, the valve helps control water levels in drainage systems and prevents overflow into vulnerable areas.

Environmental protection: They can stop stormwater contaminated with pollutants (like oil or chemicals from industrial sites) from entering stormwater systems that drain to Botany Bay.

Emergency situations: Shut-off valves are used in emergencies, such as fires, chemical spills, where it's critical to block stormwater to prevent contamination of stormwater and Botany Bay.

These valves can be manually operated or automatically activated based on certain conditions, such as water levels or the detection of pollutants. AS/NZS 2293 Series: These standards outline the requirements for emergency lighting and exit signs, ensuring that buildings have adequate illumination during emergencies to facilitate safe evacuation.

9. Waste management

Objectives

The objectives for waste management are to:

1. Minimise waste generation and to promote the principles of ecological sustainable development (ESD) including waste avoidance, reuse and recycling
2. Facilitate efficient source separation and ensure waste management systems are appropriately designed to integrate with Council and private waste collection and management services
3. Ensure waste storage, handling and collection arrangements do not adversely impact the amenity, health or safety of occupants, adjoining properties or the public domain.

Controls

- a) Development involving demolition, construction or ongoing use must be accompanied by a Waste Management Plan prepared in accordance with Council requirements
- b) Development must provide sufficient space for the purposes of on-site separation, storage and handling of recyclables. Waste storage areas must be designated to minimise impacts particularly on nearby residential areas
- c) For multi-use and industrial units, allocated areas for waste storage and recycling must be provided for each individual industrial tenancy
- d) The waste storage and recycling area must be easily accessible for occupants, designed to allow safe and efficient access for collection vehicles and be clearly signposted
- e) Trade/commercial waste materials must not be disposed via Council's domestic waste collection service and must be managed by an appropriate licensed waste contractor
- f) Waste collection and servicing must be undertaken in a manner that does not adversely impact traffic flow, pedestrian safety, or the amenity of adjoining properties.

Notes

Waste management and recycling processes of commercial and industrial facilities should be guided by the [Waste Management and Recycling in Commercial and Industrial Facilities - Better Practice Guidelines \(EPA, 2012\)](#).

This guide provides advice on how to incorporate better waste management practice into the design, establishment, operation and ongoing management of waste services in commercial and industrial development

<https://www.epa.nsw.gov.au/publications/managewaste/120960-comm-ind>

10. Amenity and Operation

Council acknowledges that the operation of businesses is not static and needs to evolve over time in response to changing market conditions, technologies and operational requirements. It is therefore important that the configuration, siting and management of activities are carefully considered to minimise operational impacts on adjoining properties in particular residential uses.

This section supports a flexible and performance-based approach to managing industrial operations, ensuring that potential impacts are appropriately mitigated both at the time of development and throughout the life of the use

Objectives

The objective for amenity and operation is to:

1. Enable Council to assess the ongoing management performance of industrial premises
2. Provide flexibility to review conditions of development consents to respond to changes in operational management over time
3. Mitigate and manage potential adverse impacts arising from changes in business operations—whether proposed or existing industrial development—on the amenity, privacy, air quality, odour, and overshadowing of adjoining or nearby residential properties.

Controls

- a) A Plan of Management (POM) prepared by a relevant professional expert must be provided to Council prior to occupation
- b) This POM must ensure all relevant operations of the premises are documented, and their potential impacts appropriately managed having regard to the nature of the use, site constraints, and local context
- c) The POM must document all operational aspects of the premises and establish measurable management actions and performance outcomes
- d) As a minimum the following must be included:
 - i. Title and site identification details
 - ii. Objectives of the Plan of Management
 - iii. Operational details
 - iv. Hours of operation, including hours of deliveries
 - v. After hours or emergency contact
 - vi. Staffing details
 - vii. Guidelines for staff for using the site facilities and equipment
 - viii. Deliveries and loading/unloading
 - ix. Waste management operation to prevent stormwater pollution and avoid odour
 - x. Traffic movements including vehicle access, routing and manoeuvring

- xi. Use and management of parking areas
- xii. Managing customers or patrons
- xiii. Security details
- xiv. Noise Impact Assessment and mitigation measures
- xv. Odour Impact Assessment and mitigation measures
- xvi. Complaint recording and response handling procedures
- xvii. Monitoring, reporting and review mechanisms to ensure the ongoing effectiveness and continuous improvement of the PoM improvement the PoM.

Notes

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

11. Fencing

Explanation

Fencing is often an integral part of industrial development in delineating areas and boundaries and for security purposes. Fencing location, style and height should be integrated with the building form, be unobtrusive and relate to the character of the streetscape. Poorly designed fences can be visually intrusive and dominant in the streetscape and can reduce opportunities for neighbourhood surveillance and social interaction.

Objectives

The objectives for fencing are to:

1. Integrate fencing design and layout with the building entry
2. Provide a positive presentation to the streetscape
3. Provide site security and passive surveillance to the public domain.

Controls

- a) Solid metal panel fences (sheet material etc) of any height are not permitted along the street frontage
- b) All fencing along the street frontage is required to be permeable metal palisade or picket finishing – dark colours are preferable. Maximum height allowed is 1.8m on street frontages
- c) For security purposes, taller fencing may be considered forward of the building line (but this fencing must be behind the front landscape strip)
- d) Fencing should not obscure the main building entry
- e) If the side or rear boundary adjoins a residential property, provide a timber paling/colorbond fence (commencing at the front of the building line). A maximum 2.2m height will be considered along the common property boundary between an industrial site and an abutting residential property
- f) Noise walls can be utilised/substituted as boundary fencing where required (see Noise Management Part B13 of this DCP for more information on noise walls).

12. Public utilities/infrastructure

Explanation

For new industrial development, Council requires the undergrounding of electricity connection to buildings to reduce the visual impact of overhead cables.

Objectives

The objectives for public utilities are to:

1. Minimise the visual impact of overhead electricity cables in industrial areas
2. Promote common trenching for the provision of services and utilities.

Controls

- a) New industrial developments must have an underground service line to a suitable existing street pole; or sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre)
- b) Bundling of cables in the area surrounding the development may also be required to reduce the visual impact of overhead street cables
- c) The common trenching of underground power, telecommunications and other services is encouraged.

Note

For further details see Energy Australia for their requirements.

13. Signage

Explanation

Advertising and adequate opportunities for the display of goods and services in industrial areas is important for businesses, however there is a need to ensure this does not detract from the streetscape.

Note:

Additional signage requirements can be found in B12 Outdoor Advertising and Signage.

Objectives

The objectives for signage are to:

1. Ensure signage and advertising is compatible with the architectural design of industrial buildings
2. Minimise visual clutter and protect and improve the visual quality of the streetscape and the public domain
3. Prevent excessive and obtrusive signage.

Controls

- a) All premises are to provide clear and legible signage, including addresses, for each business
- b) All signage on the buildings is to be contained within the bounds of the building structure. No sign is to project out from walls or above the roof line
- c) Signs on multiple tenancies are to be located in the same place on each tenancy
- d) Stand-alone signs are to be wholly located within the property boundary
- e) Illuminated and flash signage that incorporates flashing lights or illuminated features is discouraged.



STRATEGIC PLANNING

Randwick Development Control Plan C11 Sydney Airport

D06205970

27 July 2026

File reference	D06205970	Date	Signature
Prepared by	MP	September 2025	
Coordinator Review	David Appleby	September 2025	
Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

Randwick City is located in proximity to Sydney's Kingsford Smith Airport, a major aviation hub that generates aircraft noise across surrounding suburbs, including Randwick City. To manage and forecast the impact of aviation activity, the airport publishes an 'Australian Noise Exposure Forecast' (ANEF) which models the projected noise levels and flight frequency over a 20-year horizon. These forecasts are represented as noise exposure contours on maps periodically updated by Airservices Australia.

The 2045 ANEF contours identify areas within Randwick City Council where development must incorporate appropriate noise attenuation measures to ensure residential amenity and compliance with relevant standards.

In addition to managing noise impacts, the safe and efficient operation of Sydney Airport requires that new development respects prescribed height limits. These limits are defined by the Obstacle Limitation Surface (OLS) and the Procedures for Air Navigation Systems Operations Surface (PANS-OPS) surfaces, which are prepared by airport operators and endorsed by the Commonwealth Government. Development proposals within affected areas must demonstrate compliance with these aviation safety requirements.

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

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

Objectives

1. Minimise the impact of aircraft noise on residential amenity
2. Ensure development does not compromise the safe operation of Sydney airport
3. Maintain compliance with Commonwealth-endorsed aviation safety surfaces including OLS and PANS-OPS which limit height of structures and cranes (including external lighting)
4. Promote sustainable building design that incorporates effective acoustic treatment in areas affected by the operation of Sydney's Kingsford Smith Airport
5. Prevent lighting hazards that may interfere with aircraft operations
6. Ensure external lighting complies with aviation safety standards.

1.1 Legislation and regulatory framework

Airports Act 1996

The Airports Act 1996 establishes a system for regulating airports and the requirements to create masterplans and environmental standards.

Civil Aviation Regulations 1988

The Civil Aviation Regulations 1988 establishes standards and regulations for air navigation in Australia to ensure compliance with technical and safety requirements.

Civil Aviation Safety Regulations 1998

The Civil Aviation Safety Regulations 1988 harmonises aviation safety law and provides administrative provisions for the regulation of civil aviation, including the delegation of powers to the Civil Aviation Safety Authority (CASA) and the issuing of Manuals of Standards.

Part 139 (Aerodromes) Manual of Standards 2019

The Part 139 MOS establishes standards and obligations for the operation of aerodromes in Australia.

1.2 Prescribed airspace

To ensure the safe operation of the airport, limits on the heights of buildings are prescribed along flight paths. These restricted areas are known as prescribed airspace.

In Randwick City, development proposals (including temporary buildings or structures) with a height of 15.24m AHD or greater must be referred to the Sydney Airport Corporation Limited (SACL) for approval in accordance with *Clause 6.8* of RLEP. Any SACL approved height includes lift over-runs, chimneys, aerials, antennas, etc.

A separate approval from SACL is also required to operate construction equipment (such as cranes used for the construction of buildings), prior to the commencement of works.

Note

- In relation to short term temporary buildings or structures, an application must be made to Sydney Airport at least 28 days before commencement of the activity.
- Additional information and charts showing the current prescribed airspace can be downloaded at the [Airspace Protection](#) page at the Sydney Airport website.
- Refer also to the [National Airports Safeguarding Framework](#) for relevant guidelines.
- Refer to [Clause 6.8 Airport operations](#) of RLEP 2012.

2. Aircraft noise

All development located on land near or within an ANEF contour of 20 or greater that Council considers is likely to be adversely affected by aircraft noise must comply with Clause 6.9 of the RLEP.

Parts of Randwick City Council fall within the 20 ANEF 2045 contour. Development proposals in these areas, which involve the creation of additional dwellings or substantial alterations to existing residential buildings, are encouraged to submit a Pre-Lodgement Application to Council. This is to ensure that potential noise issues are identified early and that relevant mitigation measures are appropriately addressed in the DA.

Note

The [Sydney Airport Master Plan 2039](#) includes an Australian Noise Exposure Forecast for 2039 (ANEF 2039), as shown in Chapter 16 (Map 29) and Appendix G (Map 33). On 26 February 2026, Airservices Australia endorsed for technical accuracy the new Australian Noise Exposure Forecast for 2045 for Sydney Airport (ANEF 2045) which has replaced ANEF 2039. A copy of ANEF 2045 can be downloaded at: [13836g131c SYD 2045 ANEF Endorsement Chart](#).

The Sydney Airport Master Plan 2039 is scheduled to be replaced by the Sydney Airport Master Plan 2045. Information about the current state of the draft Master Plan 2045 can be found at [Sydney Airport Master Plan 2045 | Preliminary Draft \(Sept 2025\)](#).

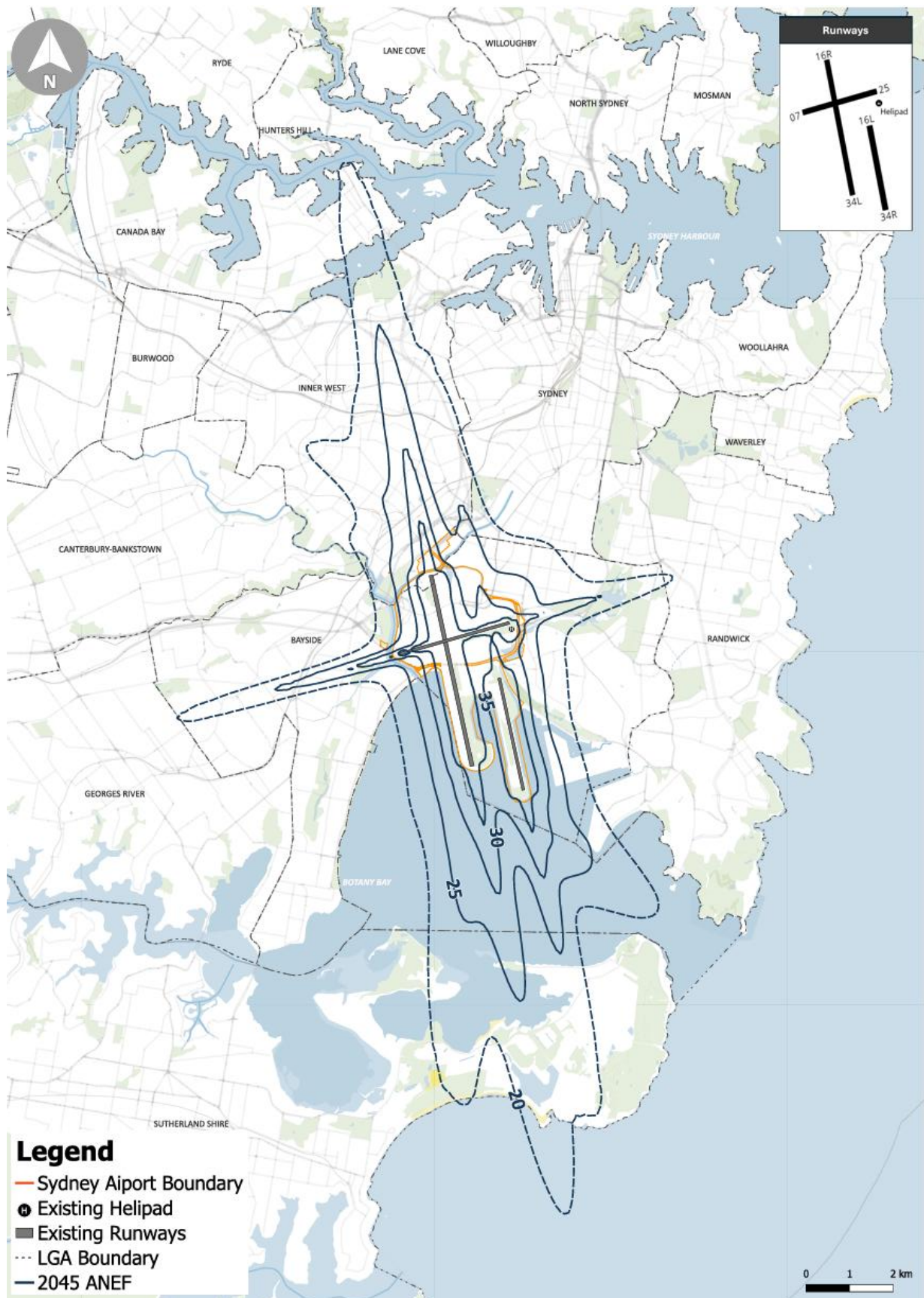


Figure 1: ANEF 2045 (source: Airservices Australia)

Note

All development within an ANEF affected area (including ANEF contour 20) must comply with Australian Standard AS 2021-2015.

Note

Refer also to the National Airports Safeguarding Framework for relevant guidelines ([National Airports Safeguarding Framework | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#))

3. Lighting hazards

The Civil Aviation Safety Authority (CASA) has the authority, under the Civil Aviation Regulations 1988 and the Airports Act 1996, to control ground lights that may cause confusion or distraction to pilots due to glare. To assist lighting designers and installation contractors near airports, CASA has established guidelines on the location and permitted intensities of ground lights within a six-kilometre radius around an airport, as outlined in the Manual of Standards 2019 - *Part 139* (Aerodromes).

This area is divided into four lighting zones (Zones A, B, C, and D), reflecting the degree of interference ground lights can cause as pilots approach landing. External advertising, sports field floodlighting, and street lighting are some of the more likely sources requiring consideration. Parts of Randwick and Kingsford fall within Zone D.

The Manual of Standards 2019 - *Part 139* (Aerodromes) requires Sydney Airport to notify CASA in writing if they become aware of any installation, equipment, or laser outside the aerodrome boundary that has or may have lighting intensity greater than specified. CASA may issue a notice to an owner or person in charge of a non-compliant light, directing them to extinguish or screen the light and refrain from exhibiting similar lights in the future.

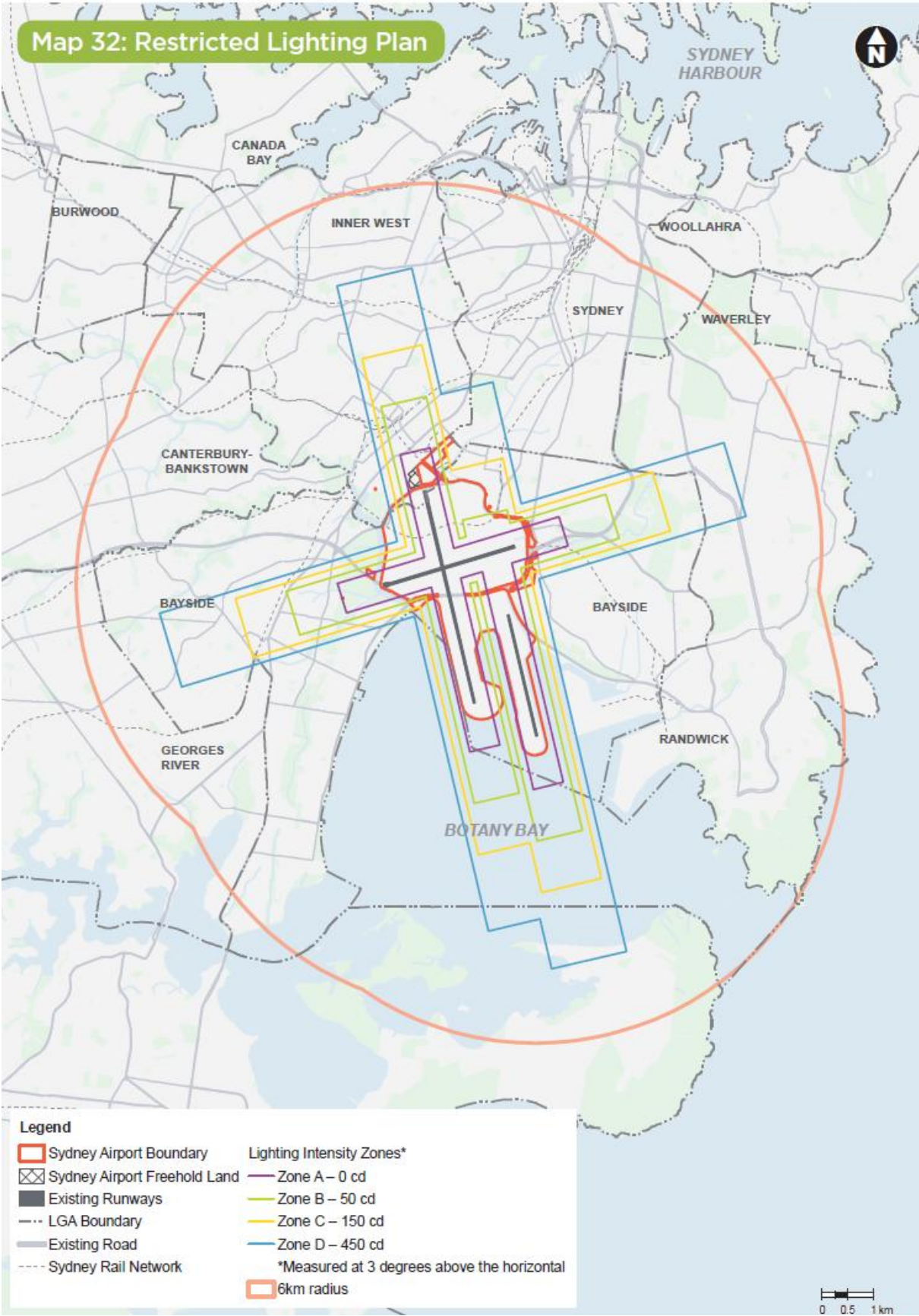
Note

The [Sydney Airport Masterplan](#) provides a Restricted Lighting map to assist in identifying the covered areas.

Note

Refer also to the National Airports Safeguarding Framework for relevant guidelines ([National Airports Safeguarding Framework | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#))

Figure 2: Restricted Lighting (source: Sydney Airport Masterplan 2039)



4. Controls

4.1 Prescribed airspace

Controls

- a) Development applications must include accurate and detailed drawings indicating the height levels (above AHD) of all roof elements including parapet, lift overruns, roof ridges and roof-mounted structures for referral to SACL
- b) Landscaping must consider bird and obstacle hazard management and ensure trees to be planted are not capable of intruding the Obstacle Limitation Surface when mature (i.e. over 15 metres)
- c) Details of any cranes or temporary structures proposed during construction must be submitted to SACL, including maximum operating height above AHD.

Note

Part 12 of the Airports Act defines buildings and structures (such as cranes and concrete pumps) that intrude into prescribed airspace as a 'controlled activity'. Details of any potential controlled activities, including the type and anticipated timing of the controlled activity, must be identified and assessed to ensure it does not adversely impact on the safety, efficiency or regularity of air transport operations into and out of Sydney Airport. Further information is available via the following link: <https://www.infrastructure.gov.au/infrastructure-transport-vehicles/aviation/aviation-safety/aviation-environmental-issues/protection-airspace>

4.2 Noise

Controls

- a) Development within areas affected by ANEF contours must incorporate suitable noise attenuation measures recommended by a qualified acoustic consultant
- b) Acoustic treatments should support sustainable design principles, maintaining reasonable internal amenity and avoid adverse impacts on the building's architectural quality or surrounding streetscape.

4.3 Lighting

Controls

- a) Development applications must include detailed drawings indicating any proposed external lighting installations for referral to SACL
- b) Landscaping and lighting design must consider aviation safety. External lighting must not exceed 450cs (candelas) in intensity within Zone D requirements.

STRATEGIC PLANNING

Randwick Development Control Plan C12 Tourist and Visitor Accommodation

D06210742

27 July 2026



File reference	D06210742	Date	Signature
Prepared by	EM + MS + CP	September 2024- Sep 2025	
Coordinator Review	DO	September 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

Explanation

Tourist and Visitor accommodation in the Randwick LGA has evolved over time resulting in a diverse range of accommodation types. This Part reflects the diversity of accommodation typologies and provides guidance for their planning management.

It supports the strategic objectives of the Economic Development Strategy and the Local Strategic Planning Statement by promoting the delivery of high quality, varied short-term accommodation that enhances the local visitor economy. In doing so, it aims to balance economic benefits with the need to manage potential impacts on surrounding residential areas.

This section applies to:

- any development application for new tourist and visitor accommodation; and
- any alterations, additions or change of use relating to the following accommodation types:
 - i. Backpacker accommodation;
 - ii. Hotel or motel accommodation; and
 - iii. Serviced apartments

Definition:

Under RLEP, Tourist and Visitor Accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- a) backpackers' accommodation
- b) bed and breakfast accommodation
- c) farm stay accommodation
- d) hotel or motel accommodation
- e) serviced apartments

but does not include –

- a) camping grounds, or
- b) caravan parks, or
- c) eco-tourist facilities.

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

- Part A - Introduction
- Part B - General Controls of the DCP; including B6 Waste Management, B9 Management Plans & B12 – Outdoor Advertising and signage;
- Part C Land Use controls
- Other sections of the DCP for specific development types, sites or locations, if relevant to the application.

2. General objectives and controls

Explanation

Tourist and visitor accommodation must be designed to deliver suitable levels of amenity for guests, respond sensitively to the character and amenity of the surrounding area, and achieve a high-quality built form. This includes the provision of adequate facilities for guests and accommodation that incorporates acceptable levels of solar access, ventilation and acoustic performance. Developments must not only respect the scale, form, and architectural context of neighbouring buildings and contribute positively to the streetscape, but also minimise any adverse impacts on neighbouring properties as a result of the proposed use.

To do this it's not only important to ensure the design of the development is appropriate, but that the proposed management of the development is adequate to minimise any potential impacts to both neighbouring residents and other guests.

Objectives

The objectives for Tourist and Visitor Accommodation are to:

1. Ensure that any proposals for tourist and visitor accommodation maintains or enhances the character and amenity of the area
2. Provide a high standard of amenity and security for guests staying in the accommodation
3. Encourage a diverse and accessible range of accommodation typologies that cater to a broad spectrum of tourists and visitors, thereby supporting diversity within Randwick City's local tourism and visitor economy
4. Encourage tourist and visitor accommodation to be located within proximity to public transport, services and facilities
5. Encourage the inclusion of universal design features for ground floor accommodation to improve accessibility and accommodate a wider range of needs.

Controls

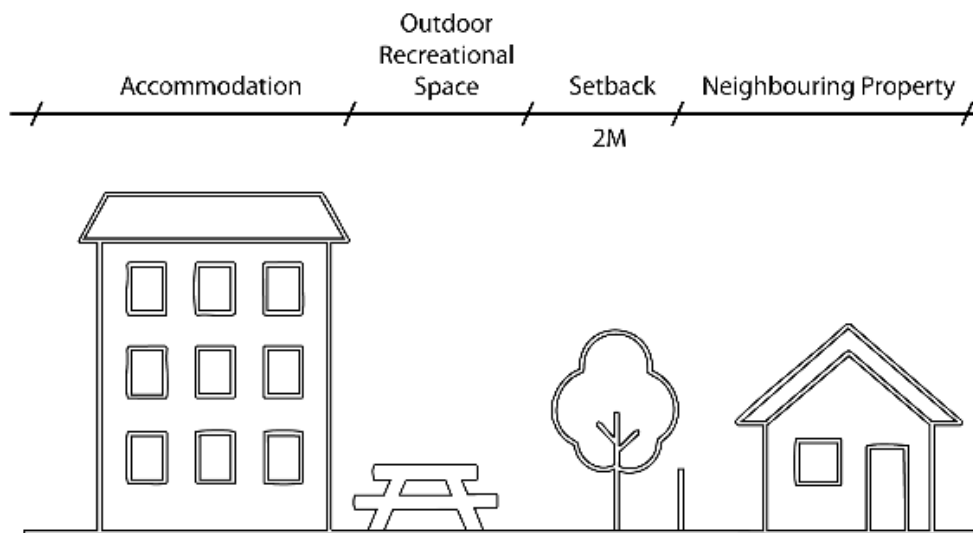
The following controls apply to all tourist and visitor accommodation:

Amenity

- a) All communal sanitary facilities are to be in accordance with AS 1428 and gender separated as practically as possible
- b) Ground floor dwellings should meet accessibility requirements as outlined in AS 1428.1
- c) Food and kitchen servicing facilities must be designed and managed in accordance with the Australian Food Safety Standards 2023
- d) Mechanical plant and equipment must be located in areas away from living or sleeping rooms within the development and adjacent buildings
- e) Rooms that generate noise (such as laundries, communal spaces, and kitchens) should be located as far as practicable from sleeping rooms. Where noise-generating rooms are in close proximity to sleeping rooms, additional acoustic treatments must be provided
- f) Design buildings to prevent laundry or clothing from being hung on windows facing the street elevation(s)

- g) Setback any outdoor recreation areas from neighbouring residential properties by a minimum of 2 metres to minimise neighbouring impacts. A vegetation buffer is to be provided to further mitigate privacy and sound impacts

Figure 1: Outdoor setback



Source: Randwick City Council

- h) All Tourist and Visitor accommodation is to provide a reception area capable of accommodating at least one staff member, point of sale facilities and a small waiting area to ensure that guests awaiting check-in/check-out or transport do not have to congregate outdoors. The reception is to be well located to the front of the site and to be of a suitable size relative to the size of the development
- i) Light of communal outdoor spaces and illuminated signage must be designed or positioned to minimise glare or light overspill to surrounding residential properties
- j) Demonstrate CPTED design principles such as:
 - i. Adequate surveillance for shared spaces and entrances
 - ii. Avoiding blind spots in shared spaces and entrances
 - iii. Using architectural and landscaping cues to distinguish public and private areas.

Management

- a) The operators of the accommodation must maintain an updated guest register including full names, addresses, arrival and departure dates
- b) Applications must submit a 'Registration of Place of Shared Accommodation' form prior to the commencement of any operations
- c) Applications must submit waste management and generation rates based on Council's most recent Waste Management Guidelines in accordance with to Part B6 Waste management of the DCP
- d) Applications must submit a Management Plan in accordance with Part B9 Management Plans, additionally detailing the proposed management of guests and additional measures to mitigate noise generated from such uses (the level of detail should be proportionate to the intensity of the proposed use)

- e) Applications must submit an acoustic report prepared by a suitably qualified acoustic consultant addressing:
- i. Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems
 - ii. Desirable acoustic performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music
 - iii. Mitigation measures such as appropriate sound proofing construction and management practices to ensure:
 - Compliance with the Australian Standards, Protection of the Environment Operations Act 1997 and Protection of the Environment Operations Regulation 2008
 - Compliance with Australian Standard AS 2107:2016 with additional measures proposed for uses that intensify noise beyond that of residential developments.
 - Noise from commercial plant and the use of communal spaces, when assessed as $L_{Aeq,15min}$ must not exceed the $L_{A90,15min}$ background noise level by more than 3 dB when measured inside any habitable room (with windows closed) of any affected residence.

3. Specific controls - backpacker accommodation

Explanation

Backpacker accommodation offers a unique accommodation typology typically due to its affordability, therefore catering to tourists on lower budgets. Proposed development must fall under the definition within the RLEP and must comply with the relevant provisions of the RLEP. In addition, the development must comply with the controls within this section and Part B General Controls of the DCP, and any other relevant chapters for provisions on – but not limited to – built form, character and heritage considerations applicable to the site.

Definition Under the RLEP:

Backpackers' Accommodation means a building or place that:

- a) provides temporary or short-term accommodation on a commercial basis, and
- b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- c) provides accommodation on a bed or dormitory-style basis (rather than by room).

3.1. Controls

As Backpacker accommodation typically caters to a higher number of guests per square metre, it is essential to ensure proposed backpacker accommodation provides adequate amenity for guests and is appropriately managed. Robust management plans ensure that guests have access to accommodation that meets adequate levels of hygiene and safety, whilst not disturbing other guests or neighbouring residents.

Amenity

- a) The minimum area of a sleeping room must comply with the *Public Health Regulation 2012*:
 - i. The room has a floor area of 5.5 square metres or more for each person sleeping in it (where the length of stay is more than 28 consecutive days), or
 - ii. 2 square metres or more for each person (in any other case).
- b) Provide individual secure lockable storage facilities with a minimum capacity of 0.6 cubic metres per person, to allow guests to store baggage and travel items within the sleeping room
- c) Each sleeping room must contain an operable window opening to outdoor areas for natural light and ventilation
- d) Development must meet the below amenity minimum requirements:

Wash Basin	Toilet	Bath/Shower	Washing machine	Wash tub	Clothes drying
1 per 7 guests	1 per 7 guests	1 per 7 guests	1 per 30 guests	1 per 30 guests	1 dryer or 20 meters external clothes line per 30 guests

Note

where toilet and showers are provided in the same cubicle, an additional ½ a toilet is to be provided to ensure guests have access to toilets whilst other guests are showering.

- e) Provide at least 1 communal kitchen and 1 communal dining area (may be combined). The minimum combined floor area of these rooms must be 1 square metre per guest
- f) Cooking facilities must be sufficient so that 15-20% of the maximum number of guests may prepare meals at any one time
- g) Provide a communal outdoor recreation area in the form of a courtyard, terrace, balcony, deck or the like, with total area of 30 square metres or 1.5 square metres per guest, whichever is the lesser. The outdoor recreation area must have a minimum dimension of 3 metres and must:
 - i. be located and orientated to maximise solar access and;
 - ii. Incorporate deep soil planting or planter boxes and provide partial cover for weather protection (that does not cause unreasonable overshadowing on adjoining properties), such as pergola, canopy or the like to enhance the amenity for the guests.

Management

- a) Guests are not permitted to stay longer than 3 months at any one time
- b) Management plans are to demonstrate how noise generating activities will be managed included hours for large gatherings in communal spaces and loud music.

Note

Refer to the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations Regulation 2008* and relevant policies and guidelines for noise prevention and control.

4. Specific controls hotel, motel accommodation and serviced apartments

Explanation

Hotel and motel accommodation and serviced apartments have historically played, and continue to play, a key role in supporting both the tourist and visitor economies, as many people still prefer these options over other forms of accommodation. Being a well-defined land use, hotels and motels can deliver better outcomes—not only in terms of guest amenity, but also in managing impacts on surrounding residents—because their clear classification enables a robust assessment of proposals. This contrasts with certain forms of short-term rental accommodation (STRA), which often fall under ‘exempt development’ and therefore lack the same level of scrutiny.

Council encourages the development of hotel or motel accommodation provided it is well planned and managed and considers its surroundings.

Definitions under the Randwick LEP:

Hotel or Motel Accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that –

- a) Comprises rooms or self-contained suites, and
- b) May provide meals to guests or the general public and facilities for the parking of guests’ vehicles,

But does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Serviced apartments means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

Serviced apartments are a type of *tourist and visitor accommodation*—see the definition of that term in this Dictionary.

4.1. Controls

Well-designed hotel and motel accommodation and serviced apartments that meets basic amenity and safety standards ensures a consistent and acceptable level of comfort for guests. Effective management of such accommodation also helps minimise potential impacts on neighbouring residents, supporting both guest experience and community wellbeing.

Building design and amenity

- a) The minimum area of a sleeping room must comply with the Public Health Regulation 2012:
 - i. At least 5.5 square metres per person for stays longer than 28 consecutive days; or
 - ii. At least 2 square metres per person for all other cases.
- b) Each sleeping room must:
 - i. be secure and lockable from the outside using a key (physical or digital) and
 - ii. be unlockable from the inside without the use of a key and
 - iii. include individual, secure, lockable storage facilities of a minimum capacity of 0.6 cubic metres per person
 - iv. Provide adequate and secure storage facilities for clothing
 - v. contain an operable window opening to outdoor areas for natural light and ventilation.

Management

- a) For accommodation provided for more than 28 consecutive days, occupancy is limited to a maximum of two adults and one child per room.
- b) The maximum permitted length of stay is 3 months (except for Serviced Apartments), with exemptions applying for government-supported programs such as emergency accommodation.



STRATEGIC PLANNING

Randwick Development Control Plan C13 Recreation zones

D06210744

27 July 2026



File reference	D06210744	Date	Signature
Prepared by	LS + DO	13 August 2025	
Coordinator Review	DO	August 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

4

1. Introduction

Explanation

Randwick City has a great diversity of open spaces, with almost 25% of the city area zoned RE1 (Public Recreation) and RE2 (Private Recreation), recognising their current or intended recreation uses. Randwick's beaches, local and national parks, reserves and plazas provide private and public access to natural, cultural and ecological sites for public enjoyment and education. Important community services and infrastructure, clubs and sporting facilities located in recreation zones support a variety of recreational activities valued by the community.

RE1 and RE2 zones permit (with consent) a variety of land uses and activities that are considered compatible with the natural, cultural, scenic, and ecological attributes of these two recreation zones.

This DCP section requires development proposed in recreation zones to carefully consider and address any potential adverse impacts on the enjoyment and preservation of areas currently used as open spaces or reserved for future recreation uses.

Objectives

1. Ensure any proposed development supports and complements the recreational, natural, cultural, scenic and ecological values of existing or planned recreation areas
2. Ensure the protection of the natural and/or ecological features within existing or planned recreation areas.

Controls

Development proposed in a RE1 or RE2 zone must demonstrate the following as a minimum:

- a) The purpose for the proposed development on that land
- b) The need to retain the land for its existing or likely future recreation use
- c) The impact of the proposed development on the existing or likely future use of the land
- d) Whether the proposed development is complementary to the recreational, natural, cultural, scenic, and ecological values of the land; and
- e) In the case of RE1 Public Recreation zoned land, whether the proposed development would:
 - i. Unreasonably impede or diminish the intended public use or public access to the land and
 - ii. Be consistent with any relevant Plan of Management, adopted by Council.



STRATEGIC PLANNING

Randwick Development Control Plan D1 Kensington and Kingsford Town Centres

D06210748

27 July 2026



File reference	D06210748	Date	Signature
Prepared by	AK	September 2025	
Coordinator Review	DA	September 2025	
Manager Review	Stella Agagiotis	June 2026	

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Part A

1. Introduction

1.1. Kensington and Kingsford town centre planning review

The Kensington and Kingsford town centres located along Anzac Parade, comprise an important urban renewal corridor in the Randwick City local government area. The town centres have been subject to a comprehensive planning review undertaken over 2016-2019 to address projected population growth and expected demographic changes, improve the quality of building design and the public realm, and accommodate the Sydney City to South East Light Rail infrastructure along Anzac Parade.

The culminating Planning Strategy: Kensington and Kingsford town centres (“The Strategy”) contains a suite of key directions, objectives, strategies and actions to guide the future sustainable growth and development of the town centres. The objectives and controls in this Part of the DCP are based on the extensive site and built form analysis and modelling informing the Strategy for these centres.

1.2. Alignment with other planning instruments

This section applies to all new development and alterations and additions to existing development on land situated within the Kensington and Kingsford town centres (Figure 1). The controls supplement the provisions of the Randwick Local Environmental Plan 2012 (LEP 2012) and aim to deliver high quality building and urban design and to promote a high level of liveability and economic and employment opportunities in the Kensington and Kingsford town centres.

In addition to the LEP 2012, a number of State Environmental Planning Policies (SEPPs) apply to certain types of development within the town centres, depending on the nature of the proposal. The key ones are:

- State Environmental Planning Policy (Housing) 2021 and supplementary Apartment Design Guide (ADG)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&ISEPP)
- State Environmental Planning Policy (Industry and Employment) 2021

In the event of an inconsistency between this DCP and a relevant SEPP, the SEPP prevails to the extent of the inconsistency.

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

- Part A - Introduction
- Part B - General Controls
- Part C - Land use Controls
- Other Parts of the DCP for specific development types, sites or locations, if relevant to the application.

Figure 1a: The lands to which this DCP applies- Kensington Town Centre

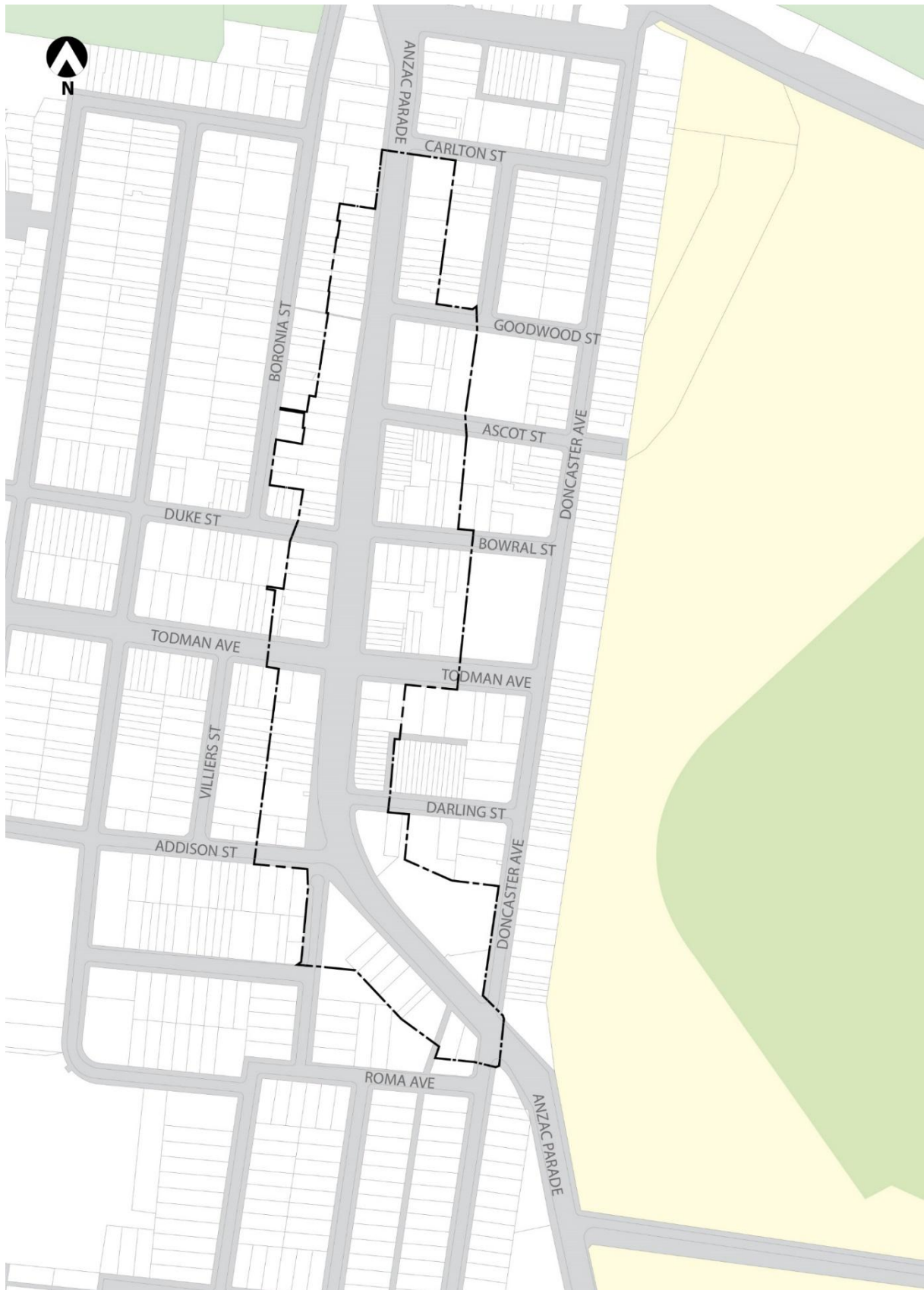


Figure 1b: The lands to which this DCP applies- Kingsford Town Centre



2. Urban design and place-making

2.1. Guiding principles

Development within the Kensington and Kingsford town centres must align with the following urban design and place making principles which are derived from the K2K Planning Strategy and community input:

- Provide quality affordable housing to meet local housing needs, particularly for key workers, essential workers and students
- Reinforce boulevard character along Anzac Parade by strengthening the built form edge and adding greenery
- Achieve a dominant typology of diverse mid-rise, mixed-use buildings throughout the town centres
- Provide taller, slender landmark buildings at identified strategic node sites in conjunction with the delivery of substantial public benefits established through a design excellence process
- Protect the heritage significance of heritage items, contributory buildings and/or heritage conservation areas located within the town centres and adjoining areas
- Give priority to people walking, cycling and using public transport
- Achieve a sensitive transition in relation to recently constructed development and surrounding established lower scaled residential neighbourhoods
- Create a positive street level environment through built form that allows solar amenity, permeability and maintains human scale
- Ensure that new infill development respects the fine-grain character of contributory buildings
- Establish building setback controls which provide for the creation of wider footpaths and street tree planting
- Achieve urban design, place and architectural excellence, including best practice environmental design
- Provide active street frontages throughout the town centres
- Encourage precinct-scale benefits across all node sites that contributes to the unique character of each town centre; and
- Achieve innovative place-led solutions for local hydrology and resilience.

Controls

- a) A statement prepared by a suitably qualified architect or urban designer must be submitted with all DAs to demonstrate consistency with the Guiding Principles of this Part.

3. Desired future character

3.1. Kensington and Kingsford town centres

The following desired future character statements for the Kensington and Kingsford town centres establish the directions and key outcomes required to be achieved through development within each precinct. Amendments to the Randwick Local Environmental Plan 2012 (RLEP 2012) will provide the foundations to ensure sustainable growth in housing and employment and public benefits for both Kensington and Kingsford town centres.

Kensington Town Centre: statement of desired future character

Kensington is to evolve into a vibrant and dynamic town centre situated along Anzac Parade, Sydney's finest grand green boulevard. The town centre will be well connected and highly accessible, capitalising on its proximity to key employment hubs including the Randwick Health and Education Super Precinct and the Sydney CBD. Kensington town centre will offer an exciting city apartment lifestyle, with buildings designed to the highest quality and offering excellent amenity to residents. A range of housing types including affordable housing will be woven into the town centre's urban fabric to offer housing diversity and choice to a wide range of people including the elderly, students and families. The integrity of existing heritage and contributory buildings located within and adjoining the town centres will be respected and integrated with high quality and sympathetic contemporary architecture that enhances the character and layering of the urban experience.

Kensington town centre will be a focus for creativity and innovation. A gallery/creative space at Todman Square will create a cultural anchor for the town centre, supported by a diverse range of cafes, restaurants and shopping options that attract visitors from across Sydney. Economic and social transformation of the centre will be facilitated by creating a cohesive and attractive streetscape with reduced visual clutter. Innovative status will translate cutting edge research into real world business success. The town centre will have a green identity, setting the bench mark for sustainability within the Local Government Area (LGA) through Ecologically Sustainable Development (ESD) targets, Water Sensitive Urban Design (WSUD) practices, high quality green public places with linkages to nearby parks, and sustainable transport modes such as the light rail, buses, cycling and walking.

Kingsford town centre: statement of desired future character

Kingsford will develop into an exciting and dynamic town centre continuing to draw on its rich multi-cultural identity. The town centre will provide a diverse offer of restaurants, cafes and retail shopping, set within a rejuvenated public domain that supports activation and social interaction. The town centre will be a safe and inclusive place to live, work and visit. Buildings will be designed to the highest quality incorporating a mix of apartments, laneway mews and affordable housing. Highly connected and accessible, the town centre will foster hubs of activity focused around the terminus at Kingsford Junction and Kingsford Mid-Town, the old heart of Kingsford.

Economic and social transformation of the centre will be facilitated by creating a cohesive and attractive streetscape with reduced visual clutter. The town centre will have a green focus, and set a new performance benchmark for sustainability within the LGA through ESD targets, WSUD practices, public places with canopy trees and landscaping and support of sustainable transport modes such as the light rail, buses, cycling and walking. The integrity of existing heritage items, contributory buildings and/or heritage conservation areas within and around the town centres will continue to be respected and integrated, through high quality architectural design.

Innovative business start-ups will be encouraged to provide a 'bridge' between research and business.

3.2. Strategic node sites

The Strategy identifies strategic node sites adjacent to light rail infrastructure which can accommodate additional height and density provided a high standard of design excellence is demonstrated. These strategic node sites will help define the corners through taller landmark buildings and enable a hub of activity where more intensive business floor space and community spaces are achieved.

Part B establishes the desired future character, key directions and block by block development outcomes for the following strategic node sites (identified in Figures 2a and 2b) within the Kensington and Kingsford town centres:

- Todman Square Precinct
- Kingsford Midtown Precinct; and
- Kingsford Junction Precinct.

Controls

- a) Submit a statement with the DA prepared by a suitably qualified architect or urban designer demonstrating how the proposed design meets the desired future character of the relevant town centre, and where applicable, the strategic node site based on the block controls contained in Part B of this chapter of the DCP.

Figure 2a: Location of strategic node sites in Kingsford

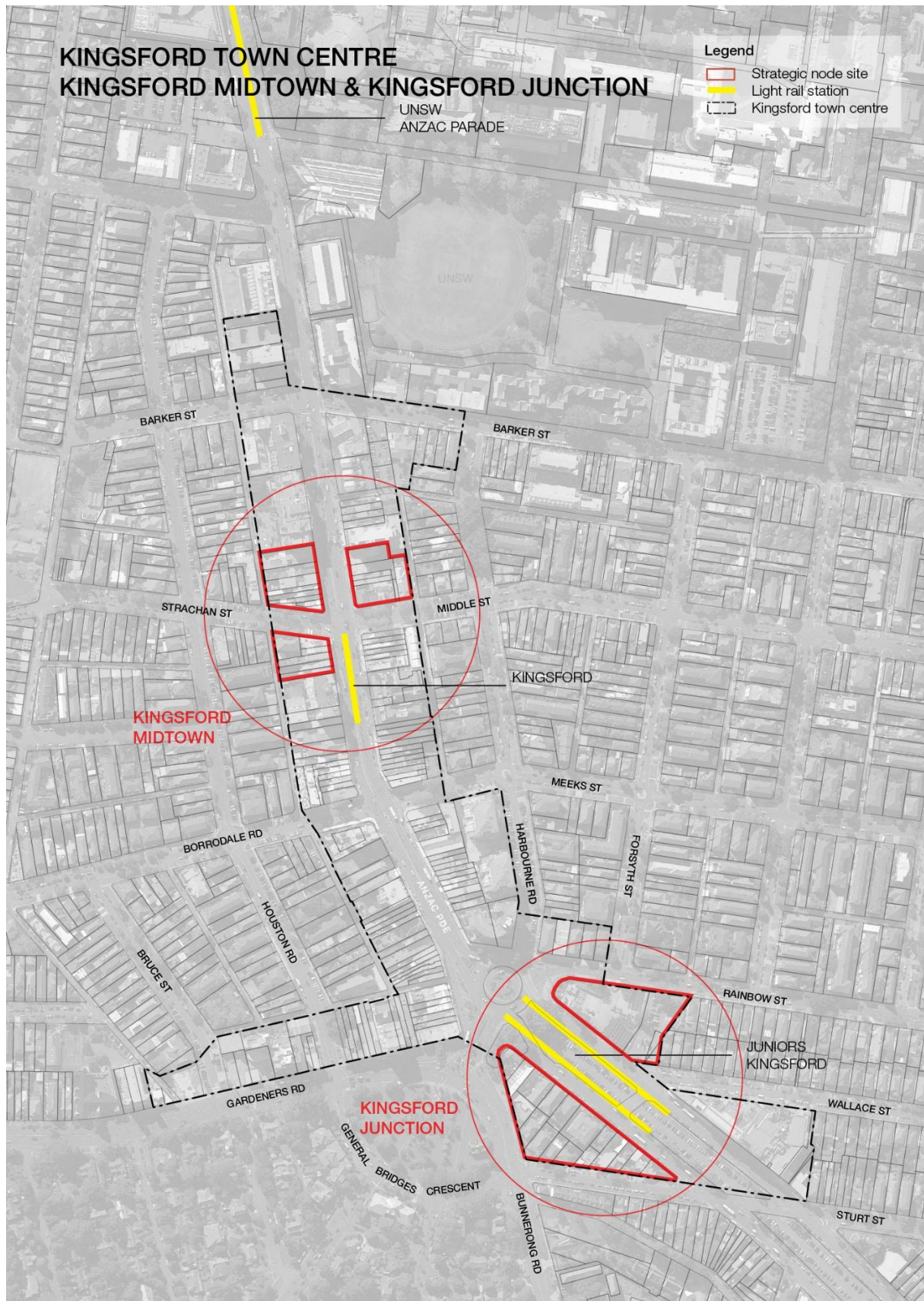
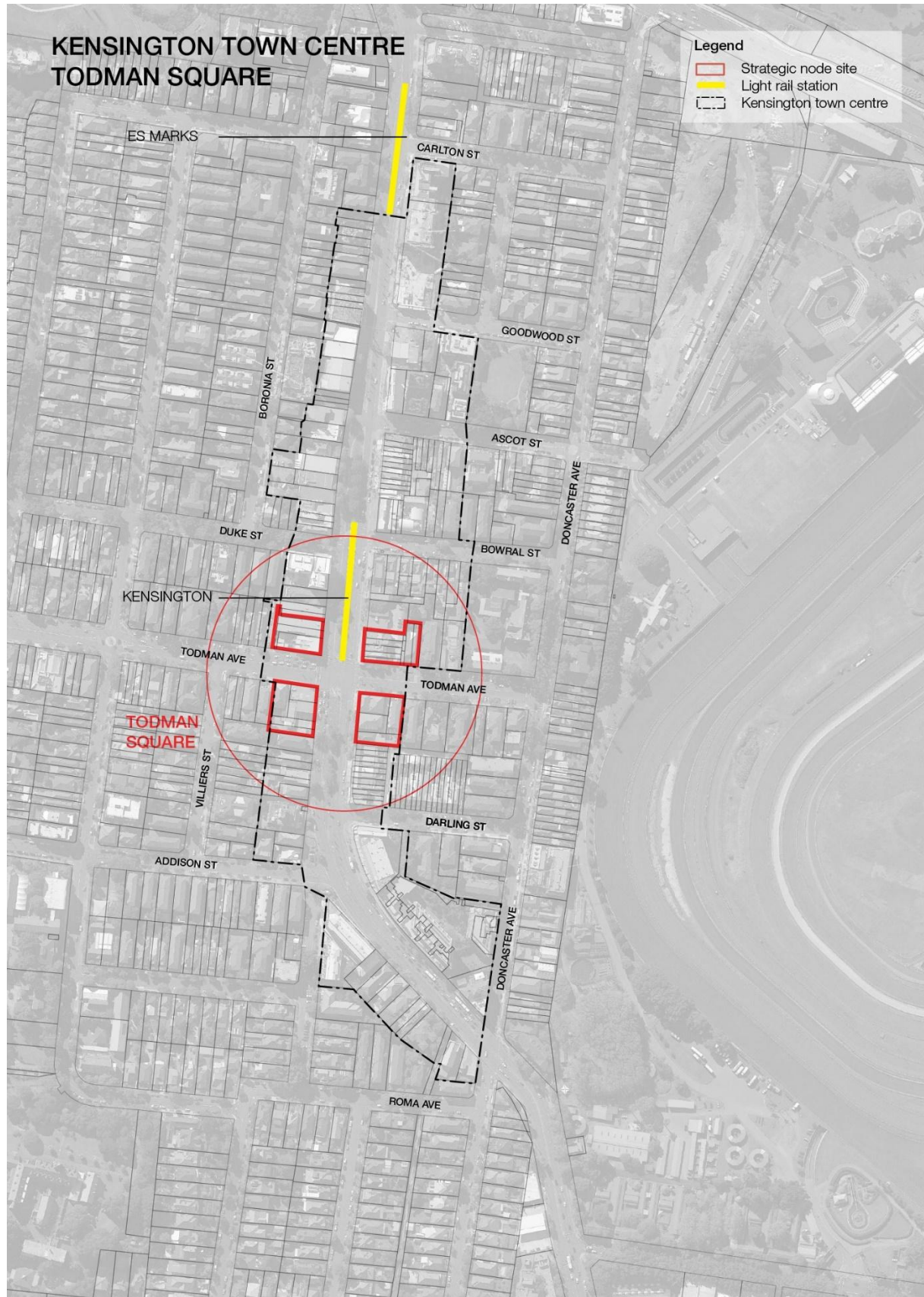


Figure 2b: Location of strategic node sites in Kensington



4. Design excellence

4.1. Explanation

‘Design excellence’ has been established as the driving urban design principle for future development of the Kensington and Kingsford town centres to foster an enriched experience of the urban environment.

The consideration of ‘design excellence’ is a requirement under RLEP 2012 (clause 6.11) for proposals involving buildings over 15m in height, or for sites that are over 10,000m² in size or for land where a site-specific development control plan is required. In addition, key strategic node sites (Kingsford Junction, Kingsford Midtown and Todman Square) are expected to achieve a performance benchmark in design innovation and sustainability beyond what is presently required, via a design excellence architectural competition process.

The RLEP 2012 specifies the applicable height and floor space ratio controls for sites across Kensington and Kingsford town centres. Bonus height and floor space ratio provisions under the RLEP 2012 may apply when the development exhibits design excellence as judged under an architectural design competition and the provision of social infrastructure.

Objectives

The objectives for design excellence are to:

1. Achieve outstanding architectural, urban and landscape design within the Kensington and Kingsford town centres
2. Deliver high quality landmark buildings that contribute positivity to their surroundings and help to create a sense of place and identity
3. Enhance the character, aesthetic quality, functionality, and amenity of the Kensington and Kingsford town centres
4. Encourage higher energy, water and waste performance ratings for residential development and
5. Facilitate the delivery of place-based social infrastructure.

Controls

- a) All new development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP 2012 relating to design excellence
- b) Buildings are to be designed to achieve at least 5 Star Green Star performance as a component for achieving design excellence on strategic node sites
- c) DAs involving the construction of a new building on the following strategic node sites are subject to an architectural design competition in accordance with Clause 6.21 of RLEP 2012:
 - Todman Square Precinct
 - Kingsford Midtown Precinct
 - Kingsford Junction Precinct
- d) Prior to lodgement of DAs for strategic node sites, the architectural design competition process is to be undertaken in accordance with Council’s “Architectural Competition Policy” adopted 10 December 2019
- e) For DAs at strategic node sites that successfully demonstrate design excellence, the consent authority may consider the following:

- i) additional building height and FSR in accordance with the RLEP 2012 Additional Heights and Additional FSR maps; and
- ii) exclusion of social infrastructure floor space provided on the site from the total gross floor area calculation, subject to the social infrastructure floor space being dedicated to Council.

Note

Refer to the Randwick City Architectural Competition Policy for further information on the requirements for holding an architectural design competition.

Note

A number of strategic node sites have been identified for the physical provision of social infrastructure as part of the design excellence competition process as follows:

- Todman Square Precinct: Multi-functional creative space, innovation centres and public art
- Kingsford Midtown Precinct: Innovation centre; and
- Kingsford Junction Precinct: Community hub

Refer to Part B- Block by block controls for further information.

5. Floor space ratio

5.1. Explanation

Clause 4.4 of the RLEP 2012 provides Floor Space Ratio standards for the Kensington and Kingsford town centres. The maximum FSR that can be achieved on a site is shown on the RLEP 2012 FSR Map. An alternative FSR is applicable in accordance with the RLEP 2012 Alternative FSR Map where the proponent makes an offer to enter into a Voluntary Planning Agreement for either a monetary contribution or the delivery of Community Infrastructure in accordance with the Community Infrastructure Contributions Plan (see Part D of this DCP).

In addition, a minimum non-residential FSR is applicable to strategic node sites at the Todman Square, Kingsford Midtown and Kingsford Junction Precincts to ensure there is sufficient floor space available to accommodate employment, retail and commercial services. A concentration of non-residential floor space at these strategic sites would foster vibrant nodes of activity near light rail stops, providing for a mix of shops, hospitality related businesses, creative and innovation spaces and other commercial services to serve the needs of residents, workers and visitors. It would also serve to support the economic development, employment growth and future investment and strengthen relationships within the wider Randwick Collaboration Area. Further information on the Randwick Collaboration Area and Place Strategy is available from the Greater Sydney Commission's website.

Objectives

The objectives for floor space ratio are to:

1. Support economic growth, job creation, art and cultural uses and innovation within the Kensington and Kingsford town centres
2. Enhance the day and night-time economies
3. Ensure sufficient floor space is available to support a mix of business, service, retail, creative, cultural, high-tech industry and recreational uses
4. Prioritise retail and commercial uses within the E2 Commercial Centre zone to reinforce its role as the centre of business retail, community and cultural activity
5. Ensure ground floor development provides commercial floorplates capable of accommodating a diverse range of tenancy sizes and uses, including retail and office premises, and larger-format uses such as supermarkets
6. Promote convenient access to shops, retail and services
7. Leverage commercial opportunities to support and align with the Randwick Collaboration Area Place Strategy, including delivery of innovation spaces, co-working hubs, multi-functional creative spaces and health and medical uses.

Controls

- a) The maximum FSR that can be achieved on a site is shown on the RLEP 2012 FSR Map. An alternative FSR is applicable in accordance with the RLEP 2012 Alternative FSR Map where the proponent makes an offer to enter a Voluntary Planning Agreement (VPA) for either a monetary contribution and/or the delivery of Community Infrastructure in accordance with the Community Infrastructure Contributions Plan (see Part D of this DCP for details on the Community Infrastructure Contribution)
- b) In relation to the Kensington Town centre where an existing FSR Map does not apply, the Alternative FSR Map is applicable for the purposes of calculating the Community Infrastructure Contribution referred to in clause a) for any floor space above the existing height maximum control shown on the RLEP 2012 Height Map

- c) A minimum non-residential FSR of 1:1 is to be provided at each strategic node site within the Todman Square, Kingsford Midtown and Kingsford Junction Precincts, in accordance with Clause 4.4 of the RLEP 2012
- d) Non-residential floor space must be designed to be accessible, useable and functional for the purposes of commercial, business, entertainment and retail activities and the like

Definition

Non-residential floor space ratio means the ratio of the gross floor area of that part of a building used or proposed to be used for any purpose in all buildings within a site to the site area, other than for any of the following purposes:

- Residential accommodation
- Tourist accommodation
- Student housing
- Parking areas, driveways and areas outside of buildings used for outdoor dining
- Roof top open space that is for the exclusive use of building occupants
- Telecommunications facilities.

Minimum commercial premises floorplate on ground floor

- e) A minimum Net Lettable Area equivalent to 35% of the site area must comprise commercial premises on the ground floor. Circulation space, plant rooms, storage areas, waste rooms or other non-tenantable spaces are not to be included in the calculation of Net Lettable Area
- f) In calculating the minimum commercial premises Net Lettable Area in Control e, any through-site link or laneway required by this DCP on the site is to be excluded from the site area calculation
- g) In order to prioritise commercial floorplates, uses associated with co-living housing, including common areas, gyms, laundry, study, and workspaces for staff, are not to be provided on the ground floor.

Definition

Net Lettable Area of a building means the sum of its whole floor lettable areas. The Net Lettable Area must be measured in accordance with the Property Council of Australia Method of Measurement.

<https://www.propertycouncil.com.au/wp-content/uploads/2024/11/PCA-Method-of-Measurement-Commercial-2008.pdf>

Note

Under RLEP 2012, Co-living housing is a type of *residential accommodation*, defined as: a building or place that—

- (a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and
- (b) provides occupants with a principal place of residence for at least 3 months, and
- (c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day, but does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

6. Built form

6.1. Explanation

This section refers to the ‘three dimensional’ appearance of the Kensington and Kingsford town centres including the function, aesthetic quality, shape, scale and configuration of individual buildings, as well as their relationship to streets and the public domain. Controls focus on achieving an appropriate scale for new development so that buildings reinforce a coherent, harmonious and appealing urban environment, and contribute to the enhancement of the public realm. Refer to Part B block controls of this chapter which incorporate built form controls in this section into building envelopes.

Objectives

The objectives for the built form are to:

1. Ensure built form is compatible with the desired future character of each centre in terms of building bulk, scale and massing
2. Ensure coherent and orderly redevelopment of land and avoid isolation of sites
3. Ensure development reinforces the urban structure and street hierarchy
4. Ensure development responds to the existing siting, scale, form and character of heritage items, contributory buildings and adjoining properties
5. Ensure taller buildings are vertically proportioned with a slender form to minimise building bulk
6. Ensure street walls provide a human scale in the public realm
7. Achieve a scale transition between buildings within Kensington and Kingsford town centres and surrounding residential areas to protect residential amenity; and
8. Ensure that development does not unreasonably diminish sunlight and visual amenity to neighbouring properties and public spaces as well as communal spaces within the development site
9. Ensure that the number of storeys in a development aligns with the maximum permissible height in metres in the RLEP allowing for generous floor to floor heights, reasonable level of internal amenity, adequate height to accommodate structures such as plant rooms or lift overruns above the roof and flexibility for future changes of use
10. Allow adequate area between floors for the provision of services and noise attenuation
11. Provide upper level building setback controls to reinforce the desired scale of buildings, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment.
12. Ensure that ground floor setback areas maintain visual openness, facilitate pedestrian movement, support landscaping, and preserve safety and access requirements.

Controls

Lot Amalgamation

- a) A minimum street frontage of 20m is to be provided for each development site along Anzac Parade and Gardeners Road
- b) When development/redevelopment/amalgamation is proposed, sites between and adjacent to developable properties are not to be limited in their future development potential
- c) Where a development proposal results in an isolated site, the applicant must demonstrate that negotiations between the owners of the lots have commenced prior

to the lodgement of the DA to avoid the creation of an isolated site. The following information is to be included with the DA:

- i. Evidence of written offer (s) made to the owner of the isolated site* and any responses received
 - ii. schematic diagrams demonstrating how the isolated site is capable of being redeveloped in accordance with relevant provisions of the RLEP 2012 and this DCP to achieve an appropriate urban form for the location, and an acceptable level of amenity
 - iii. schematic diagrams showing how the isolated site could potentially be integrated into the development site in the future in accordance with relevant provisions of the RLEP 2012 and this DCP to achieve a coherent built form outcome for the block
- d) Where lot consolidation cannot be achieved to comply with the maximum envelopes in the block diagrams, alternative designs may be considered where the proposal exhibits design excellence and can demonstrate consistency with the relevant objectives of the block controls (Part B).

Note

A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on at least one recent independent valuation and may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property. To assist in this assessment, applicants are to submit details and diagrams of development for the isolated site, that is of appropriate urban form and amenity. The diagram is to indicate height, setbacks and resultant footprint (both building and basement). This should be schematic but of sufficient detail to understand the relationship between the subject application and the isolated site and the likely impacts of the developments. Important considerations include solar access, deep soil landscaping, privacy impacts for any nearby residential development and the traffic impacts of separate driveways access.

The application may need to include a setback greater than the minimum requirement in the relevant planning controls. Or the development potential of both sites may need to be reduced.

Note

Development proposals that cannot achieve a minimum frontage of 20m are unlikely to realise the maximum FSR indicated for the site on the RLEP 2012 FSR maps given the application of the Apartment Design Guide and other DCP requirements. Applicants are advised to obtain professional design advice.

Building heights

- a) The maximum height that can be achieved on a site is shown on the RLEP 2012 Height Map. An alternative maximum height is applicable in accordance with the RLEP 2012 Alternative Height Map where the proponent makes an offer to enter into a Voluntary Planning Agreement (VPA) for either a monetary contribution or the delivery of Community Infrastructure in accordance with the Community Infrastructure Contributions Plan. (see Part D for details on Community Infrastructure Contribution)
- b) The maximum number of storeys on a site is to comply with the following:

- i. on sites with a maximum of 16m – 4 storeys
- ii. on sites with a maximum of 19m – 5 storeys
- iii. on sites with a maximum of 31m – 9 storeys
- iv. on sites with a maximum 57m – 17 storeys
- v. on sites with a maximum 60m – 18 storeys

Tower forms (strategic node sites)

- a) Buildings on strategic node sites are to be designed as slender towers, with a maximum floorplate of 600m² GFA for the tower form above the podium. A 10% variation on the maximum floor plate may be considered only where the proposal meets design excellence
- b) Towers are to be designed with vertical articulation demonstrating design excellence to create defining landmarks for the centres and incorporating a variety of techniques to create visual interest, high quality materials and finishes
- c) Tower forms must be well separated from other tower buildings and provide occupants with excellent amenity such as privacy, daylight, outlook and privacy
- d) Roof top mechanical equipment shall be sized and located so that it cannot be viewed from the public domain and adjoining buildings
- e) Architectural lighting should be designed to enhance key elements of the tower.

Definition

Under RLEP 2012, the '**maximum building height**' is defined as: The vertical distance between resultant ground floor height and the highest point of the building, including plant a lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Note

Plant lift and overrun and staircase on the roof level are not to be counted as a storey

Street walls

- a) Buildings must be designed with a street wall height of 4 storeys
- b) On sites with contributory buildings, the consent authority may consider a variation to the four-storey street wall height requirement of between 2 and 6 storeys if the design:
 - i. Results in an improvement to the contributory building in accordance with established heritage principles to avoid facadism
 - ii. Meets the objectives of this clause and exhibits design excellence
 - iii. Retains contributory or heritage elements; and
 - iv. Provides a transition to neighbouring sites.

Note

See Section 9 of this DCP for further requirements for heritage items and contributory buildings.

Note

Street wall height can be established via podiums, datum lines or other design elements.

Building Setbacks

- a) DAs are to comply with the minimum ground floor and upper level setbacks illustrated in the relevant block diagrams in Part B of this DCP
- b) Development that results in an exposed party wall on an adjoining building is to incorporate architectural or vertical landscape treatment to improve visual amenity
- c) The ground floor setback area along Anzac Parade and side streets is to be devoid of any permanent or temporary structures including but not limited to, built form, blade walls, raised planter boxes and terraces.

Note

See Part A Section 9 of this chapter for further requirements for heritage items and contributory buildings.

Building depth

- a) The residential component of development fronting Anzac Parade and Gardeners Road is to have a maximum building depth of 22m including balconies.

Definition

Building depth refers to the dimension measured from the front to the back of a building's floorplate. It has a significant influence on building circulation and configuration and impacts upon internal residential amenity such as access to light and air. For residential development, narrower building depths generally have a greater potential to achieve optimal natural ventilation and solar access than deeper floor plates.

Figure 3a Kensington building street setbacks

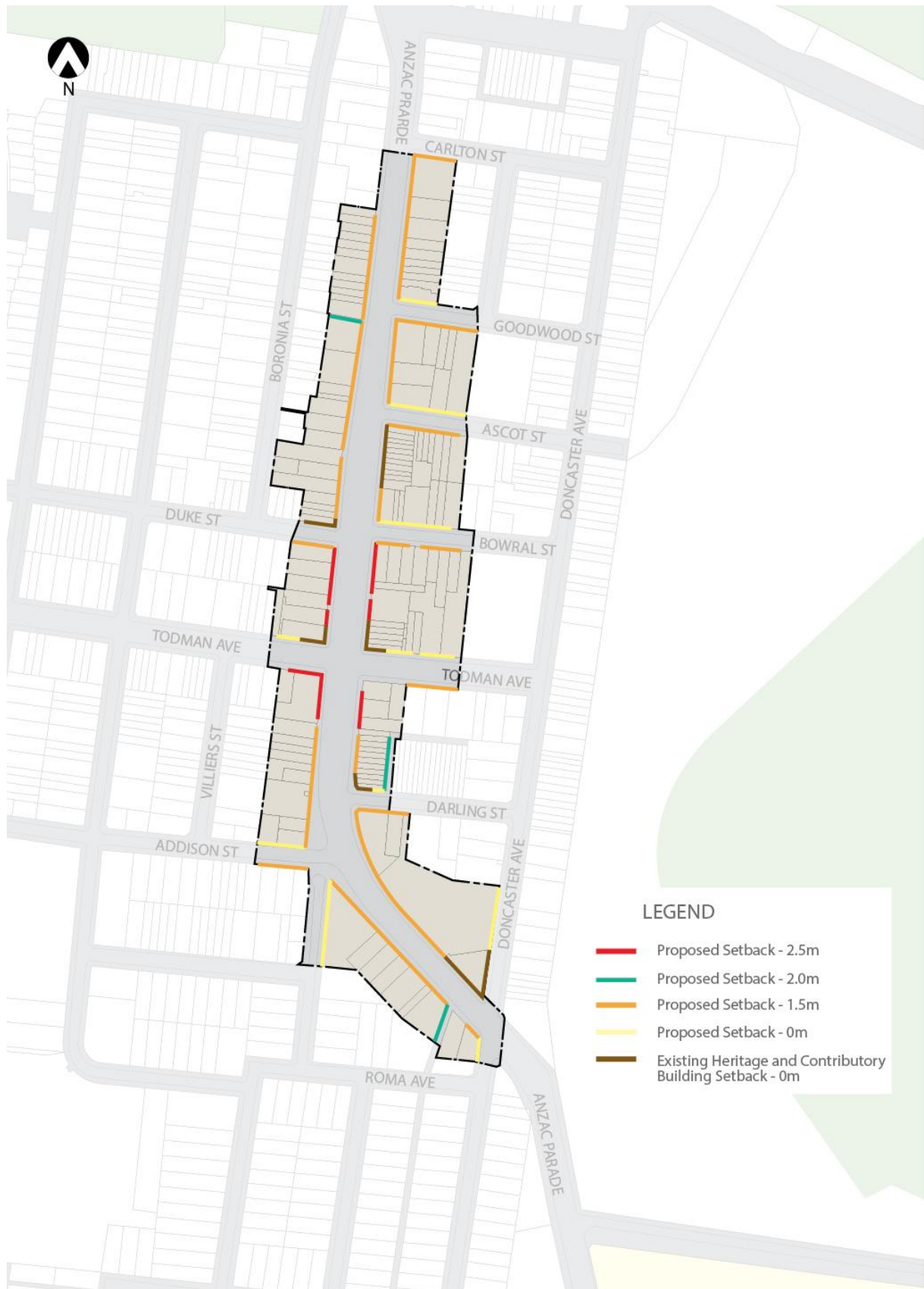
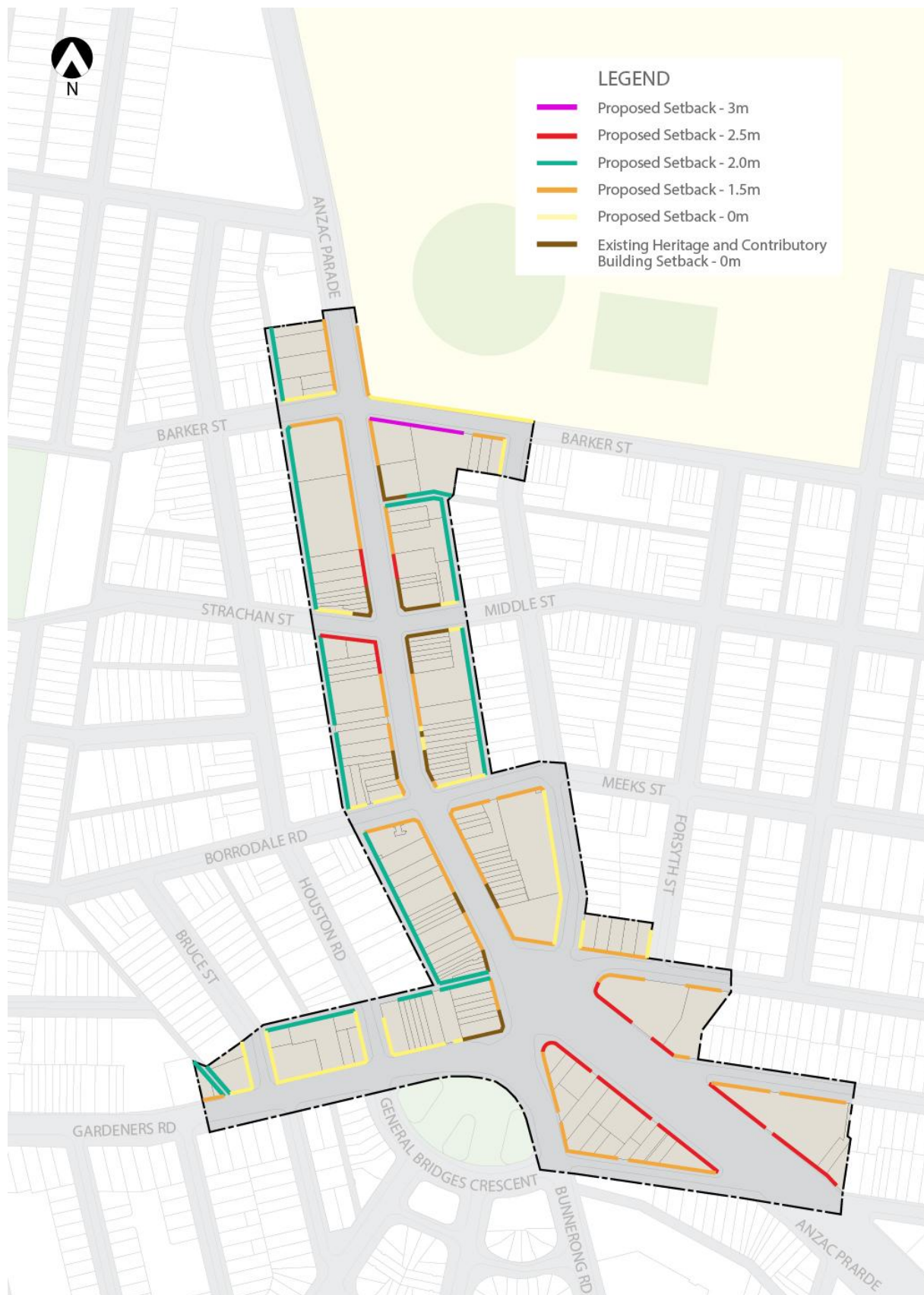


Figure 3b Kingsford building street setbacks



7. Through site links/mid-block connections

7.1. Explanation

Through-site/mid-block links provide key access routes for pedestrians and should be established in larger key sites and in those parts of the town centres where site consolidation is likely. Enhancing the town centres' pedestrian experience would improve walkability, provide increased opportunities for interaction and connection and contribute to passive surveillance.

Objectives

The objectives for site links are to:

1. Improve permeability and provide connections to main pedestrian and cycling networks, key destinations and residential areas
2. Ensure that the design of through site links and mid-block connections is high quality, safe, well-lit, accessible and pedestrian friendly
3. Encourage walking and cycling as part of the broader street network to promote community interaction, better health outcomes and reduce vehicle movements.

Controls

- a) Through site links and mid-block connections are to be provided in accordance with the relevant block diagram in Part B of this chapter
- b) Where new site links or variations are proposed, the consent authority is to consider the need for and desirability of the links or connections having regard to the objectives of this section
- c) Through site links and mid-block connections are to have an easement for public access on title or covenant on title unless identified for dedication to Council
- d) Through-site links/ mid-block links are to be designed to:
 - i. have a minimum width of 6m, and a clear height of at least 6m
 - ii. be direct and publicly accessible 24 hours a day
 - iii. allow visibility along the length of the link and be open to the sky as much as is practicable
 - iv. be easily identified by users and have a public character
 - v. include signage advising of the publicly accessible status of the link and the places to which it connects
 - vi. be clearly distinguished from vehicle accessways
 - vii. align with breaks between buildings so that views are extended and there is less sense of enclosure
 - viii. provide active edges and opportunities for natural surveillance
 - ix. include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant
 - x. ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools etc) are constructed in the through-site link
 - xi. include landscaping to assist in guiding people along the link while enabling long sightlines
- e) Through-site links are only to pass through or under a building where:
 - i. the building's height is greater than 3 storeys
 - ii. the maximum distance of the link under any structure is 18m.

8. Laneway/shared way zones

8.1. Explanation

Laneways and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management as well as car parking access to developments. The establishment of laneways/shared zones is important for both Kensington and Kingsford town centres to achieve an appropriate scale transition and separation from surrounding lower scaled neighbourhoods. Laneways and shared zones can improve the permeability of both Kensington and Kingsford town centres, encouraging walking, enhancing social gathering and activities such as outdoor dining, play and art and culture appreciation.

Objectives:

The objectives for laneway/shared way zones are to:

1. Establish a network of laneways that encourage pedestrian movements and social gathering spaces
2. Provide leafy, green and useable laneways
3. Facilitate vehicular access and servicing to properties fronting Anzac Parade and Gardeners Road.

Controls

- a) Laneways and shared zones are to be provided in accordance with the relevant block diagram (see Part B of this chapter)
- b) Laneways are to be a minimum of 6 metres wide (for larger developments, a carriageway width greater than 6 metres may be required) and shall provide landscaping, lighting and high quality materials and finishes and opportunities for art to enhance the pedestrian environment
- c) Buildings that front lanes shall be articulated to create visual interest and shall incorporate passive surveillance by orienting windows and balconies onto the lane
- d) Ground floor uses fronting lanes shall incorporate openings onto the lane so as to contribute to the enjoyment and activation of the lane including outdoor dining
- e) Applicants are to negotiate Rights of Carriageway with adjoining property owners where required for access
- f) Laneways are to allow visibility along the length of the link and be open to the sky as much as is practicable.

Note

Evidence of the attempt to obtain the adjoining property owner's agreement to the Right of Carriageway is to be submitted as part of the Development Application.

Note

Refer to the Roads and Maritime Services Technical Direction 'Design and Implementation of Shared Zones Including Provision for Parking' in the planning and design of shared way zones.

9. Heritage conservation

9.1. Explanation

The retail and commercial centres of Kensington and Kingsford were established during the early twentieth century. Development generally consisted of fine grain commercial frontages focused to Anzac Parade with some housing to the rear and at upper levels.

While many of these buildings no longer exist within the centres, there remains a small number which continue to contribute to the historical 'main street' context. Through their architectural style, scale and detailing (particularly above street awning level) they attest to the area's transition during early twentieth century history to commercial focus and allow for this significant historical layer to be interpreted.

Some unsympathetic alterations such as infilling of traditional inset verandas, applications of paint or render over face brick or stone have hampered recognition of their aesthetic qualities, however, these buildings should be retained and conserved to ensure a sense of historical continuity and to enhance streetscape character so the town centres remain interpretable over time.

Historical context

Early development of Kensington town centre

The area now encompassed by the suburb of Kensington was, in the nineteenth and early twentieth centuries, a swampland traversed by the Lachlan Stream. A water-powered mill on the bank of the Lachlan Stream near what is now Todman Avenue, produced paper, cloth, and later flour from 1814 until 1832. When emancipist Samuel Terry gained title to the surrounding area in 1819, he called his land the 'Lachlan Mills Estate', a name that was retained after he on-sold the land to former convicts Solomon Levey and Daniel Cooper. Daniel Cooper, who in time bought out Levey's share, encouraged industry on his land, attracting workers and their families to the area.

Following the lifting of Sydney Water Reserve restrictions and the stopping of Sydney drawing its water from Lachlan Stream, Samuel Cooper (nephew of former convict Daniel Cooper, and a man who had envisaged a grander future for the land) attracted private capital which formed a syndicate to subdivide the 'Lachlan Mills Estate'. The winning entry for the best design of the new 'Model Kensington Suburb' was 'Rus In Urb' (Country in city) by Vernon, Joseland, Oxley and Mocatte with its principal feature of a main Boulevard for vehicle and foot traffic, and central tramway.

The first subdivision of the Kensington Freehold Estate was in April 1891 by the Australian Cities Investment Corporation Ltd and saw the sale of 96 allotments, including 9 along Anzac Parade (and the whole eastern side of Doncaster Avenue). Another public auction in October 1891 saw the offering of the balance of unsold allotments in the Kensington Freehold Estate, including lots fronting Anzac Parade between Bowral Street and Doncaster Ave, and lots fronting Ascot, Bowral, Todman and Darling Streets. The allotment sizes first established in April were maintained. Land on the western side of Anzac Parade, between Salisbury Road and Grosvenor Street was released later, with auctions continuing until at least March 1906. In October 1907, the Centennial Park Lands on the corner of Alison Road and Anzac Parade were submitted for public auction.

Substantial development of Kensington occurred within in the 1920s, marking an important stage of development along the recently named Anzac Parade. This was boosted by the rapid increase of residential development, particularly to land within West Kensington (released in 1912).

Shops sprang up on either side of the road, and adjoining the Doncaster Hotel (built 1922-23), the Masonic Temple was built on the south western side of Anzac Parade and became popular for social events, and the Doncaster Theatre was erected between Anzac Parade and Doncaster Avenue.

Early development of Kingsford town centre

Prior to 1900, the area occupied by South Kensington formed part of the Botany Bay Sands. The earliest tracks across the Botany Sand Beds were originally Aboriginal pathways which had traversed along higher ground, which later evolved to form the earliest roads through the area. Bunnerong Road had been an established track providing a connection to Botany Bay.

Settlement of the Kingsford area followed the activation of the Nepean Water Supply Scheme in 1887 and the lifting of bans on development around the Lachlan Swamps and Botany Lakes. However, Bunnerong Road remained substantially undeveloped until the early 1900s, with only scattered residences and trades related to the expanding horse racing industry at Randwick and Kensington racetracks.

Development of Kingsford substantially accelerated after the turn of the twentieth century and following the extension of the Sydney tram service beyond the junction of Randwick and Alison Roads in December 1901 and running from Kensington to Little Bay. The first estate subdivisions at South Kensington began in 1904 and subsequent estate sales in the vicinity of the road junction at South Kensington occurred in 1910, 1915 and 1917. Development was further boosted with the construction of the tramline along Gardeners Road in 1913, as well as the establishment of the Dacey Garden Suburb (the Housing Board estate designed by Sir John Sulman) at the intersection of Bunnerong Road, Gardeners Road and Anzac Parade increasing demand for retail and service buildings within the locality.

Entrepreneur and racing identify Jack O'Dea built the first 'shop residences' at South Kensington on Bunnerong Road, including O'Deas Corner (424-436 Anzac Parade) in 1912, and was also responsible for the construction of over 100 houses in South Kensington prior to 1922. Rows of combined shop residences and groups of free standing dwellings were constructed along the 'village' section of Bunnerong Road, and many of the early houses fronting Bunnerong Road were later converted to shops during the 1920s as a result of the rapid suburbanisation of surrounding streets.

The opening of the Hotel Kensington (1914) designed by Architects, Robertson and Marks, marked the importance of the junction at Bunnerong Road and Rainbow Street and retail frontages further extended around the northern side of the Nine Ways intersection during the 1930s and by the 1940s, Kingsford was characterised by a cohesive setting of retail and commercial frontages defining both sides of Anzac Parade, and returning to the immediate frontages of side streets and cross routes including those to the northern side of the Nine Ways Roundabout.

During the mid-twentieth century, Kingsford went through a further process of change in both character and function. This was highlighted with the construction of the University of NSW on the former Kensington Race Course site at the northern end of Kingsford, a decline in retail buildings due to competition from larger centres, the cessation of tram services in 1961, and the burning down of the Kingsford Odeon cinema. The establishment of the Castellorizian Club on its site reflected the change in the demography of Kingsford with increased European migration after World War 2. It was demolished in the early twenty-first century and replaced by a residential apartment complex. Façade alteration and incorporation of new shopfronts to the early twentieth century and Inter-War buildings continues to occur to support the changing nature of the commercial, retail and restaurant services.

Figure 4a: Heritage items and contributory buildings in Kensington town centre



Figure 4b: Heritage items and contributory buildings in Kingsford town centre



Objectives

The objectives for heritage conservation are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and conserve distinctive elevations and significant fabric of contributory buildings
3. Encourage sensitive adaptation of heritage items and contributory buildings
4. Ensure infill development is designed to respond sympathetically to the historic built form, character and detailing of nearby heritage items and contributory buildings
5. Ensure that the heritage significance of heritage items and/or conservation areas located in the vicinity of the town centres is considered in the assessment of development applications

Controls

All Development

- a) All development involving heritage items are to be in accordance with requirements for heritage set out in Part B2 of the Randwick DCP
- b) All development involving heritage items and contributory buildings are required to:
 - i. Adhere to the principles of the Burra Charter
 - ii. Include the submission of a Heritage Impact Statement (or Heritage Impact Assessment) which considers the heritage significance of the item or contributory building, the impact of the proposal on the heritage significance of the building or heritage items within the vicinity, the rationale for the proposed development, and the compatibility of the development with the objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories
- c) Development located within the vicinity of another local government area requires the preparation of a Heritage Impact Statement to address the potential impact on adjoining or nearby heritage items or heritage conservation areas in the adjoining local government area.

Heritage items and contributory buildings

- d) Alterations and additions to heritage items and contributory buildings should conserve original characteristic built form, and not significantly alter the appearance of principal, or historically significant facades, except to remove detracting elements
- e) Alterations and additions to heritage items and contributory buildings should:
 - i. Retain, restore and reinstate (where possible) significant features and building elements to principal elevations, shop fronts and visible side elevations, including, original openings and decorative features such as original doors, windows, sun hoods, awnings, lighting and historic signage
 - ii. Remove unsympathetic alterations and additions, and building elements where possible
 - iii. Retain and encourage adaptive re-use of historic shop fronts and avoid unnecessary screening through planting, signage or other works
 - iv. Retain and conserve the form and articulation of historic street frontages (such as the first structural bay/or first room to preserve inset verandas) and avoid 'facadism'
 - v. Include a minimum 6.5m upper level setback for additions to existing contributory buildings at strategic node sites. A minimum 5.5m upper level setback applies to contributory buildings on all other sites

- vi. Be designed to be clearly distinguishable as new work when undertaking extensions, alterations, reconstruction or repairs
- vii. Incorporate new doors and windows which compatible with the positioning, size and proportions of original windows and doors
- viii. Ensure that conservation works including the reinstatement and restoration of historic fabric is appropriately balanced with the impacts of larger development on the site. Restoration works should enhance the quality of finishes, form and detail
- ix. Incorporate materials, finishes and colours which are visually compatible with the heritage or contributory building and enhance its appearance
- x. Ensure that new services are discretely integrated within and behind retained street frontages and not above awnings
- xi. Introduce new signage to be set below, or no higher than street awning level. Signage above the awning detracts from the detail and quality of historic fabric

New development adjacent to heritage items and contributory buildings:

- f) Development adjacent to heritage items and contributory buildings (infill development) should:
 - i. Be designed to respect the historic scale, proportions and articulation of adjacent contributory built forms, including heights, solid to void ratios and alignments of street awnings
 - ii. Incorporate podiums and framed overlays that reference the principal influence line of historic streetscapes, and are cohesive with the established street frontage
 - iii. Be designed to incorporate setbacks which retain the profile and massing of exposed side elevations to retained contributory built forms
 - iv. Ensure new street elevations maintain the vertical articulation and segmented character of historic building groups which provide variety to the streetscape and sense of human scale, and avoid unrelated horizontally emphasised articulation
 - v. Provide contemporary new signage that compliments the character of the contributory buildings and
 - vi. Ensure that new finishes to side elevations should not detract from street front detailing and finishes
- g) Development should maintain and reinstate the emphasis of street corners and cross routes through reinforcement of historic height lines remaining at, and adjacent to intersections.

PART B

10. Block controls

10.1. Kensington and Kingsford town centre planning review

Explanation

The following section provides block by block envelope controls for Kensington and Kingsford town centres. A building envelope is a three-dimensional space which defines the maximum extent of a building in any direction that is: maximum building height, maximum building length and maximum building depth. Buildings must be designed to fit within the applicable building envelope. 'Flexible Zones' shown on the block diagrams allow for alternative design solutions for internal site configurations and adjoining property interface. Built form outcomes are required to be consistent with the ADG and the maximum height control in RLEP 2012, whilst ensuring suitable height transition to existing lower scale adjoining development.

The building envelopes have been determined by taking into account localised site characteristics, size and orientation, optimum development potential and surrounding built environment context.

They identify the following built form outcomes:

- Distribution of height across each block
- Flexible building zones (shown hatched) for density and height distribution on certain blocks
- Build to lines, ground level setbacks and upper level setbacks
- Active frontages
- Mid-block links and share way/laneways
- Heritage items and contributory buildings
- Preferred vehicular access points (subject to Transport for NSW and Roads and Maritime Services approval); and
- Public domain proposals including plazas.

Alternative design solutions may be considered only where it can be suitably demonstrated that the proposal would result in an improved urban design, amenity and sustainability outcome and meets the identified desired future character for the block.

These block by block controls should be read with other relevant controls for Kensington and Kingsford town centres in this section of the DCP.

A digital 3D Model must be submitted with all DAs in accordance with Council's 3D Model Submission Requirements. An 'as built' 3D Digital Model must be submitted prior to the issue of any Occupation Certificate.

A physical model built to a scale of 1:500 shall be submitted with the following types of applications within the K2K corridor and land immediately adjoining the corridor:

- i. All development greater than 15m in height
- ii. Strategic node sites.

Figure 5a: Block location map Kingsford town centre



Figure 5b: Block location map Kensington town centre



10.2. Strategic node sites

Todman Square Precinct, Kensington

Desired future character

Todman Square Precinct comprises the four strategic node sites referred to as K1, K2, K3 and K4 which occupy the four corners of the Todman Avenue and Anzac Parade junction, adjacent to the Todman Ave light rail stop.

Future redevelopment of the Precinct will form the new ‘heart’ of the Kensington Town Centre. A mix of residential, retail, commercial and cultural uses and activities will be clustered around the Todman Ave Light Rail Stop, leveraging upon excellent accessibility to major employment hubs including the Sydney CBD, and the Randwick Collaboration Area, as well as east-west linkages to surrounding residential areas.

The Precinct will have a lively creative arts and innovation focused environment. A new multi-functional creative space at K1 will provide local opportunities for artistic, cultural and creative expression, while improving public accessibility and opportunities for the community to experience the arts. An innovation space at K3 will accommodate start-ups, co working hubs and incubators with strong synergies to the University of NSW. A variety of arts and non-arts related businesses including cafes, restaurants, small bars, and shops will be clustered around these cultural and innovation anchors.

Todman Square will achieve high quality urban design and amenity, with slender taller articulated buildings of up to 18 storeys in height defining the corner sites, reflecting architectural design excellence and emphasising this new landmark location. The Precinct will have a pedestrian focus with integrated public spaces, generous setbacks along Anzac Parade, active ground street frontages and wider footpaths to accommodate increased pedestrian capacity and footpath dining. The Precinct will facilitate permeability with activated mid-block links and shared laneways embellished with public art and greenery, allowing people to easily navigate within a high amenity and safe environment.

A new plaza at K1 with public art, landscaping and furniture will provide the opportunity for people to meet, interact and connect. Green linear links to an expanded Kokoda Park and the Randwick Racecourse Urban Forest will further foster the liveability and environmental amenity of this Precinct.

Objectives

The objectives for strategic node sites are to:

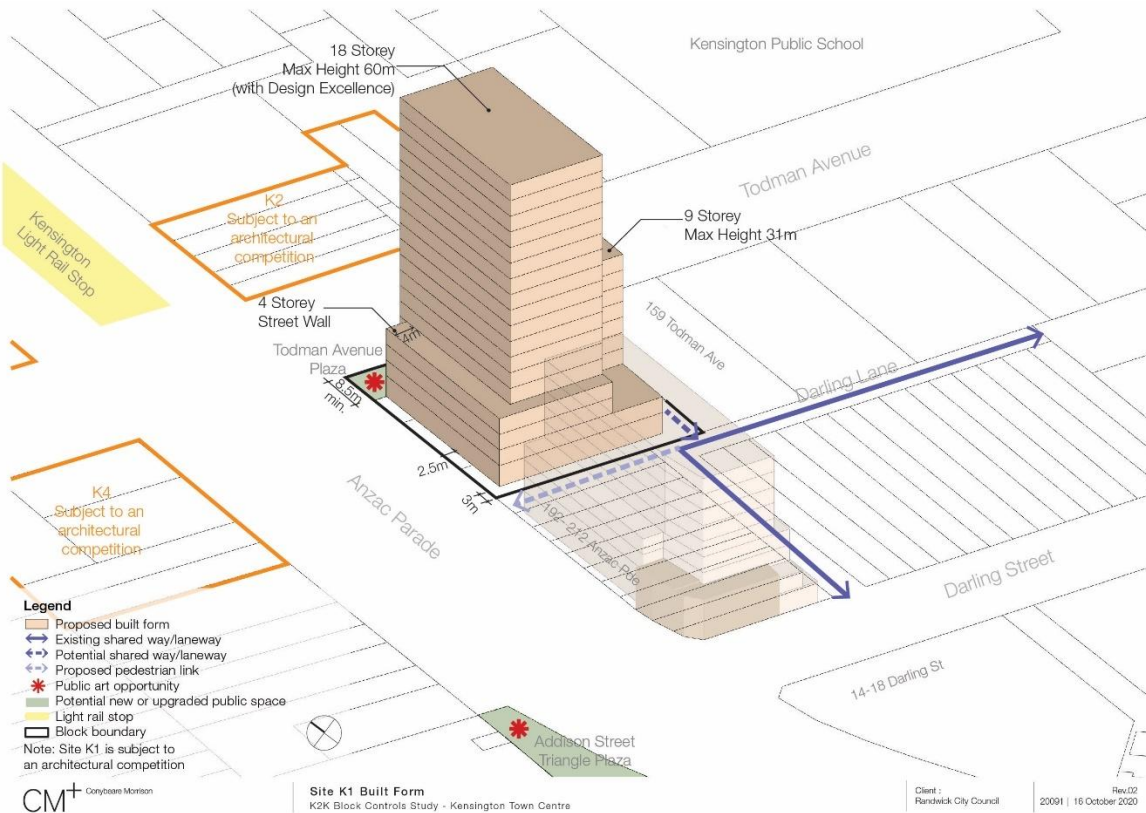
1. Provide for development that supports and encourages the growth of the Precinct as a hub for arts, innovation, cultural and creative endeavours
2. Encourage high quality-built form outcomes and achieve design excellence
3. Ensure new development results in a cohesive urban design outcome and high-quality streetscape across the Todman Square Precinct
4. Locate mixed use development with good access to retail, public transport, employment, high quality public domain and public transport
5. Ensure that built form features articulation and an attractive composition of building elements with a strong relationship between buildings and the streetscape
6. Provide high quality public domain elements, including mid-block links, widened footpaths, public art, street trees, landscaping and a welcoming public plaza
7. Support a thriving day and night-time economy
8. Minimise any adverse impacts on the amenity of the adjoining residential area.

Controls

- a) Future built form at Todman Square must be consistent with the applicable block envelope controls shown in Figures 6, 7, 8 and 9
- b) DAs for strategic node sites are to be undertaken in accordance with the winning design of the architectural design competition
- c) A minimum non-residential floor space is to be provided in accordance with Clause 6.17 of the RLEP 2012
- d) Buildings are to respond to the site's context to provide visual interest and minimise and mitigate potential for overshadowing and privacy impacts upon surrounding land uses
- e) Buildings are to be well articulated and respond sensitively to nearby heritage and contributory buildings in accordance with the requirements under section 9 Part A of this Chapter of the DCP
- f) Buildings are to ensure a cohesive urban design outcome across the Todman Square Precinct in terms of built form, scale and massing and contribute to a high quality streetscape environment
- g) Built form within 'Flexible Zones' is to be designed to comply with the maximum building height in the RLEP 2012, objectives of this clause and the requirements of the ADG to achieve a suitable transition to adjoining lower scale development
- h) Continuous active street frontages on the ground floor and adjacent to laneways are to be provided in accordance with the requirements of section 19 Part C of this chapter of the DCP
- i) A multi-functional creative space with a minimum floor area of 200m² is to be provided at the K1 site and dedicated to Council. Floor area for the creative space is to be excluded from the total gross floor area of the site
- j) A public plaza is to be provided immediately north of the K1 site in accordance with Figure 6
- k) An innovation hub with a minimum floor area of 200m² is to be provided at the K3 site and dedicated to Council. Floor area for the innovation hub is to be excluded from the total gross floor area of the site
- l) Green walls, roofs and landscaping is to be provided in accordance with section 21 Part C of this chapter of the DCP.

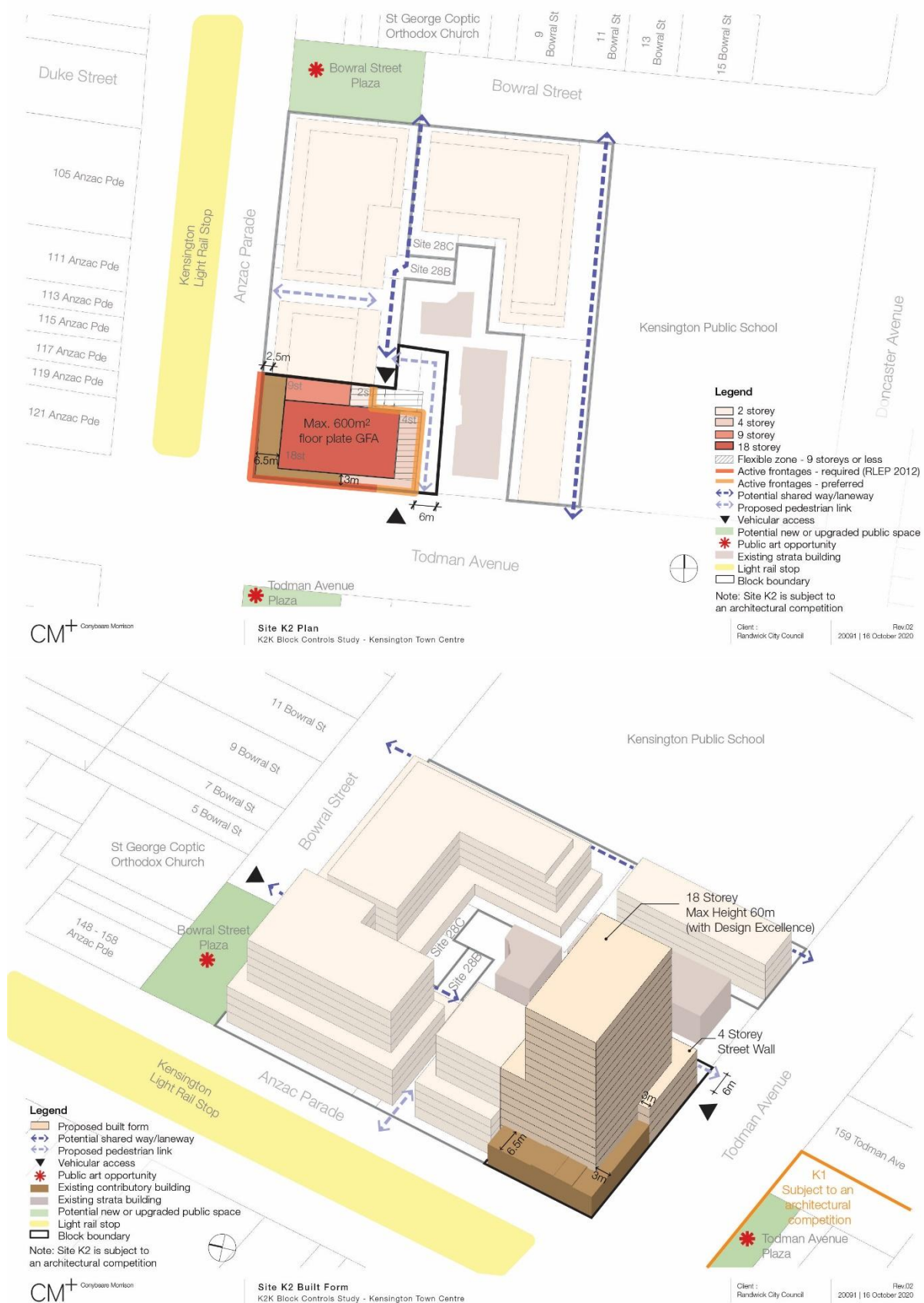
K1 Site

Figure 6: K1 Site block controls, Todman Square



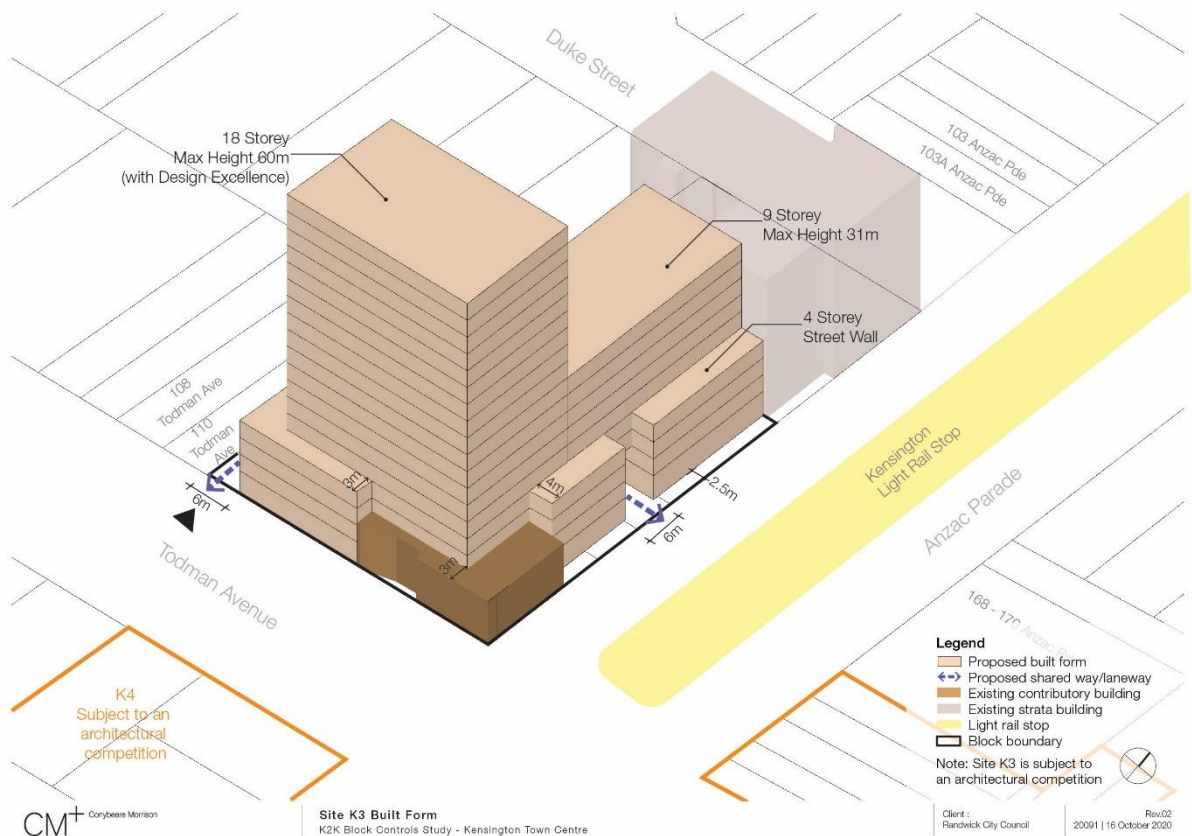
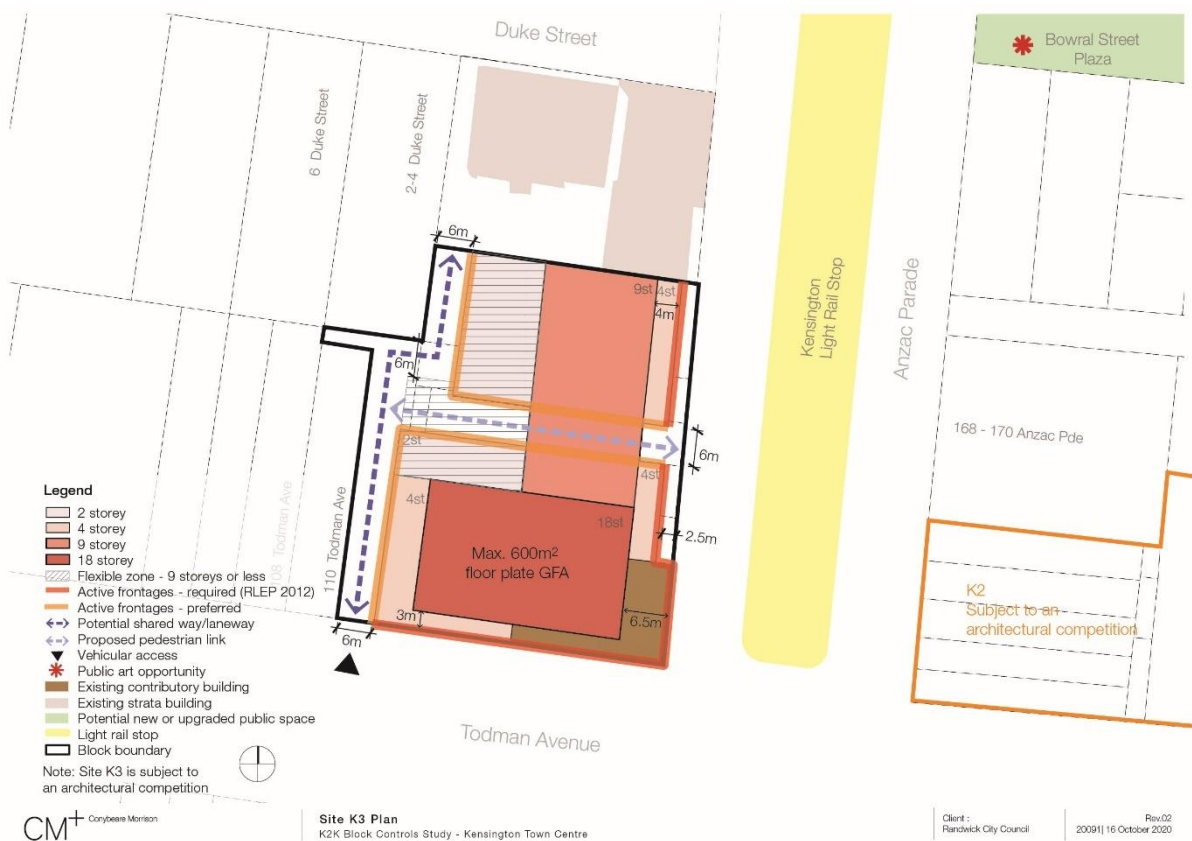
K2 Site

Figure 7: K2 Site block controls, Todman Square



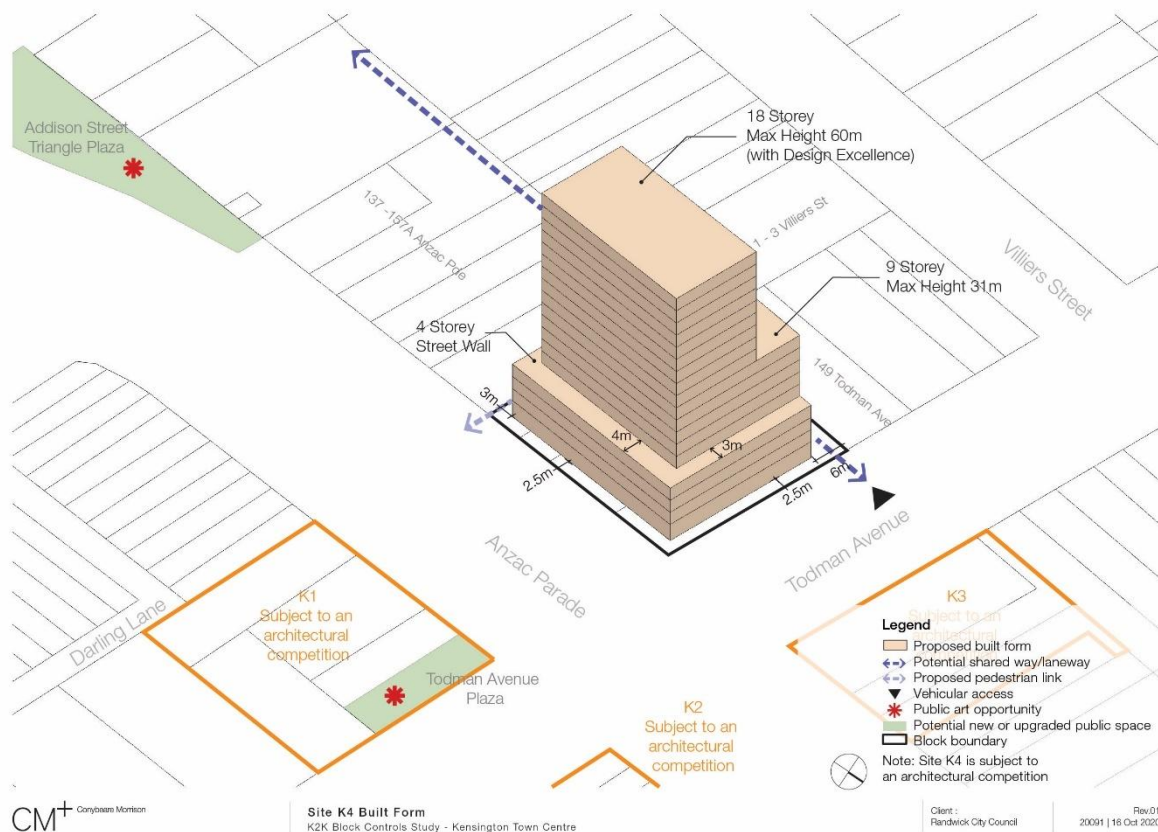
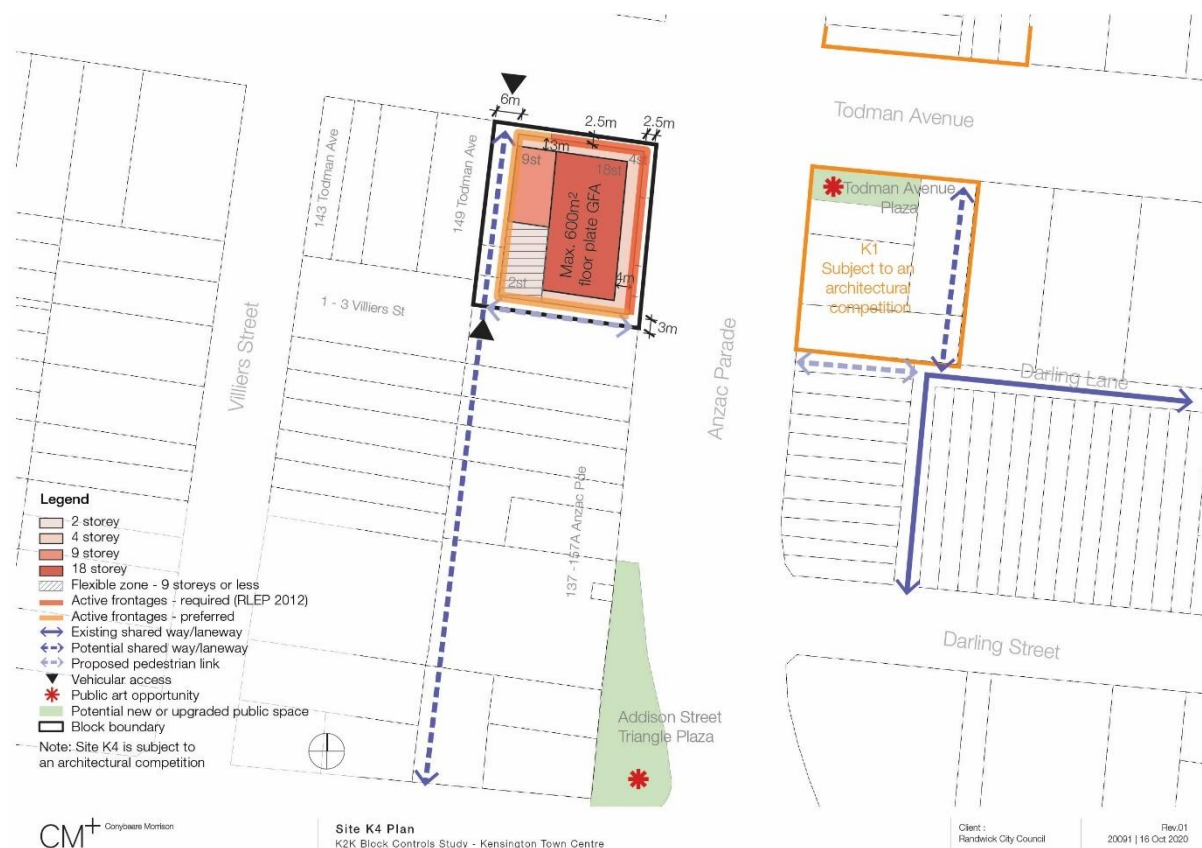
K3 Site

Figure 8: K3 Site block controls, Todman Square



K4 Site

Figure 9: K4 Site block controls, Todman Square



Kingsford Junction Precinct

Desired Future Character

Kingsford Junction comprises the Kingsford Triangle (2A and 2B) and the Rainbow Street (3A and 3B) sites located on the southern end of the Kingsford Town Centre. The Precinct occupies a prominent location at the convergence of key streets adjacent to the Juniors Kingsford Light Rail Terminus. The Precinct's triangular geometry provides a significant opportunity to establish a gateway to the Kingsford town centre that is iconic, well connected and activated.

Future development of Kingsford Junction is to provide for a variety of residential, commercial, retail and community uses clustered around the light rail terminus, making greater use of the public transport network and high level of accessibility. New development is to respond to the unique landmark setting of Kingsford Junction and focus on establishing active edges and integrating built form with the surrounding context. It also requires a design response that is sensitive to the surrounding heritage context including Dacey Gardens and Daceyville heritage conservation area to the south-west and contributory buildings at Maloney's Corner.

The Kingsford Triangle and Rainbow Street sites are large strategic node sites and are expected to accommodate slender articulated landmark tower forms of 17 storeys reflecting architectural design excellence and best practice in sustainability. The building form is to be stepped down from 17 to 9 and 7 storeys at the Kingsford Triangle site, to achieve a scale transition to surrounding residential neighbourhoods and reduce building bulk and overshadowing. A similar scale transition will be achieved on the Rainbow Street site to minimise visual amenity and privacy impacts for surrounding areas.

A civic scaled environment will be created through four storey street walls integrated into built form, together with generous setbacks and wider footpaths. A high level of connectivity and permeability through and around the site will be achieved via open air mid-block links which open up public access corridors to surrounding streets.

The public realm will be green and inviting through the provision of large canopy trees, public plazas, landscaping, seating and interactive public art. A new public plaza at the Rainbow Street site will provide a focal point for civic pride and community expression, encouraging people to linger, interact and connect. A community hub at the Rainbow Street site will provide a mix of uses such as a 'one stop shop' of consolidated office space, community services and facilities as well as public parking.

Objectives

The objectives for the Kingsford Junction Precinct are to:

1. Ensure design excellence and provide for redevelopment that addresses the desired future character of the Precinct
2. Ensure new development responds to the context and visual setting of the Precinct providing a distinct gateway to the Kingsford town centre
3. Provide tall landmark buildings at the Kingsford Triangle and Rainbow Street sites that define the Precinct and exhibit innovation in design and sustainability
4. Provide a well balanced mix of uses and scales suitable to the site's location on the southern fringe of Kingsford town centre
5. Support the Precinct's role as a significant transport interchange in the locality
6. Provide high quality plazas and civic spaces that encourage community interaction, passive recreation and socialisation
7. Activate the ground floor public domain to create a vibrant Precinct that is active day and night
8. Improve site permeability and connectivity via mid-block links and pedestrian accessways

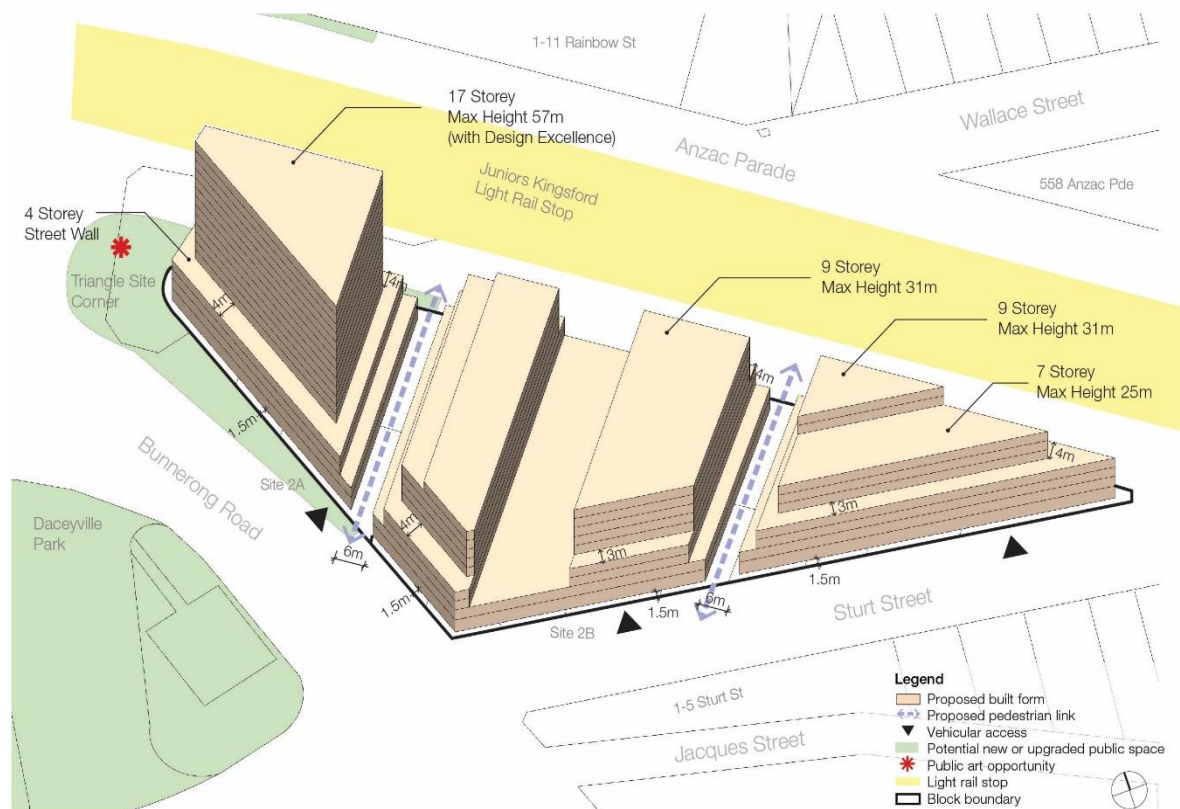
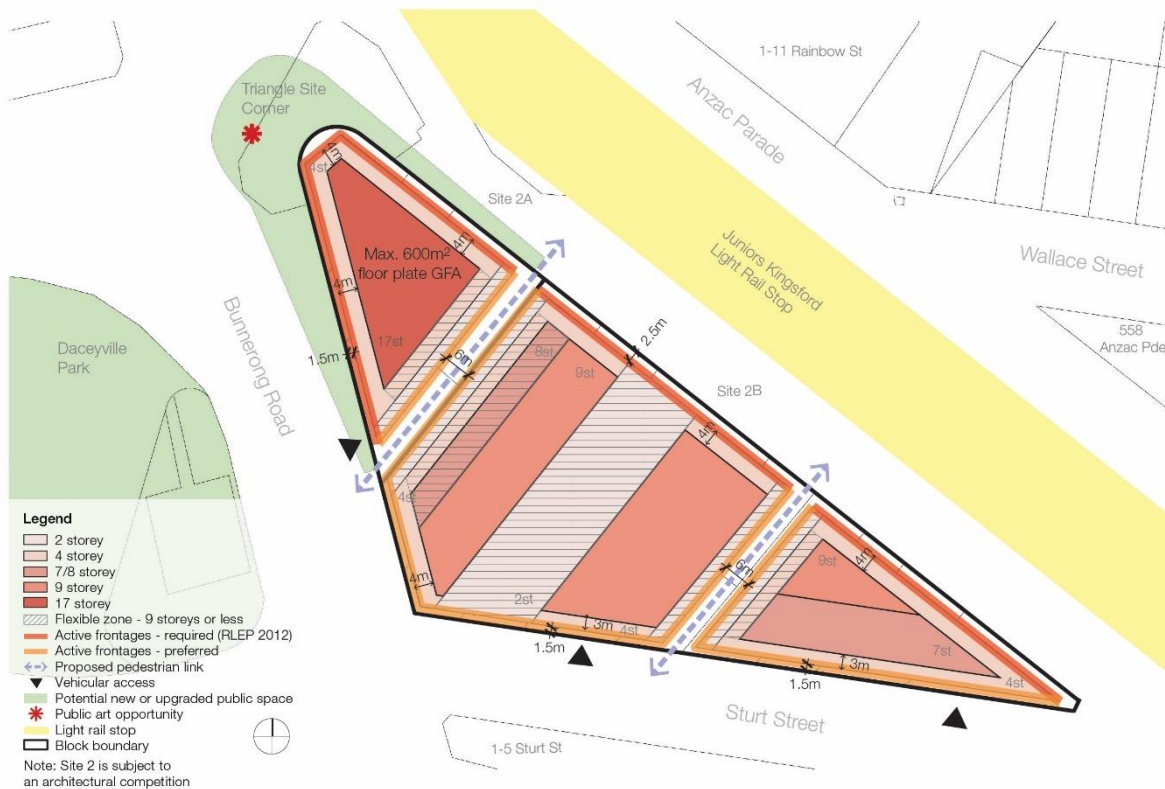
9. Enhance the public realm through generous setbacks, landscaping, mature trees, and footpath verges incorporating water sensitive urban design
10. Respect and protect the amenity of existing uses on the block that are unlikely to change
11. Minimise any potential adverse impacts on nearby heritage uses, in particular Dacey Gardens and Daceyville heritage conservation area
12. Establish a community hub for the delivery of social, cultural, and educational services and programs.

Controls

- a) Future built form at Kingsford Junction must be consistent with the applicable block envelope controls shown in figures 10 and 11, including heights, setbacks, street walls, and mid-block links
- b) DAs for strategic node sites are to be undertaken in accordance with an architectural design competition
- c) A minimum non-residential floor space is to be provided in accordance with clause (to be inserted) in the RLEP 2012
- d) Buildings are to respond to the context to provide visual interest and minimise and mitigate potential for overshadowing and privacy impacts upon surrounding land uses
- e) Built form within 'Flexible Zones' is to be designed to comply with the maximum building height in the RLEP 2012, objectives of this clause and the requirements of the ADG to achieve transition to adjoining lower scale development
- f) New development is to be well articulated and respond sympathetically to Dacey Gardens, Daceyville heritage conservation area and nearby contributory facades, particularly in terms of curtilage, views and setting
- g) Continuous active street frontages on the ground floor and adjacent to mid-block links are required in accordance with section 19 Part C of this chapter of the DCP
- h) Development must demonstrate interface solutions to the Kingsford Light Rail Terminus including generous setbacks to increase pedestrian carrying capacity
- i) A plaza is to be provided at the Rainbow Street site incorporating the following design features:
 - a minimum area of 1500m²
 - a scale and configuration that complements the streetscape and is well integrated with development on the site
 - bordered by active frontages and easily accessible for all members of the public
 - outdoor seating, public art, quality landscape and creative lighting elements
 - water sensitive urban design that integrates with landscaping to capture and manage stormwater
- j) A multi-functional community hub with a minimum gross floor area of 200m² is to be provided at the Rainbow Street site, preferably on the ground floor accessible from the public space/plaza. The multi-functional community hub is to be dedicated to Council.

Site 2A/2B Kingsford triangle block

Figure 10: Kingsford Triangle block controls, Kingsford Junction



CM⁺ Conybeare Morrison

Site 2 Built Form
K2K Block Controls Study - Kingsford Town Centre

Client:
Randwick City Council

Rev:01
20091 | 16 October 2020

Site 3A/3B Rainbow Street block

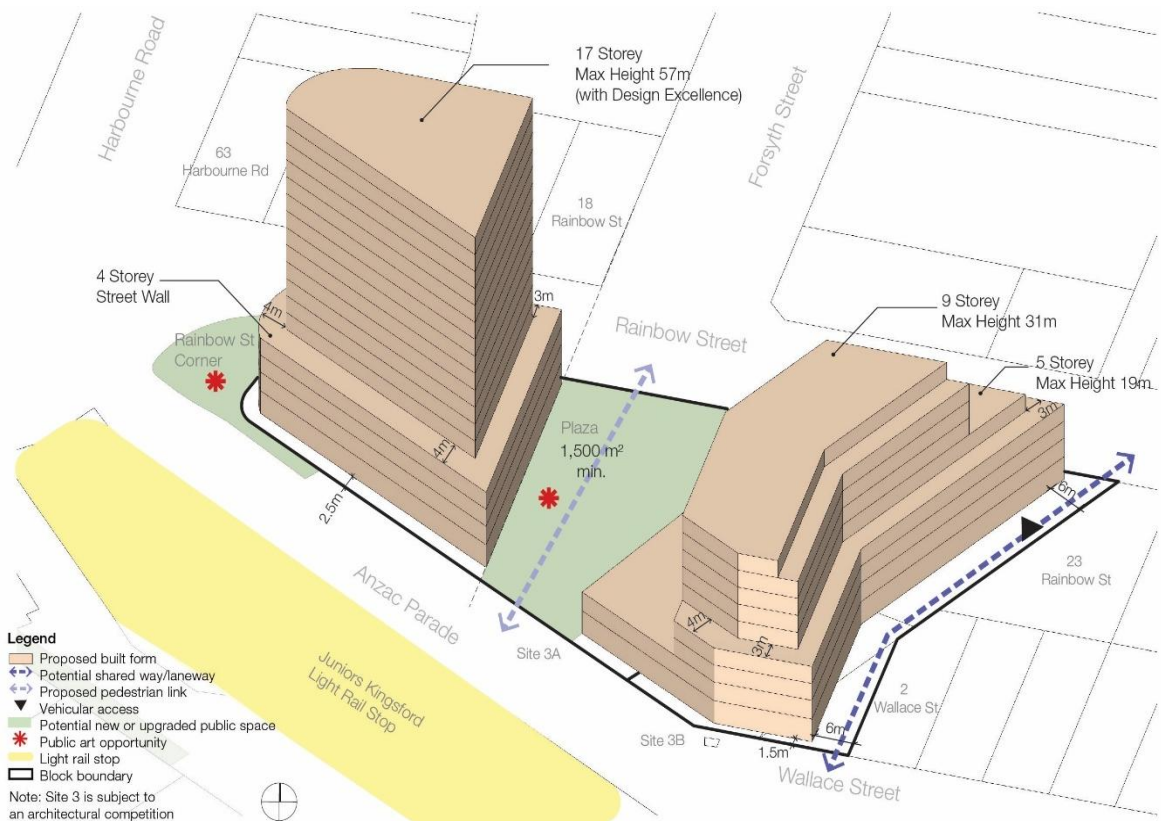
Figure 11: Rainbow Street block controls, Kingsford Junction



CM⁺ Conyngham Morrison

Site 3 Plan
K2K Block Controls Study - Kingsford Town Centre

Client: Randwick City Council
Rev:01
2009/1 | 16 Oct 2020



CM⁺ Conyngham Morrison

Site 3 Built Form
K2K Block Controls Study - Kingsford Town Centre

Client: Randwick City Council
Rev:01
2009/1 | 16 Oct 2020

Kingsford midtown precinct

Desired future character

The Kingsford Mid-Town Precinct is located in the old heart of Kingsford town centre and comprises the strategic node sites referred to as K5, K6 and K7.

Built form and building heights in this precinct will be carefully considered to achieve good amenity and respond to surrounding historic buildings, while ensuring a fine grain character is retained.

Tall, slender well-articulated buildings at K5, K6 and K7 will be generally up to 18 storeys in height, exhibiting design excellence and emphasising the mid-town role of this Precinct. Buildings on the eastern and western edge of the Precinct will be scaled down to 5 storeys in conjunction with a 2m ground floor building setback to encourage mews style development and achieve a height transition to adjoining lower scale neighbourhoods.

New development will reinforce a four-storey street wall along Anzac Parade to facilitate a fine grain civic scale. A minimum 2.5m building setback along Anzac Parade will create a comfortable pedestrian environment enhanced by awnings, street trees, landscaping, lighting and street furniture.

The historic fabric of the Precinct will be respected and celebrated with new built form designed to achieve a harmonious relationship with historic buildings, including O'Deas Corner, and nearby contributory buildings in terms of scale, form and detailing. An upper level setback of 6.5m for contributory buildings will maintain the form and articulation of historic frontages.

Kingsford Midtown will be a focus for innovation, cutting edge design and sustainability. The provision of an innovation hub at K5 will accommodate start-ups, incubators and creative industries, fostering strong synergies with the University of NSW nearby.

The Precinct will continue to maintain the strong convenience retail and dining role of the wider Kingsford Town centre, reflected by a diverse range of shops, cafes and restaurants. Active uses on the ground floor of buildings along Anzac Parade and Strachan Street will increase the vibrancy of the Precinct and wider town centre.

The precinct will have a vibrant evening economy, building up upon its distinct Asian dining character with active shop fronts, high quality public realm and street life that encourages people to mingle and meet. Footpath dining will be encouraged along Strachan Street with footpath widening and street trees providing a high level of amenity.

The greening of this Precinct with boulevard trees, landscaping and linear links to Kensington Park will contribute to the liveability of this Precinct, making it a place where people want to live, work and visit.

Objectives

The objectives for the Kingsford midtown precinct are to:

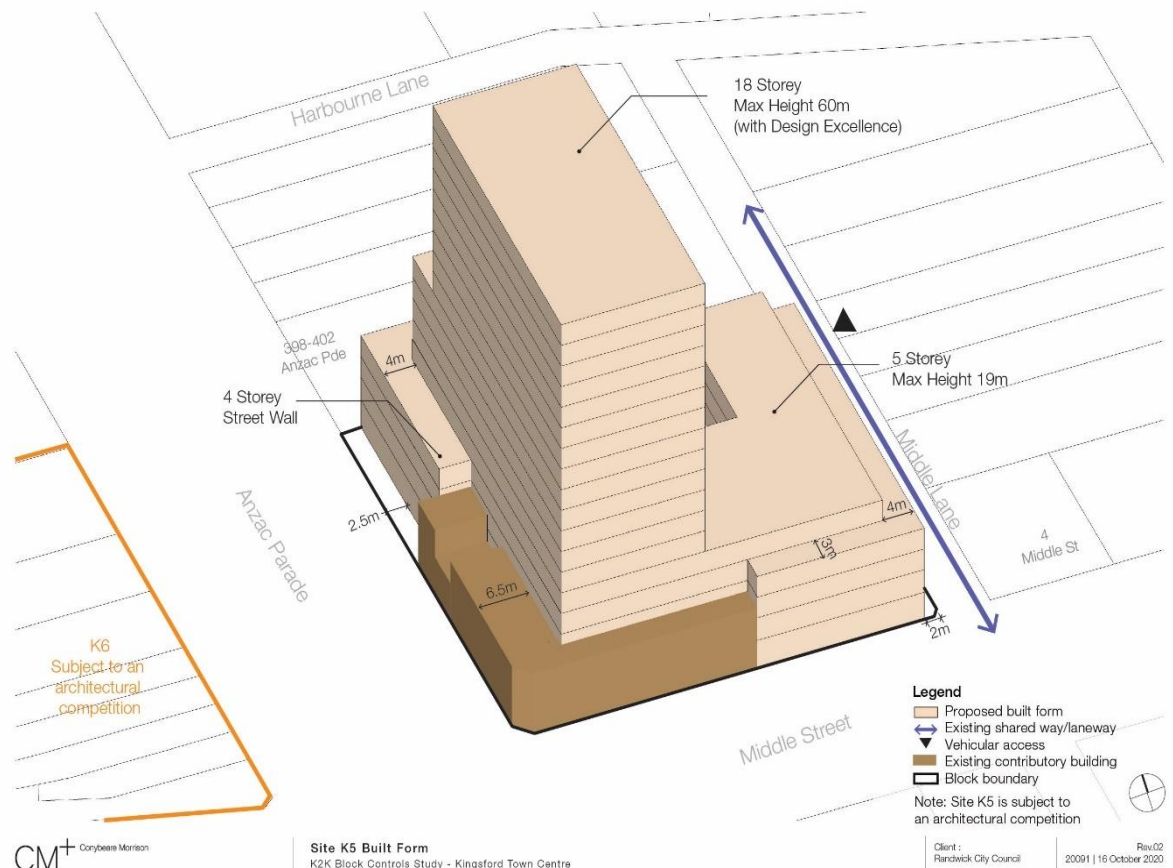
1. Ensure design excellence and provide for redevelopment that addresses the desired future character and cohesiveness of the precinct
2. Provide taller landmark buildings that respond sensitively to the scale, proportions, form and detailing of nearby heritage, contributory buildings and other properties
3. Provide for high quality development comprising a mix of uses including commercial, residential, innovation spaces, retail and cultural facilities
4. Ensure the Anzac Parade façade retains a human scale with strong vertical articulation and fine grain character
5. Provide excellent pedestrian amenity through continuous awnings and high quality well landscaped public domain.

Controls

- a) Future built form at Kingsford Midtown must be consistent with the block envelope controls shown in figures 12, 13 and 14, including heights, setbacks, street walls, and mid-block links
- b) DAs for strategic node sites are to be undertaken in accordance with an architectural design competition
- c) Buildings are to respond to the context to provide visual interest and minimise and mitigate potential for overshadowing and privacy impacts upon surrounding land uses
- d) Built form is to respond sensitively to O'Deas Corner, and other contributory buildings in accordance with the requirements outlined in section 9 Part A of this chapter of the DCP
- e) Built form within 'Flexible Zones' is to be designed to comply with the maximum building height in the RLEP 2012, objectives of this clause and the requirements of the ADG to achieve transition to adjoining lower scale development
- f) An innovation hub with a minimum area of 200m² is to be provided at the K5 site, either on the ground or first floor and dedicated to Council
- g) A minimum non-residential floor space is to be provided in accordance with clause (to be inserted) of RLEP 2012
- h) Green walls, roofs and landscaping is to be provided in accordance with the requirements outlined under section 20 Part C of this chapter of the DCP
- i) Continuous active street frontages on the ground floor and adjacent to laneways are to be provided in accordance with section 19 Part C of this chapter of the DCP
- j) Buildings are to ensure a cohesive urban design outcome across the Kingsford Mid-Town Precinct in terms of built form, scale and massing and contribute to a high quality streetscape environment.

Site K5: Kingsford Midtown

Figure 12: K5 Site block controls, Kingsford Midtown



Site K6: Kingsford Midtown

Figure 13: K6 Site block controls, Kingsford Midtown

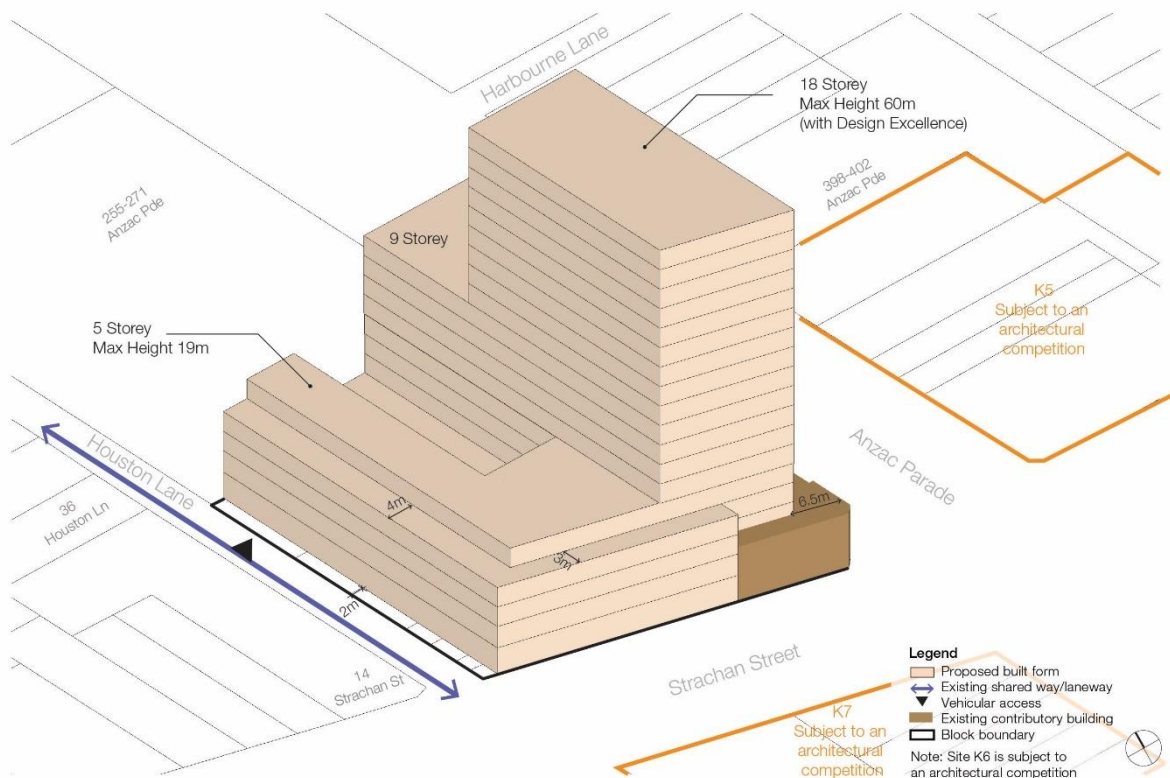


CM⁺ Conybeare Morrison

Site K6 Plan
K2K Block Controls Study - Kingsford Town Centre

Client:
Randwick City Council

Rev.02
20091 | 16 October 2020



CM⁺ Conybeare Morrison

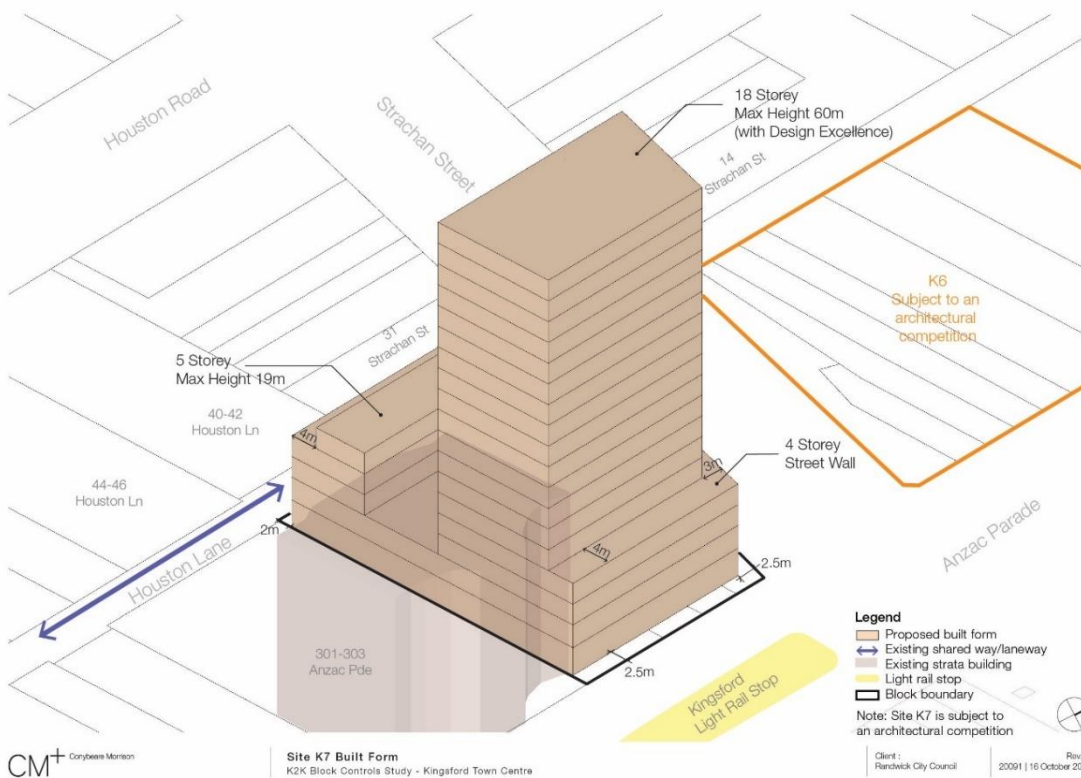
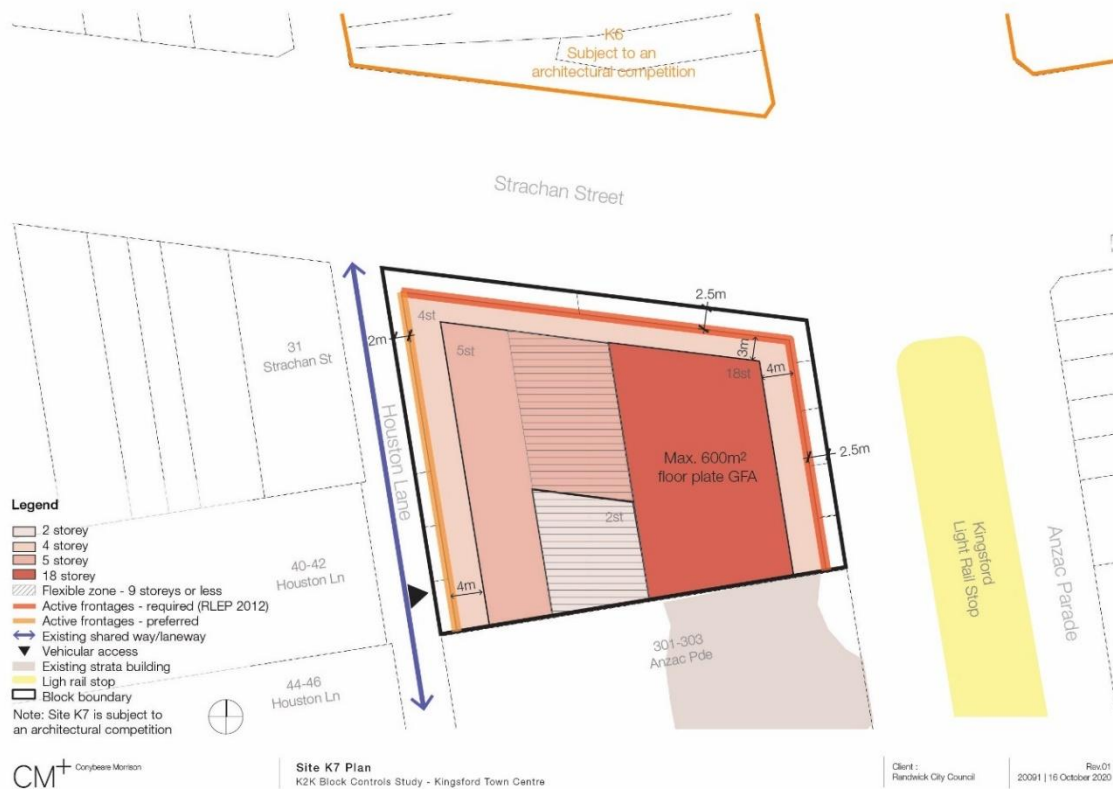
Site K6 Built Form
K2K Block Controls Study - Kingsford Town Centre

Client:
Randwick City Council

Rev.02
20091 | 16 Oct 2020

Site K7: Kingsford Midtown

Figure 14: K7 Site block controls, Kingsford Midtown



10.3. Block by block controls - other sites

The following section contains general objectives and block envelope controls for other sites within the Kensington and Kingsford town centre. It should be read in conjunction with the objectives and controls relating to the wider Kensington and Kingsford town centres and other parts of the Randwick City DCP. If there is an inconsistency between this part of the DCP and other parts of the Randwick City DCP, this part of the DCP will prevail.

Objectives

The objectives for block by block controls are to:

1. Provide a mix of uses that support the economic prosperity and liveability of the Kensington and Kingsford town centres
2. Facilitate high quality built form outcomes that demonstrate design excellence and amenity
3. Establish an appropriate scale, dimensions, form and separation of buildings
4. Protect and enhance amenity between adjoining developments in terms of solar access and privacy
5. Create a height transition between the centre and the surrounding residential area.
6. Improve connectivity and permeability within the block structure
7. Ensure new development presents a human scale urban edge to the public realm.

Controls

- a) Development must be consistent with the relevant block envelope controls including heights, setbacks, street walls, mid-block links and laneways
- b) Built form within 'Flexible Zones' is to be designed to comply with the maximum building height in the RLEP 2012, objectives of this clause and the requirements of the ADG to achieve transition to adjoining lower scale development.

Kingsford Town Centre

Block 1

Figure 15a: Block 1



Desired future character

This triangular shaped block occupies a prominent location adjacent to the Kingsford Light Rail Terminus (Juniors Kingsford Stop) south east of the Kingsford Junction Precinct. It currently contains the South's Junior's Club (4 storey development) and a small row of 2 storey multi business properties. To the east is a 2 storey residential flat building situated on the Stuart Street frontage.

The preferred outcome for the block is to ensure buildings address both Anzac Parade and Wallace Streets. The site's geometry, change in topography between Wallace Street and Anzac Parade and strategic location provides the opportunity to establish a distinctive built form outcome at the corner of Anzac Parade and Wallace Street utilising strong vertical emphasis, façade articulation and architectural roof features. A mid-block pedestrian link is required given the length of this block to provide convenient access to the light rail stop. The mid-block pedestrian link is to be either open to the sky or under a building (greater than 3 storeys high). The location of the mid-block link is flexible and is to be resolved as part of the overall design across the whole block with active shop frontages along its length on both sides.

Height will be distributed across the block, stepping down from 9 storeys at the Anzac Parade/Wallace Street corner to 9 and 7 storeys to achieve a scale transition from the mixed use character of the town centre to the residential development along Wallace and Stuart Streets.

Increased ground floor building setbacks along the Anzac Parade frontage will improve the carrying capacity of the footpaths close to the Light Rail Terminus, and together with active street frontages and a 4 storey street wall will enhance the civic scale to the precinct. A laneway at the eastern boundary of the block will provide pedestrian access to the block as well as separation from the lower scaled residential neighbourhood to the east.

Figure 15b: Block 1



Block 2

Note

Refer to Kingsford triangle site (2A/2B) provisions

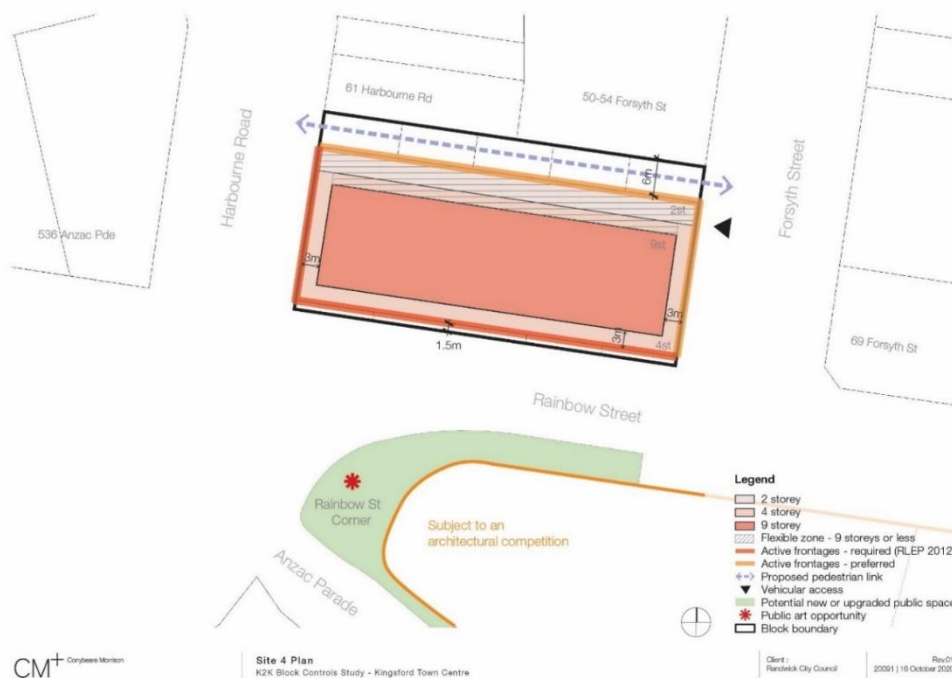
Block 3

Note

Refer to Rainbow Street site (3A/3B) provisions

Block 4

Figure 16a: Block 4



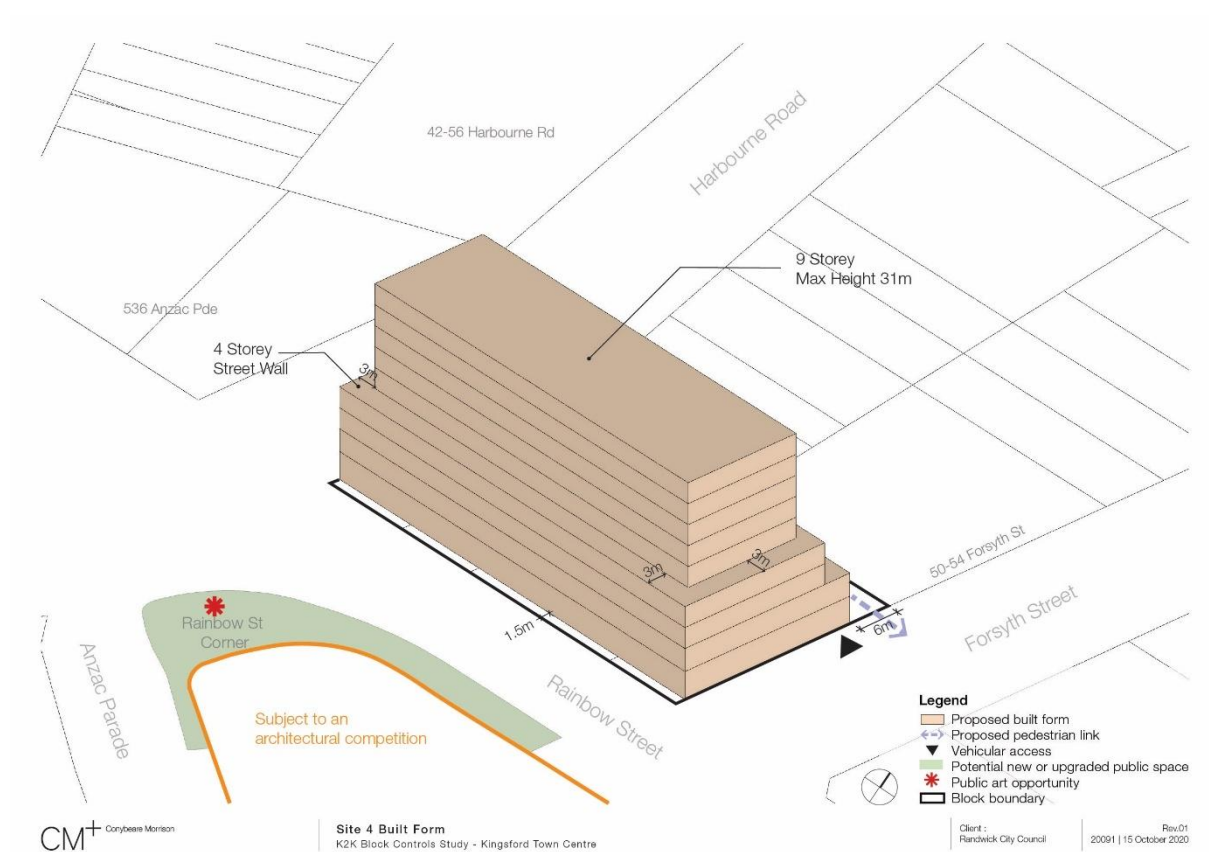
Desire future character

The block is located in a prominent position bounded by Harbourn Road, Forsyth Street and Rainbow Street, north-east of the Kingsford Junction. It is currently occupied by 3 residential flat buildings ranging from 2- 4 storeys and a commercial building.

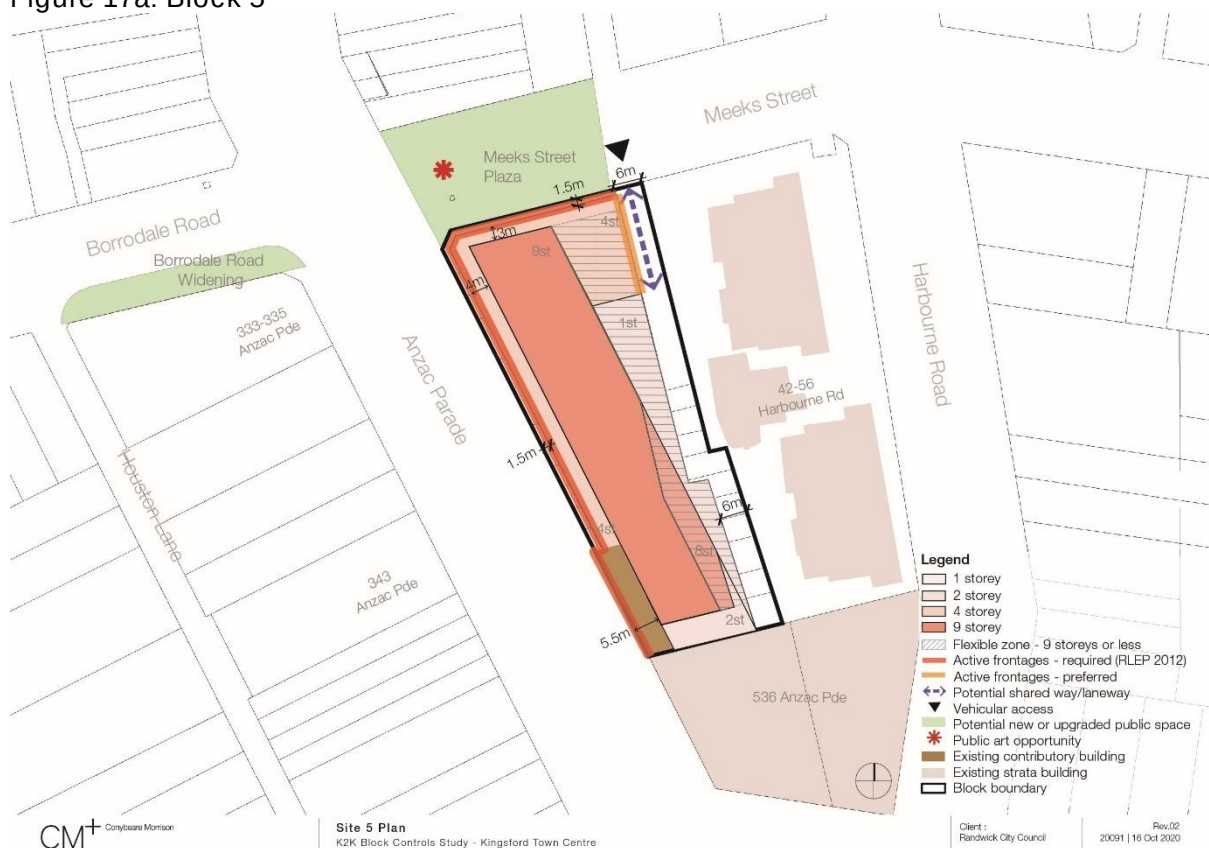
The preferred outcome for the block is a single building envelope that has a strong visual connection to the Rainbow Street strategic node site across the road to the south and the wider Kingsford Junction Precinct. A pedestrian link on the northern boundary will provide a connection between Forsyth Street and Harbourn Road. A flexible zone is provided on the northern side to enable built form to be suitably distributed across the site.

The block will present as 9 storeys to the Rainbow Street, Harbourn Road and Forsyth Street frontages, stepping down to provide an appropriate scale transition to the pedestrian link to the north. The building will have active street frontages to contribute to the thriving retail, commercial and dining character of the Kingsford town centre. The block will maintain a fine grain urban structure through appropriate modulation and articulation to ensure it has a cohesive relationship with the smaller shop fronts along the southern part of Kingsford town centre.

Figure 16b: Block 4



Block 5
Figure 17a: Block 5



Desired future character

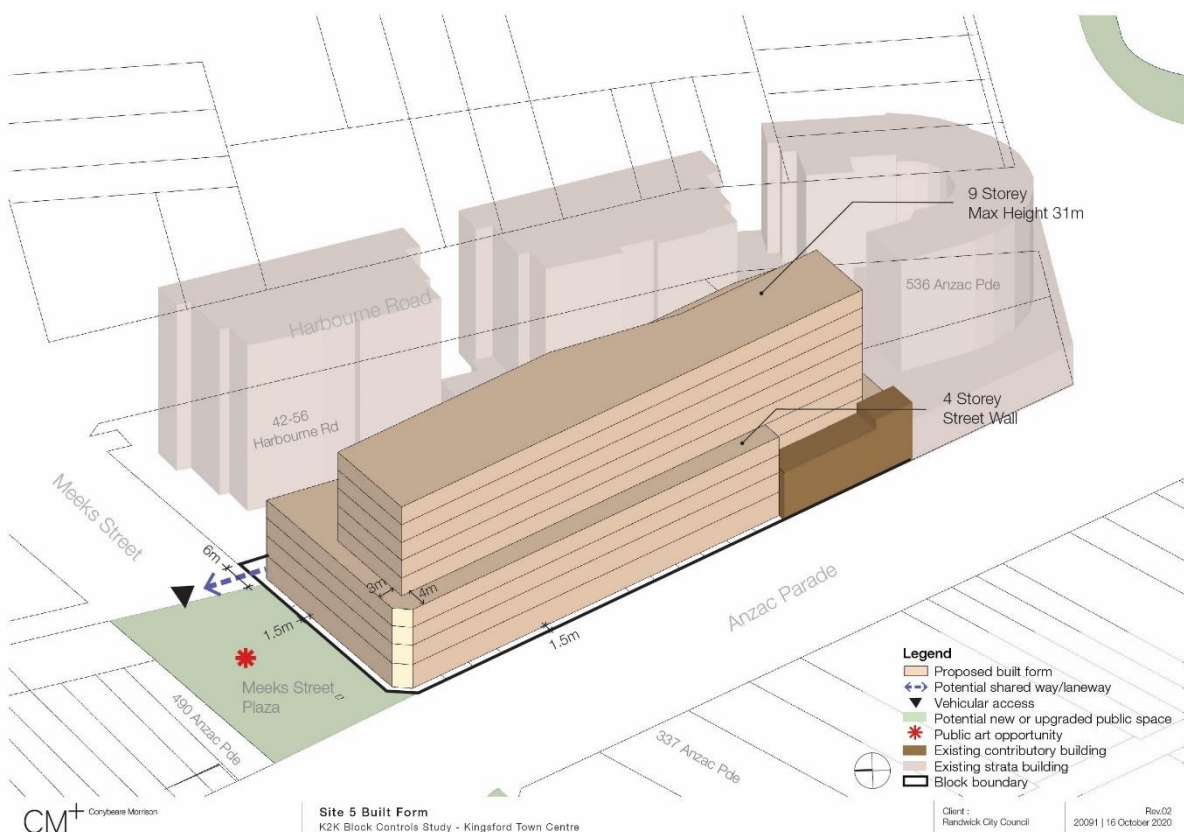
The block is presently occupied by a row of relatively uniform fine grain 2 storey shop fronts offering a mix of retail, restaurants and café services. A contributory building is located on the south western corner, abutting the Churchills development to the south. To the north is Meeks Street Plaza which is a key focal point within the town centre and subject to an upgrade to improve its useability and amenity.

The preferred outcome for the block is an amalgamated mid-rise building oriented to Anzac Parade with façade articulation to complement the existing fine grain streetscape. Built form is to step down to four storeys fronting Meeks St Plaza. A flexible zone is provided along the eastern boundary to enable distribution of density across the site. Vehicle access is to be provided at the rear through a shareway/laneway off Meeks Street. A 1.5m ground floor setback is to be provided off Meeks Street Plaza to improve the public domain.

The development fronting Anzac Parade is to complement the heritage streetscape character of the Kingsford town centre and reinforce the street edge with a 4 storey street wall. New development must incorporate proportions and rhythm that is sympathetic to the contributory building. A 4m upper level setback to Anzac Parade and 5.5m upper level setback to the Churchills development will reinforce the historic visual appearance of the contributory building, allowing its primary building form and articulation to be retained. The southern and eastern interfaces between this block and the adjoining development should be carefully designed and resolved to coordinate with existing window openings to ensure adequate amenity and separation is achieved. A flexible zone provides for built form to be suitably distributed to ensure compliance with the ADG.

Active frontages along Anzac Parade and Meeks Street adjacent to the plaza will provide a positive interface with street life and reinforce Kingsford town centre as a retail and dining destination.

Figure 17b: Block 5



Block 6

Figure 18a: Block 6



Desired future character

The block comprises a row of contributory building shop fronts containing mostly restaurants, cafes and some convenience retail. The block is located in the heart of the dining strip in the Kingsford town centre and has a thriving night-time economy. Meeks Street Plaza and Council car park adjoins the block to the south and east. A contemporary mixed-use development is situated to the north, at 458 Anzac Parade.

The preferred outcome for the block is a mid-rise building form of 9 storeys stepped down to 5 storeys along the Middle Lane frontage to provide a mews style development that takes advantage of Middle Lane at the rear which facilitates shared access. A 2m ground floor setback is to be provided off Middle Lane. A flexible zone is included across the middle and northern edge to enable built form to be designed to transition across the block and address existing development to the north at 458 Anzac Parade.

Sensitive design will integrate contemporary elements with historic fabric. A 5.5m upper level setback above the contributory buildings will help to ensure that historic form, proportions, and articulation is retained in the redevelopment of the block.

Built form on the southern and eastern edge must actively address Meeks Street Plaza and car park with design elements that provide a high-quality presentation, passive surveillance and visual connections between the building and public realm.

Future development opportunities that support the dining destination character of the precinct are encouraged.

Figure 18b: Block 6



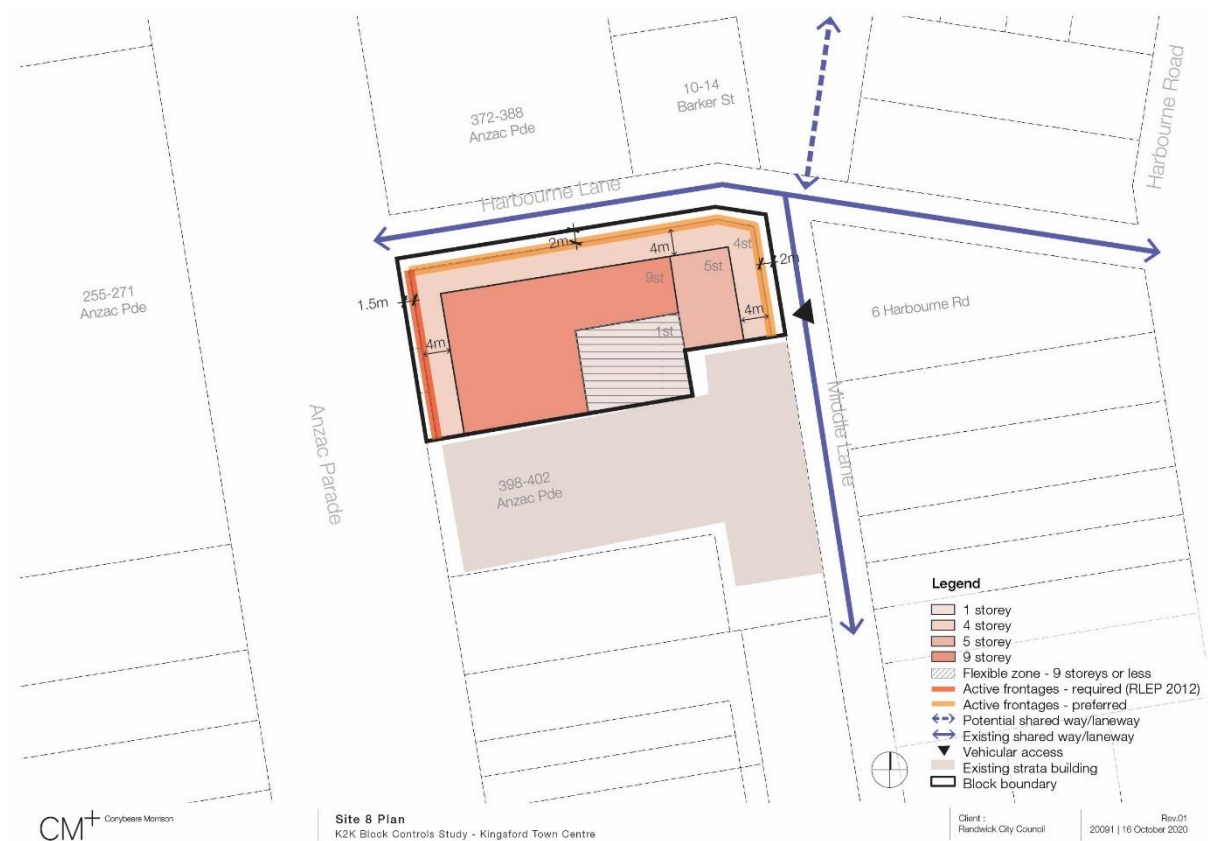
Block 7

Note

Refer to Kingsford midtown provisions (K5, K6 and K7)

Block 8

Figure 19a: Block 8



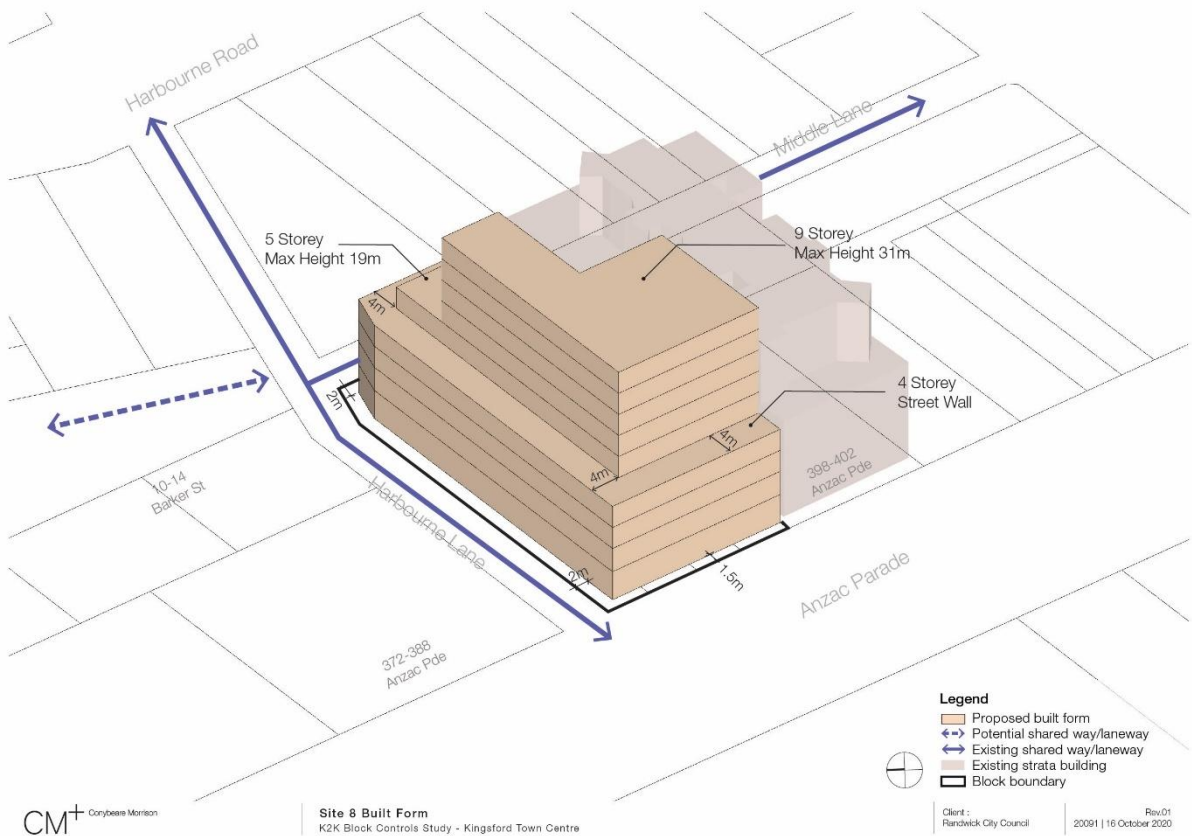
Desired future character

The compact block is located at the corner of Anzac Parade and Harbourn Lane. It is presently occupied by three single storey shop fronts along Anzac Parade and an automotive services business fronting Harbourn Lane. To the south at 398-402 Anzac Parade is a tall multi storey mixed use development.

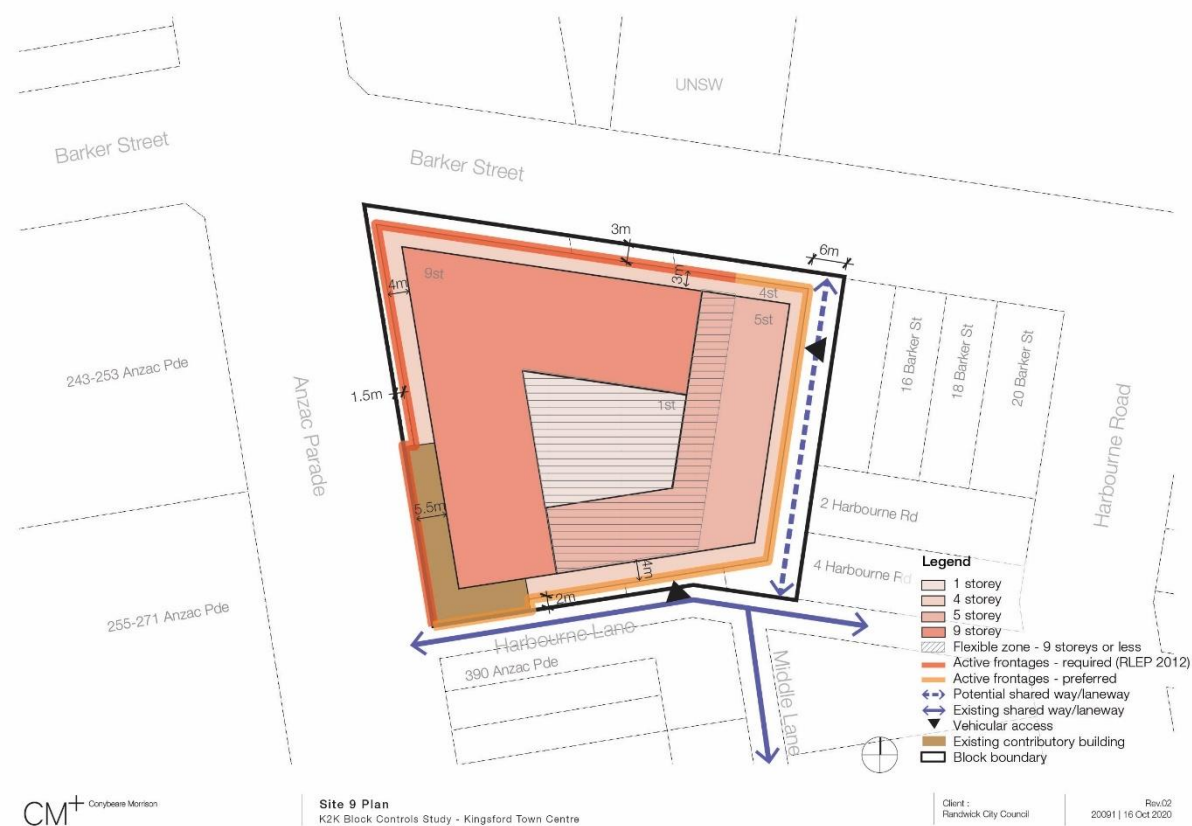
The preferred built form outcome for the site is for a building aligned to Anzac Parade, Middle Lane and Harbourn Lane. Development is to maintain the prevalent mid-rise building typology desired for the town centre, stepping down to 5 storeys at the rear towards Middle Lane. Vertical built form and roof top elements would emphasise the corner of Anzac Parade and Harbourn Lane. A flexible zone is provided on the southern side which enables creation of either an internal courtyard or common space for residents or an alternative design response that meets the ADG.

Active frontages along Anzac Parade and Harbourn Lane are required to contribute to the vitality of the streetscape and the wider town centre. A setback of 2m on the Harbourn Lane frontage will create opportunities for landscaping, footpath dining and activation of this laneway.

Figure 19b: Block 8



Block 9
Figure 20a: Block 9



Desired Future Character

Block 9 is located on the corner of Anzac Parade and Barker Street and is currently occupied by a McDonald's Restaurant and BP Service Station. The site is opposite UNSW Campus and experiences high pedestrian and vehicular traffic volumes. The site has excellent access via its 2 main street frontages and Harbourne Lane.

The preferred development outcome for the block is to enable adequate building setback of 3m on the northern boundary to Barker Street to provide for future widening of traffic lanes as well as pedestrian movements. This would provide for a significant improvement to the public domain at this key intersection.

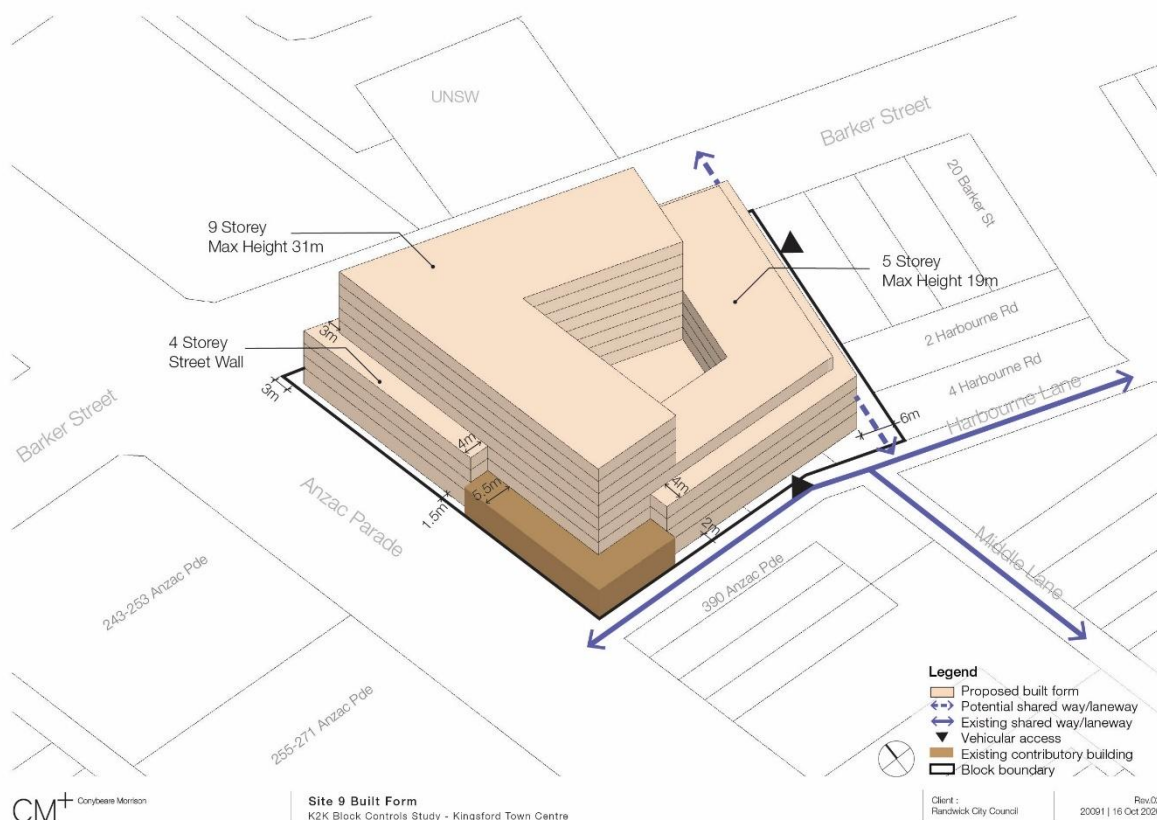
Future development on this site should focus the higher 9 storey component onto Anzac Parade and Barker Street behind a 4 storey street wall. The development requires a design response that is sensitive to the historic form and fabric of the existing contributory building. Upper level setbacks of 4m are required around the perimeter of the block. A flexible zone is included through the centre and eastern side to enable built form to be suitably distributed across the site in response to ADG requirements for separation and amenity.

A north-south shareway is to be provided connecting Barker Street with Harbourne Lane.

The fine grain proportions of existing shop fronts will be interpreted through a well articulated built form particularly on the Anzac Parade frontage to contribute towards a cohesive streetscape within the Kingsford town centre.

Continuous active frontages are to be provided along Anzac Parade through appropriate location of uses such as shops, cafes, and restaurants, to facilitate a visual connection between the building and public realm and support a thriving economy.

Figure 20b: Block 9



Block 10
Figure 21a: Block 10



Desired future character

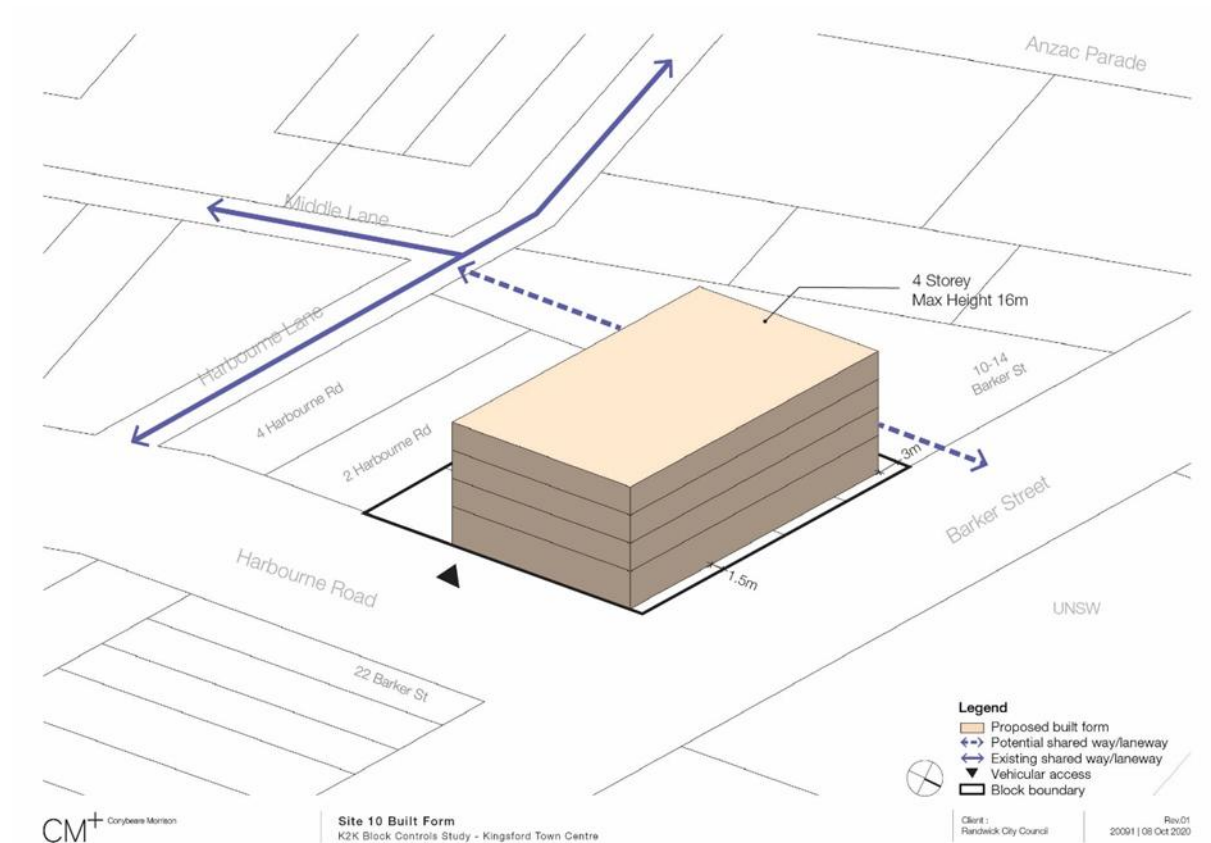
Block 10 is located on the corner of Barker Street and Harbourne Road opposite the UNSW Campus and adjoining the McDonald's Restaurant on the western boundary. The block comprises 3 lots and contains two single storey dwellings and a 4 storey residential flat building with 6 units. The site is opposite UNSW Campus and experiences high pedestrian and vehicular traffic volumes. The site provides good access via its 2 main street frontages and vehicular access from Harbourne Road.

Harbourne Road is residential in nature and has varied building heights ranging from 1 to 4 storeys, with consistent front setbacks, boundary fences and architecture styles. Adjoining the block to the south is a residential flat building at No. 2 Harbourne Road and a single storey dwelling at No.4 Harbourne Road.

The preferred development outcome for the block is for a four storey building fronting Barker Street that provides for active ground floor retail and business activities that wrap around three street frontages. A 1.5m front building setback would facilitate a continuous footpath widening extending from this site to the intersection with Anzac Parade. A 3m building setback is to be provided along the western side.

Development on the site is to respect the lower scale residential development to the south by providing a minimum 6m rear building from the boundary. A flexible zone is included on the southern side to enable built form to be distributed and transitioned across the site towards the residential area fronting Harbourne Road.

Figure 21b: Block 10



Blocks 11 and 12

Note

Refer to Kingsford Junction Block Provisions

Block 13

Figure 22a: Block 13



Desired future character

The block is bounded by Anzac Parade, Borrodale Road and Houston Lane on the western side of Kensington town centre. It is currently occupied by a row of mainly two storey shop fronts featuring restaurants, retail and other uses. A multi-level mixed use development is located immediately north of the block at 305 Anzac Parade which is unlikely to be redeveloped in the immediate future.

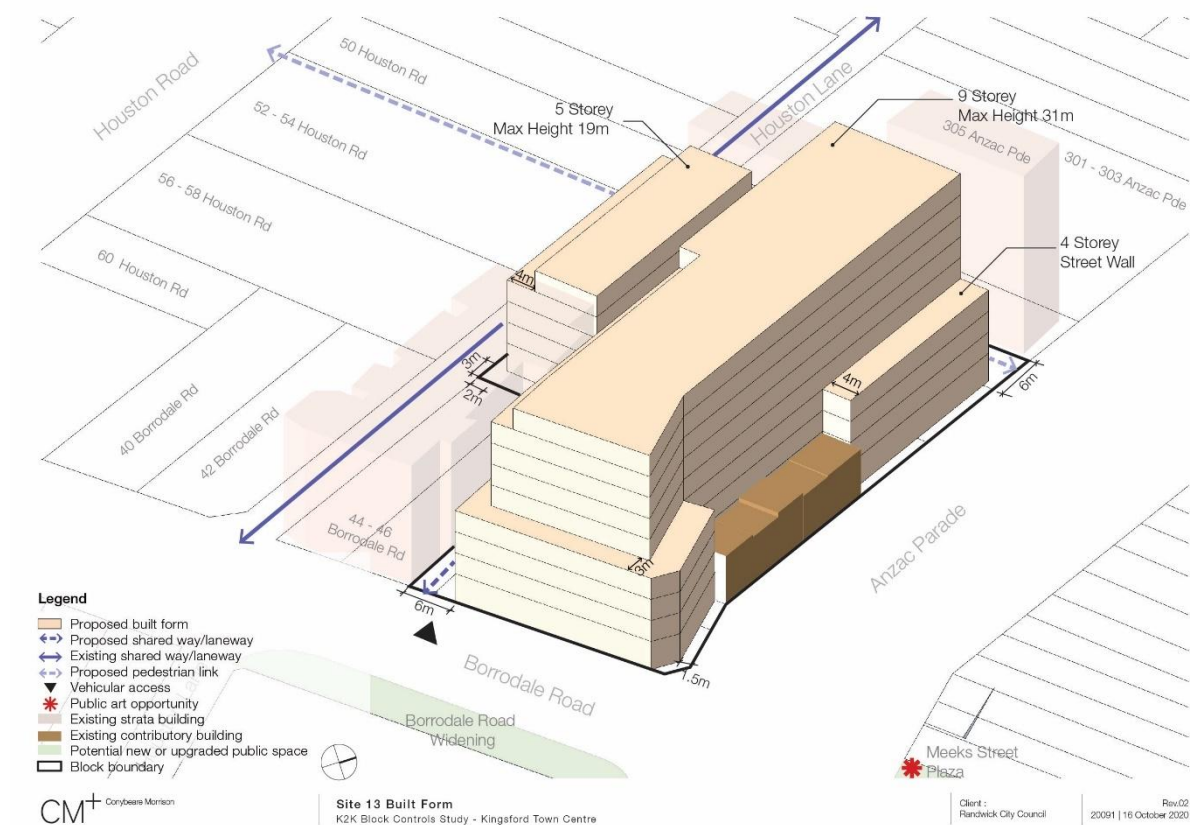
The preferred development outcome for the block is to achieve a quality designed building that responds to the site's context, respects existing contributory buildings whereby with height transitions from Anzac Parade to Houston Lane. A 2m setback off Houston Lane is to be provided.

A 4 storey street wall together with a 1.5m ground floor setback from Anzac Parade (with the exception of the contributory building) is required to allow widening of the footpath to improve the quality of the public domain surrounding the block. A 4m upper level setback is to be provided along Anzac Parade and a 3m upper level setback is to be provided along Borrodale Road. A pedestrian link at the northern boundary to 305 Anzac Parade will improve permeability between Anzac Parade and Houston Lane. Development is to be built to the boundary on the southern frontage along Borrodale Road. A shared way is to be provided off Borrodale Road to enable pedestrian and service access to the block. A flexible zone is included within the middle of the block to enable built form to be suitably distributed across the site and designed to respond to ADG requirements for setback and amenity.

The fine grain proportions of existing shop fronts will be interpreted through a well articulated built form particularly on the Anzac Parade frontage to contribute towards a cohesive streetscape within the Kensington town centre.

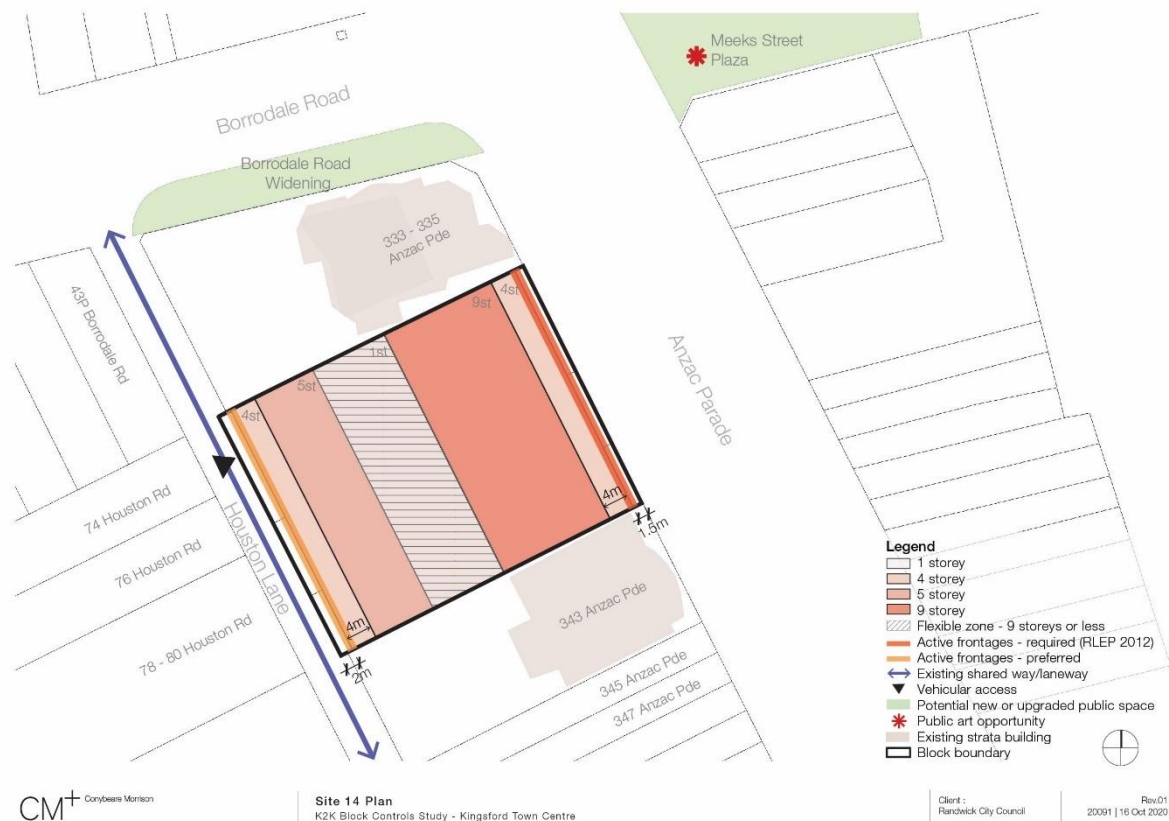
Continuous active frontages are to be provided along Anzac Parade and Borrodale Road through appropriate location of uses such as shops, cafes, and restaurants, to facilitate a visual connection between the building and public realm and support a thriving economy. A well-designed corner treatment is to be provided at the intersection of Borrodale Road and Anzac Parade.

Figure 22b: Block 13



Block 14

Figure 23a: Block 14



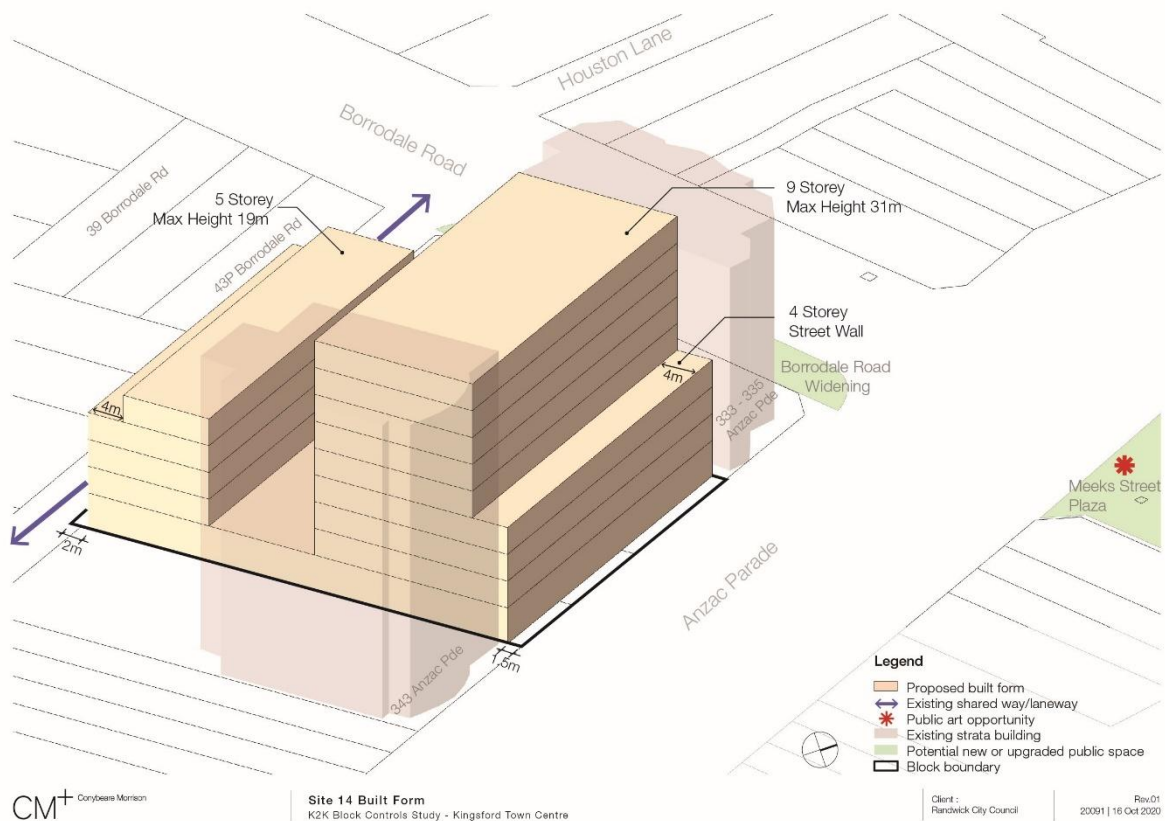
Desired future character

The block is located on the western side of Kingsford town centre, bounded by Anzac Parade and Houston Lane. On the southern side of the block are mixed use multi storey developments at 343 Anzac Parade and 333-335 Anzac Parade, that are unlikely to be redeveloped. The existing building typology within the block is mostly 2 storey shop fronts featuring a mix of business uses. These are generally underutilised sites that provide the opportunity for a new mixed use development and improved public domain.

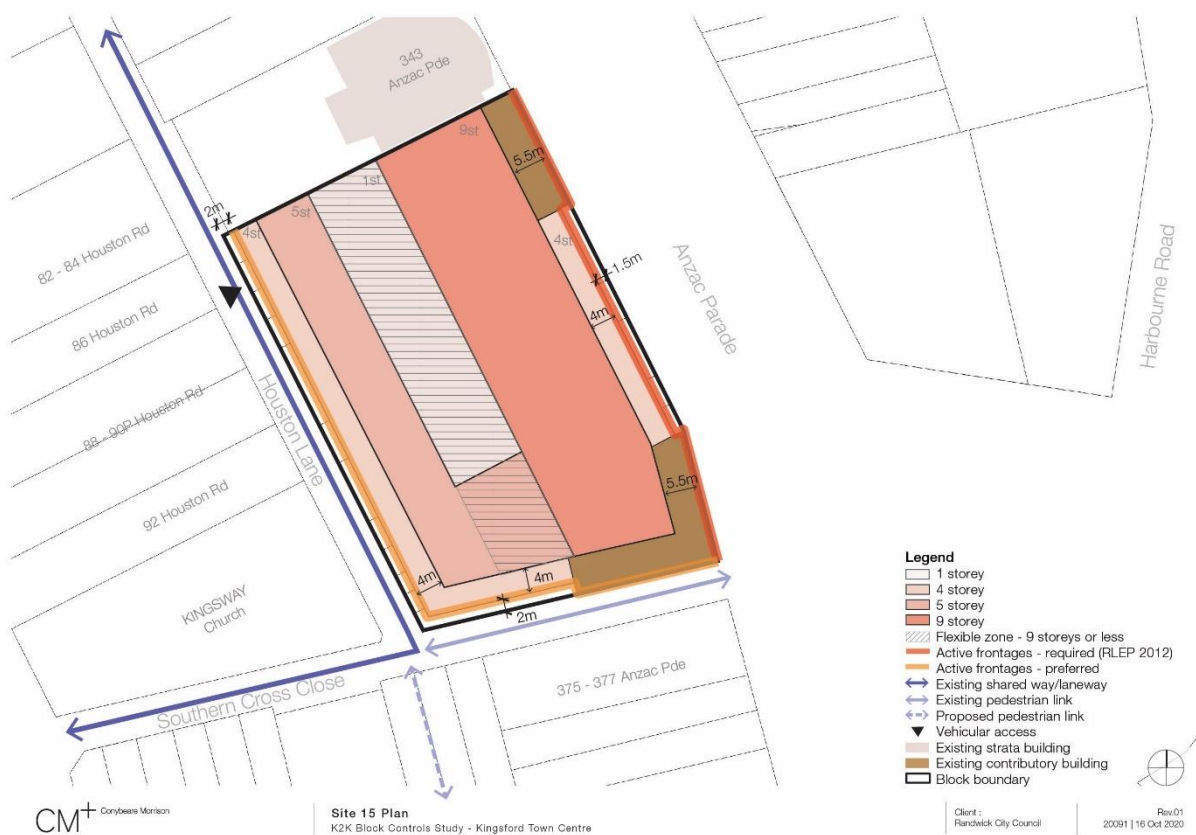
The preferred development outcome is a mid rise building fronting Anzac Parade, stepping down to 5 and 4 storeys along the Houston Lane frontage which will help to manage solar access and privacy for adjoining residential areas and provide for architectural modulation. A flexible zone across the middle of the site provides an opportunity to either create private common open space for residents or an alternative design response that enables the built form to be suitably configured in response to the ADG separation and amenity requirements as well as bulk and scale impacts to the residential areas on the western side.

A 1.5m building setback to Anzac Parade will allow for footpath widening to improve the carrying capacity of public realm and landscaping. Active frontages are required along Anzac Parade to maintain a cohesive and engaging streetscape. A 4 storey street wall and 4m upper level setback is required along Anzac Parade to create a consistent streetscape and human scale façade. A 2m building setback is required off Houston Lane to provide for landscaping and street activation.

Figure 23b: Block 14



Block 15
Figure 24a: Block 15



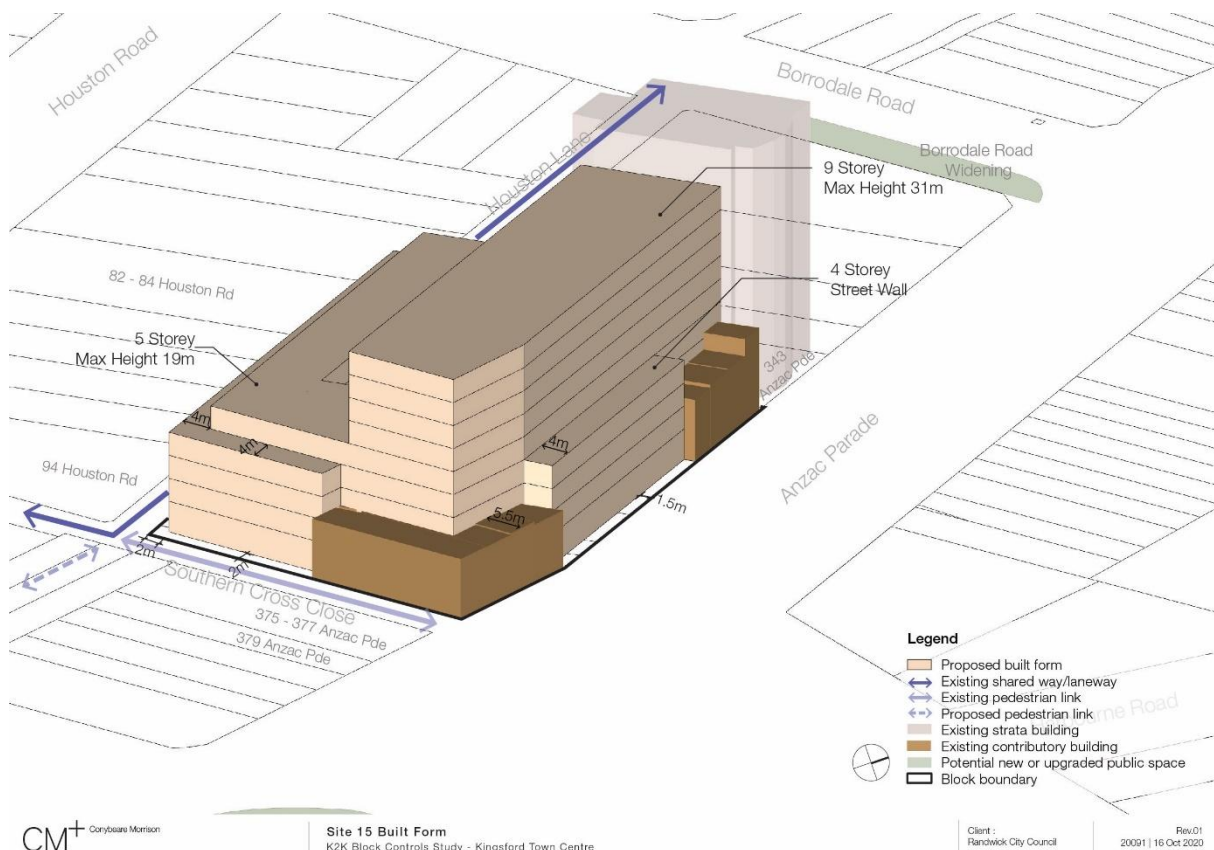
Desired future character

The block is located on the western side of Kingsford town centre, bounded by Anzac Parade and Houston Lane. The Southern Cross Close pedestrian link is located on the southern boundary of the block which is an iconic connection between Anzac Parade and Houston Lane. The block currently contains 2 storey shop front buildings with a mix of uses and a number of contributory buildings. The public realm features narrow often cluttered footpaths on Anzac Parade. Buildings within this block are underutilised sites that have the opportunity to accommodate a new amalgamated contemporary mixed-use development and improved public domain.

The preferred development option is for a distribution of heights across the block from a taller mid-rise built form on Anzac Parade to a lower scale on the Houston Lane frontage. A flexible building zone is provided through the middle of the block to enable a suitable built form design response that meets the ADG requirements for separation and height transition towards the lane. A 2m building setback is to be provided from Southern Cross Close and Houston Lane to improve the amenity of these important laneways within the Kingsford Town Centre.

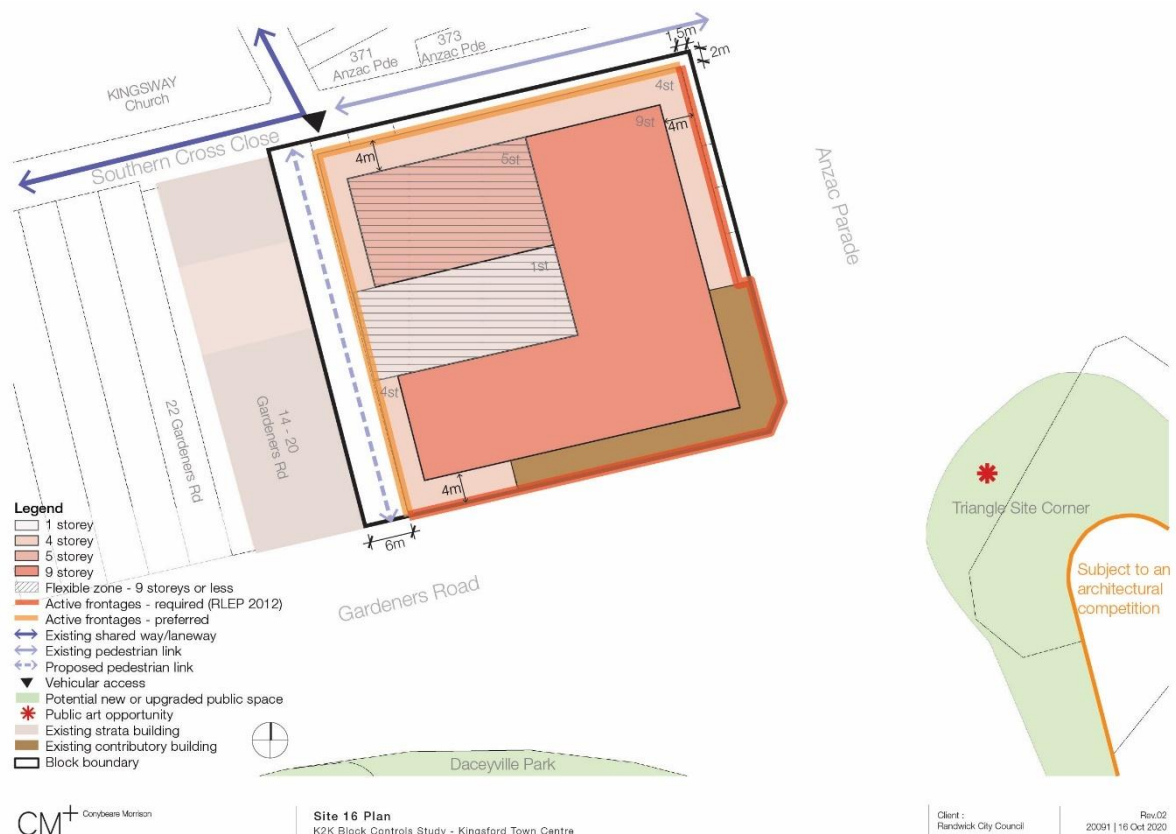
New development should be designed and sited to appropriately address Anzac Parade and the Southern Cross Close pedestrian link to provide activation and casual surveillance. A 5.5m upper level setback is to be provided to the contributory buildings and a 1.5m building setback is required along Anzac Parade for new development and a nil setback is to be maintained for the contributory buildings. A 4m setback is required from the 4 storey podium to the 5th storey adjacent to Southern Cross Close to reduce visual bulk and optimise sunlight access to the lane. Active frontages along Anzac Parade will support the economic role of the town centre with preferred ground floor uses being restaurants, cafes, small bars and retail.

Figure 24b: Block 15



Block 16

Figure 25a: Block 16



Desired future character

The block occupies a prominent position at the corner of Anzac Parade and Gardeners Road to the north west of Kingsford Junction in close walking proximity to the Kingsford Light Rail Terminus. The Dacey Gardens heritage conservation area in the Bayside Local Government Area is located across the road south of the Block. Southern Cross Close abuts the block to the north. The contributory building sweeping around the corner of Anzac Parade and Gardener's Road (Maloney's Corner) is a visually prominent inter-war development constructed in the 1930s that is representative of commercial expansion at the southern end of Kingsford during that period.

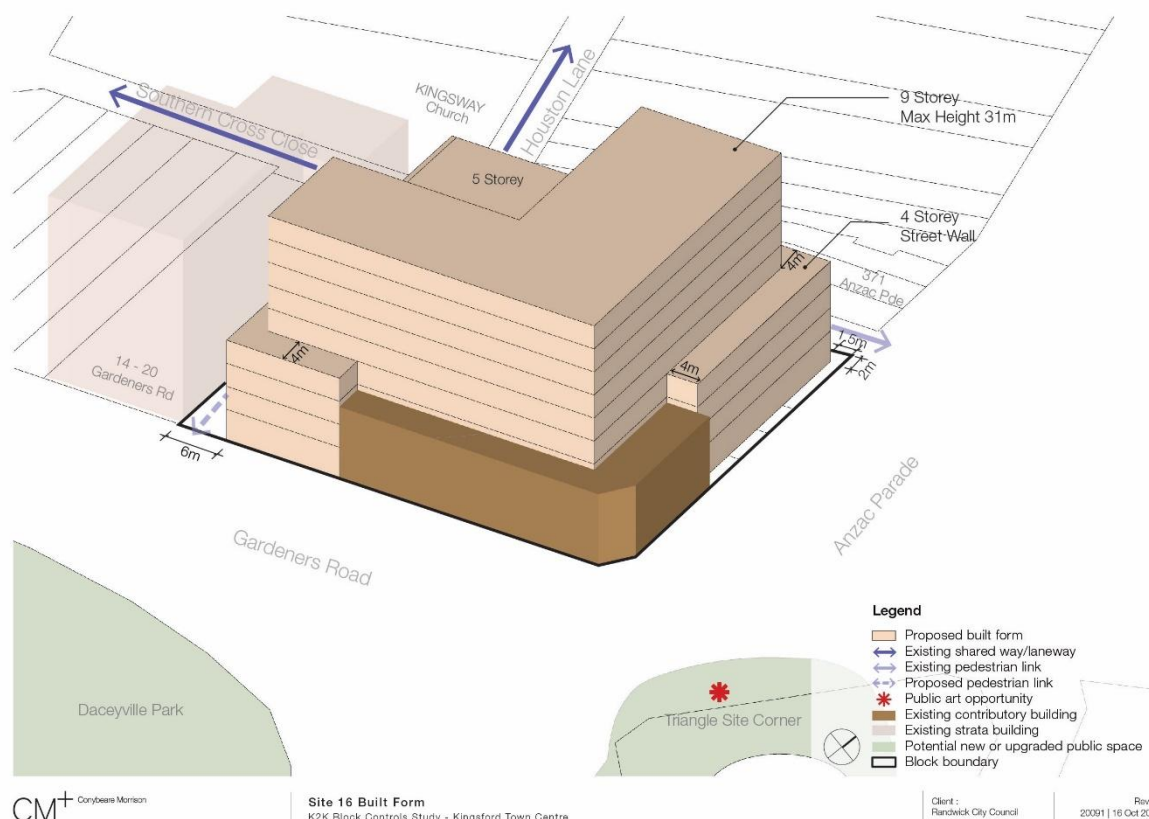
The preferred option for the block is a high quality iconic mixed use development that responds to its unique setting at the gateway to Kingsford town centre adjacent to the Kingsford Light Rail Terminus. The development requires a design response that is sensitive to the historic form and fabric of the existing contributory building as well as Dacey Gardens across the road. It must also have a visual connection with the taller towers proposed at the Kingsford Junction Strategic Precinct.

Future built form must be designed to achieve a harmonious relationship with the existing contributory building, integrating historic fabric into contemporary design. A 4m upper level setback from Gardeners Road and 5.5m upper level setback from Anzac Parade would retain the principal building form, articulation and distinct features of the building and ensure it continues to reflect the historic continuity of the streetscape. A building setback of 1.5m off Anzac Parade is to be provided for new development and a nil setback is to be maintained for the contributory building.

Heights will be distributed across the site to control bulk and scale and a flexible zone is incorporated within the built form to allow sensitive distribution of building bulk along the western side. An internal podium providing private open space opportunities to residents is to be incorporated within the development. Building setback from Southern Cross Close is to be a minimum of 2m to provide opportunities to enhance and further activate this important laneway within the Kingsford Town Centre.

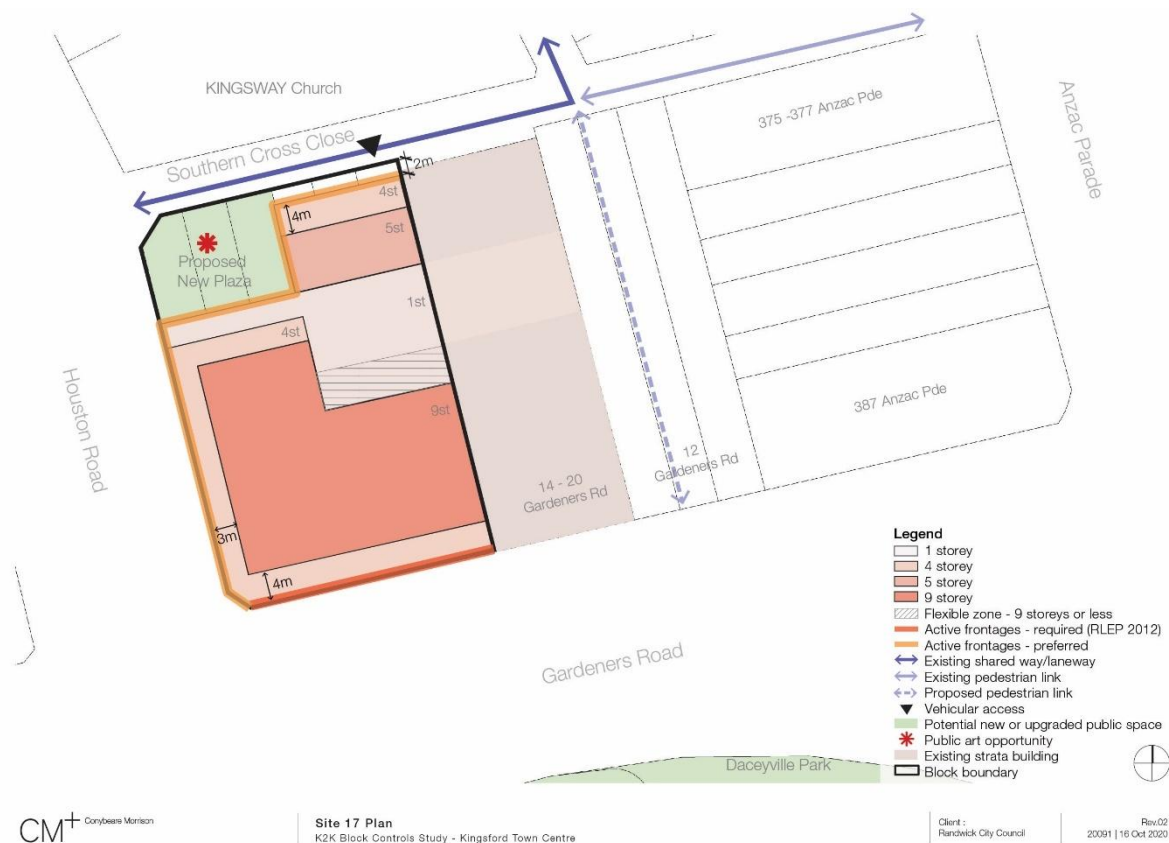
Redevelopment of the block should establish active edges for the ground level including retailing, cafes, shops and other non-residential uses. A new shared way on the western of the block would facilitate connectivity between Gardeners Road and Houston Lane. A four storey street wall and upper floor setback would contribute to the cohesive civic scale within the Kingsford town centre.

Figure 25b: Block 16



Block 17

Figure 26a: Block 17



Desired future character

The block is located at the corner of Gardeners Road and Houston Road and is presently occupied by 2 storey shops. An 8 storey boarding house (student accommodation) at 14-20 Gardeners Road Kingsford adjoins the eastern boundary of the site. The heritage listed Dacey Gardens is located directly across Gardeners Road.

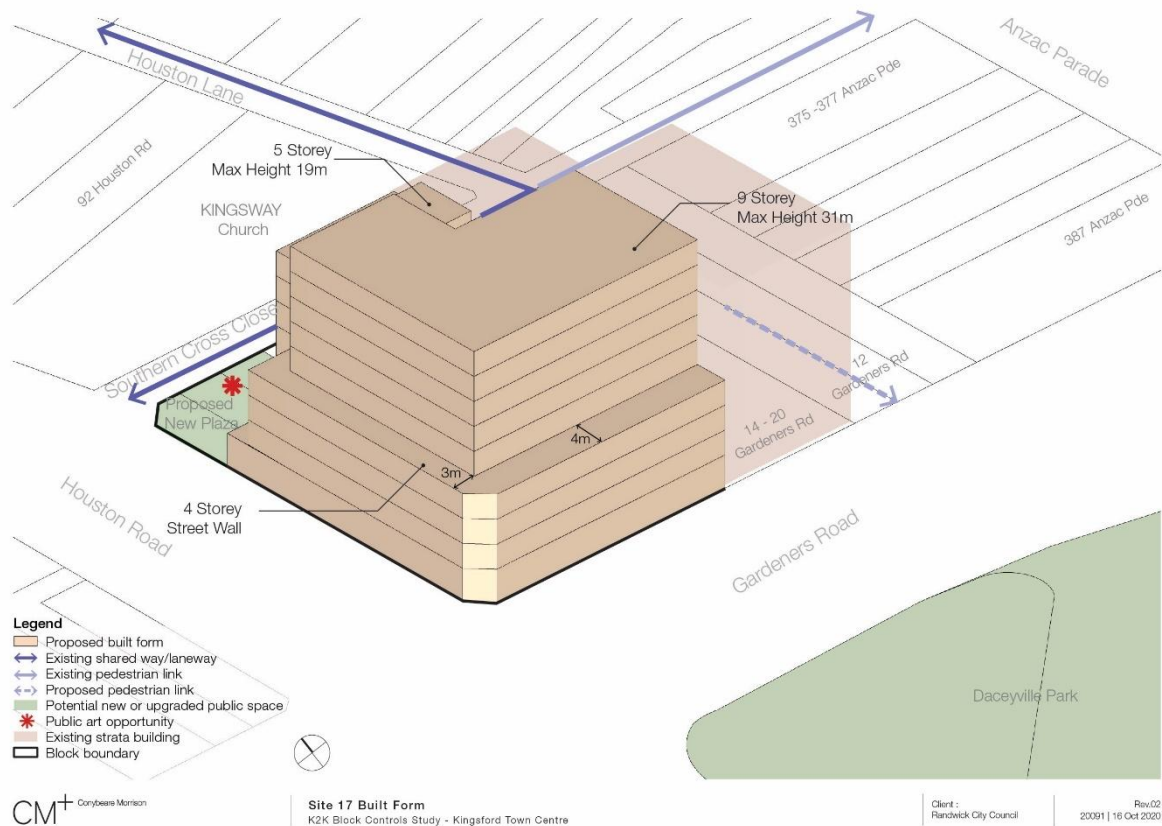
The preferred development outcome for the block is for a high quality mixed use development that is designed and articulated to address Gardeners Road and Houston Road as well as a proposed public open space/plaza north west of the site. A 2m setback is to be provided off Southern Cross Close to improve the public domain within the lane, provide landscape opportunities and connectivity to the proposed plaza and activation of the lane. Built form is to step down from 5 storeys to 4 storeys along the lane.

Heights are to be distributed across the block with building form to the east of the public open space lower in height to optimise solar access. A flexible zone is included within the central part of the site to enable built form to be suitably designed to align the with the central courtyard of the adjoining development to the east. A four storey podium along Gardeners Road together with a 4m upper level setback to the higher built form component would create a human scale response and frame the street environment. New development is to include substantial modulation to the façade to reduce visual bulk and present a civic scale to the proposed public open space and to Southern Cross Close. A four storey street wall and 3m upper level setback along Houston Road is to be provided.

The redevelopment of the block should establish active ground floor edges to both Gardeners Road, Houston Road and Southern cross Close. The corner of Gardeners Road and Houston Road will require a distinctive architectural treatment address both streets through the use of

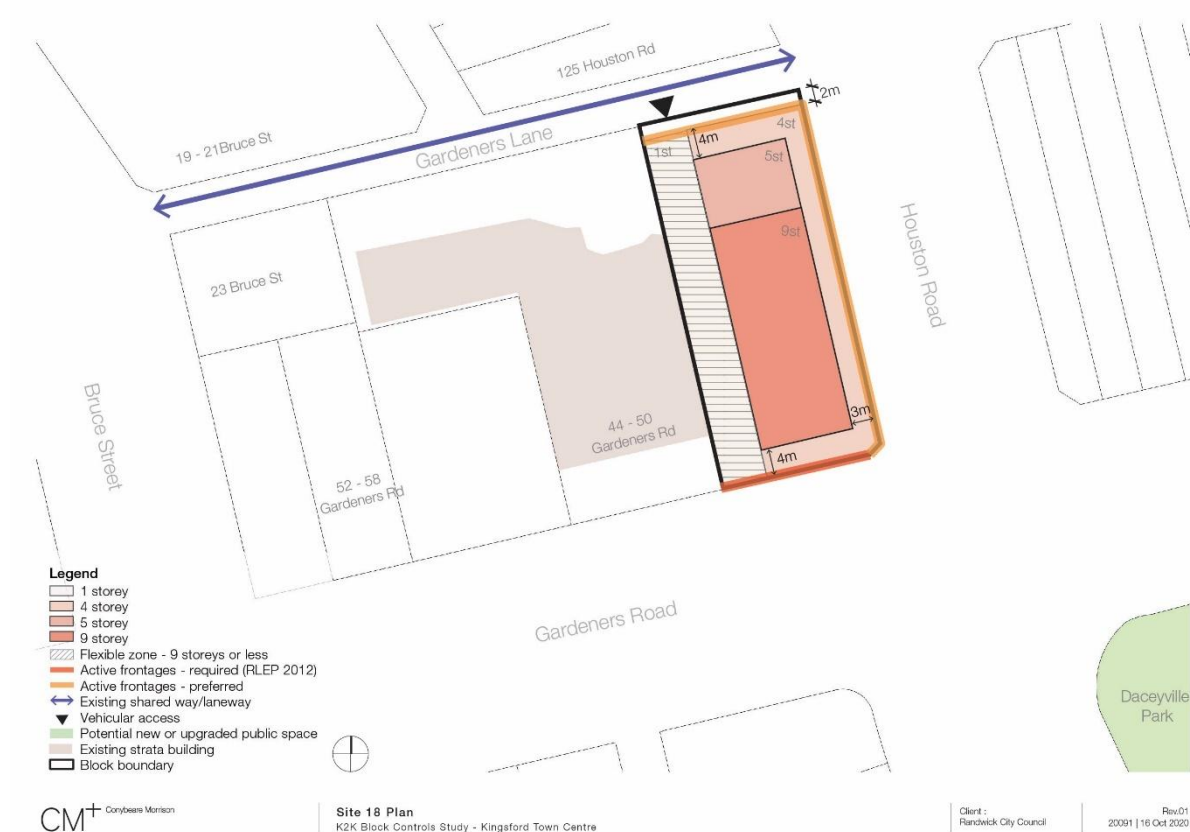
articulation, splayed treatments or other means. The overall design requires a sensitive response to address the curtilage and setting of Dacey Gardens.

Figure 26b: Block 17



Block 18

Figure 27a: Block 18



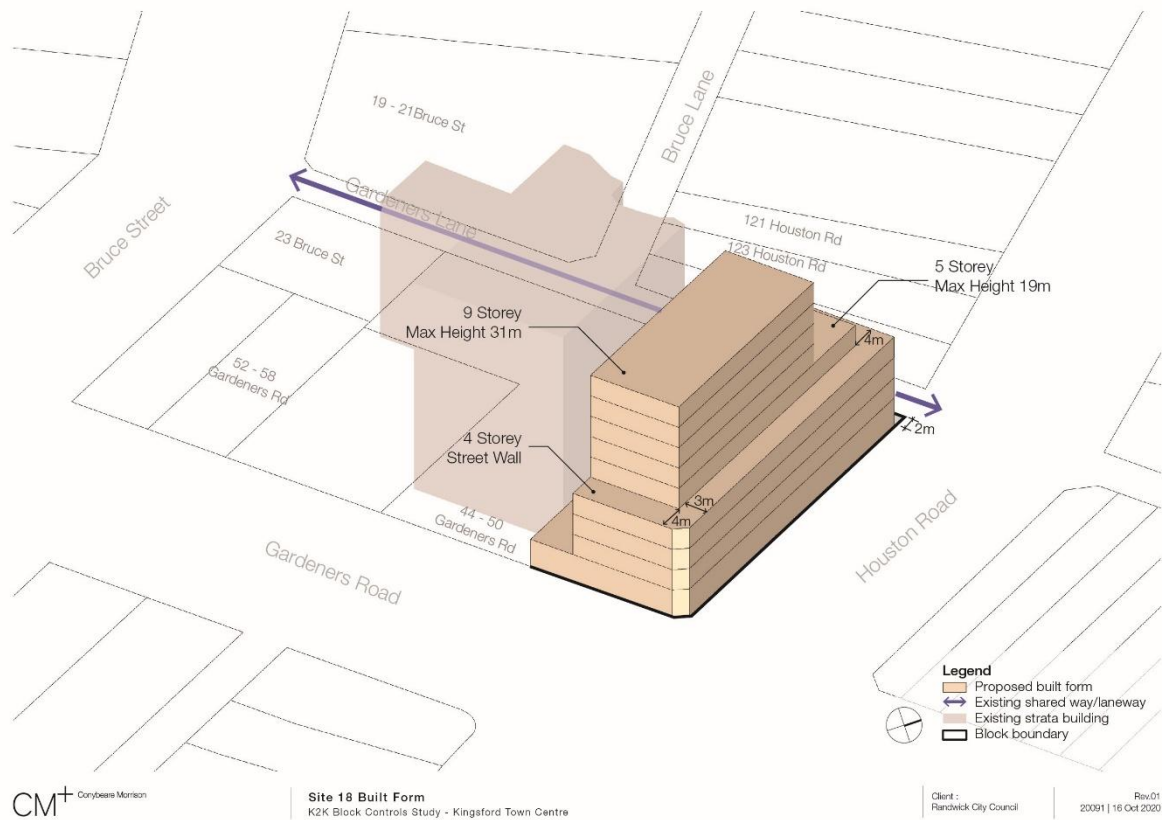
Desired future character

The block is bounded by Gardeners Road and Houston Road, directly opposite Dacey Gardens. The preferred option for the block is a high quality compact mixed use development that addresses the corner location and responds sensitively to the views, setting and curtilage of Dacey Gardens.

Heights are to be distributed across the site with a higher form on the corner scaled down to enable a scale transition to development to the north. Upper level setbacks will help reduce the visual bulk and scale of development and facilitate visual separation from Dacey Gardens. A 4m upper level setback is to be provided along Gardeners Road and a 3m upper level setback is to be provided off Houston Road. A flexible zone is provided on the western side of the block to enable built form to be suitably distributed and ensure separation and solar access to the adjoining development at 44-50 Gardeners Road. The interface between this block and the adjoining development at 44-50 Gardeners Road should be carefully designed.

New development is to be of civic scale with strong vertical articulation and fine grain. Active frontages along Gardeners Road, Houston Road and Gardeners Lane that support a variety of non-residential uses would contribute to the commercial character of the town centre. A nil setback is to be provided along Gardeners Road and a 2m building setback is to be provided off Gardeners Lane. Vehicular access is to be provided off Gardeners Lane.

Figure 27b: Block 18



Block 19
Figure 28a: Block 19



Desired future character

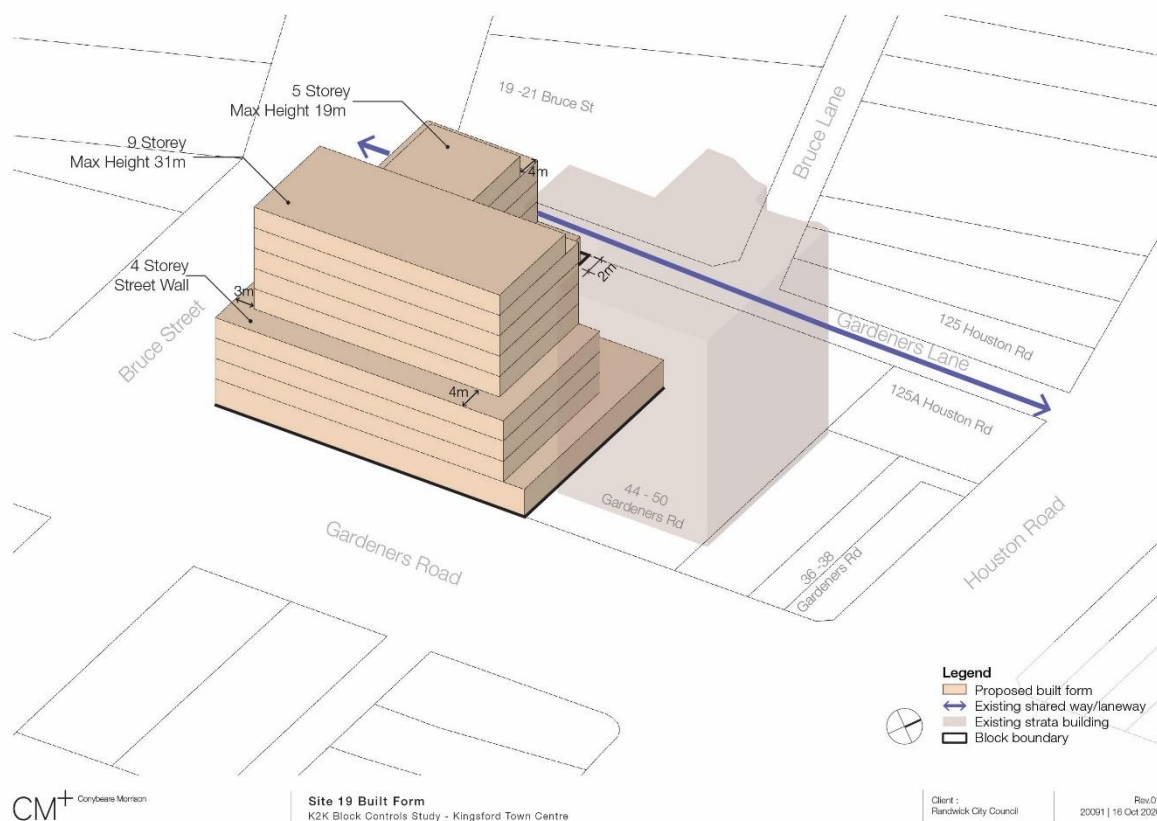
The block has a corner L-shape form bounded by Gardeners Road, Bruce Street and Gardeners lane, currently occupied by a petrol service station and associated buildings.

The preferred development outcome for the block is a building oriented towards Gardeners Road stepping down to 5 storeys and 4 storeys along Bruce Street to minimise visual bulk and scale and to optimise solar access to the development. The corner site has three street frontages, with two driveways on Gardeners Road, a single driveway onto Bruce Street and driveway access at the rear off Gardeners Lane. The site adjoins 1-2 storey scale residential development in Bruce Street and a part 7, part 12 storey residential flat building at 44-50 Gardeners Road with ground floor business uses. The interface between this block and the adjoining development at 44-50 Gardeners Road should be carefully designed and resolved to coordinate with existing window openings to ensure adequate amenity and separation is achieved. A flexible zone is included on the eastern side to enable built form to be distributed across the site and suitable design response for this irregular site.

New development is to have a strong corner presence with a nil setback to Gardeners Road. A 4 storey street wall is to address the key street frontages, with a 4m upper level setback. New development fronting the lane is to have a 4 storey scale, stepping up to 5 storeys. Vehicular access is to be provided off Gardeners Lane.

New development is to be of civic scale with strong vertical articulation and fine grain. Active frontages along Gardeners Road, Bruce Street and Gardeners Lane are to support a variety of non-residential uses and contribute to the commercial character of the town centre. A 2m building setback off Gardeners Lane is required. New development is also to respond sensitively to the Daceyville heritage conservation area located opposite.

Figure 28b: Block 19



Block 19A

Figure 29a: Block 19a



Desired future character

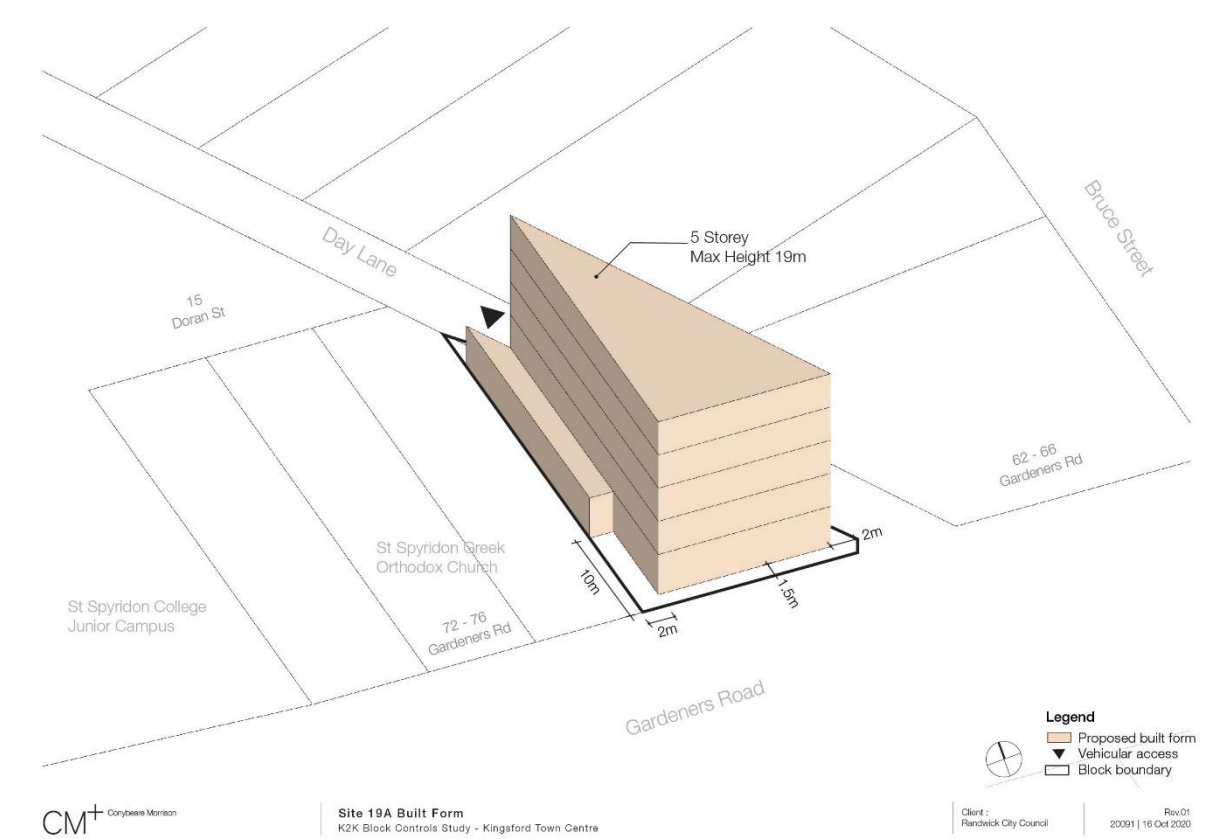
This triangular shaped block is located on the corner of Day Lane and Gardeners Road currently occupied by two single storey retail uses, built to the street boundary. This tight block adjoins the large scale Greek orthodox Church of St Spyridon completed in 1975 which is listed as a heritage item in RLEP 2012.

New development is to maintain views of the twin towers of the Church building.

Building setbacks of 2m off Day Lane are to provide safe pedestrian movements and vehicular access to the building. A 1.5m building setback off Anzac Parade is required to improve the amenity of the public domain and pedestrian movements to and from the Church site.

A maximum five storey height is appropriate for the block given its location next to a heritage item and the tight nature of the site. New development is to provide a 4 storey street wall along Gardeners Road with ground floor active retail frontages wrapping around the Day Lane frontage. Vehicular access is to be provided from Day Lane. A 2m setback on the western boundary with the Church (for the front 10m of the building) is to be sensitively designed to integrate with the forecourt of the Church. The design should have a strong corner presence.

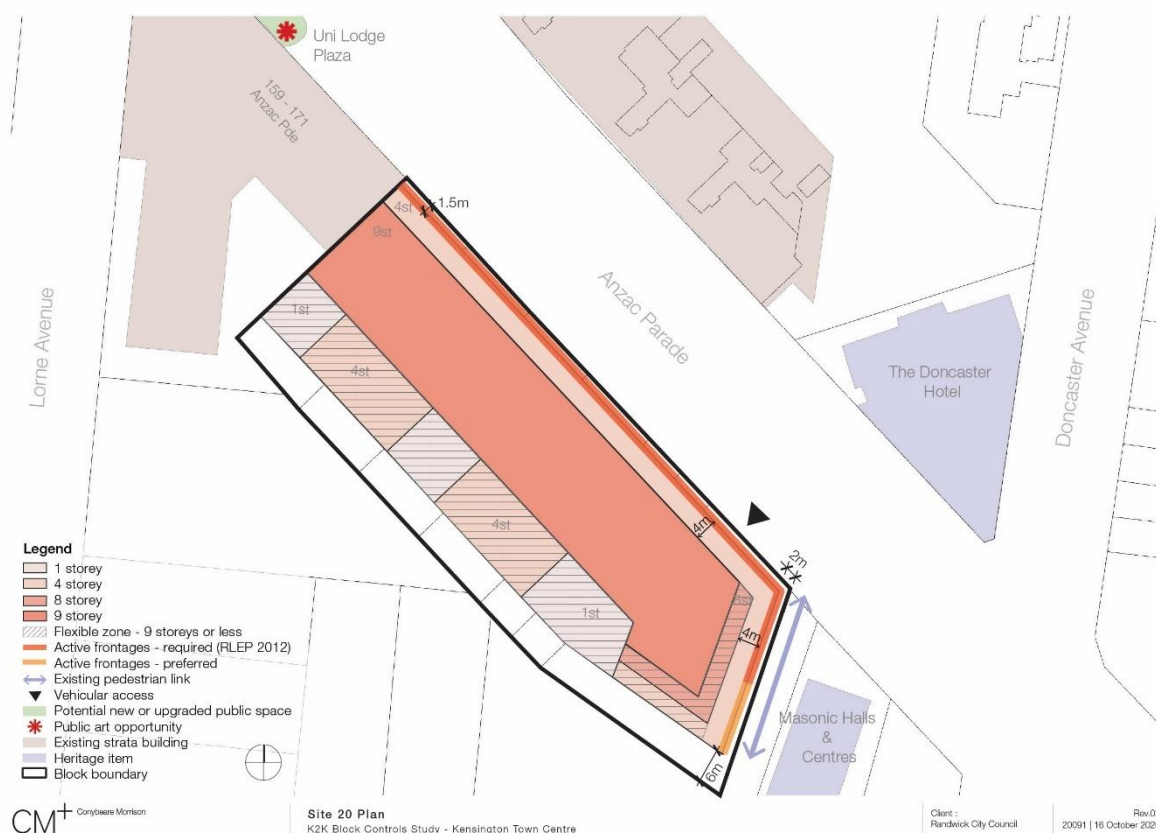
Figure 29b: Block 19a



Kensington town centre

Block 20

Figure 30a: Block 20



Desired future character

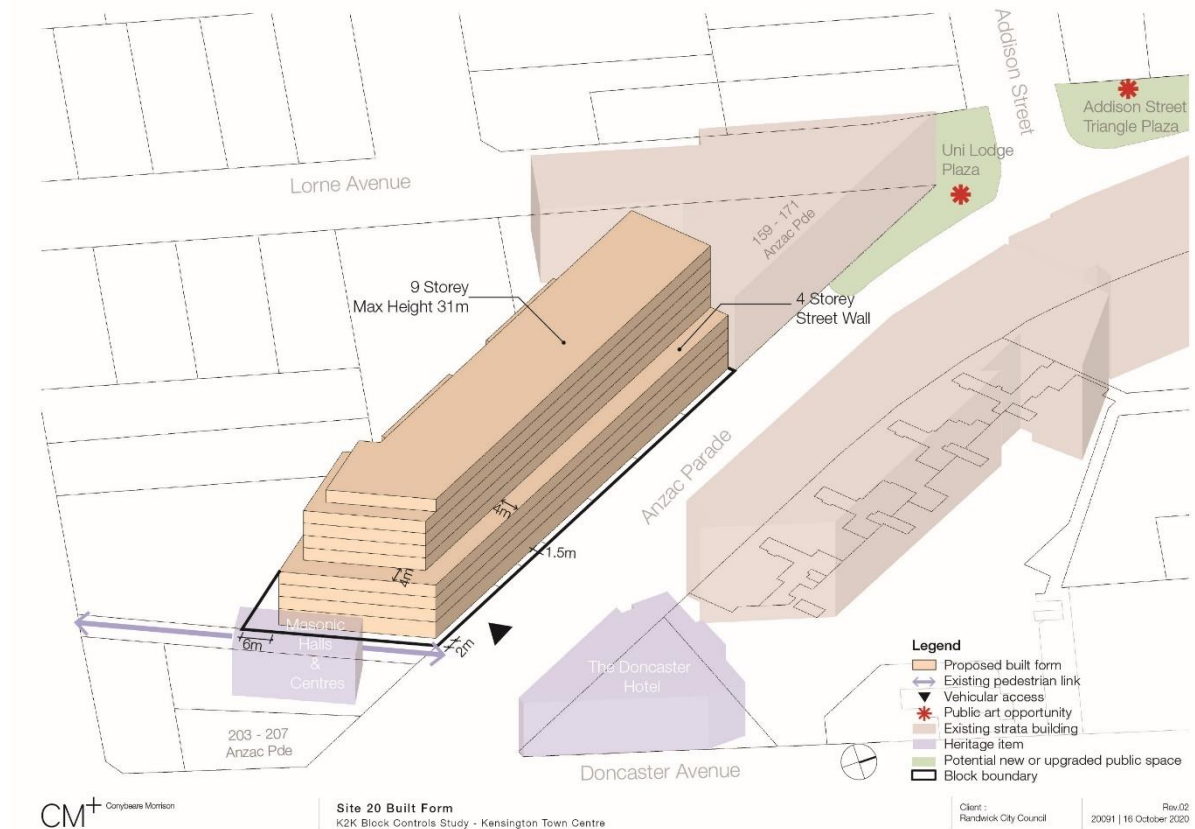
The block occupies a prominent location at the southern end of Kensington Town Centre along the curve of Anzac Parade. It is sited immediately south of the Uni Lodge student housing development and across the road from heritage listed Doncaster Hotel. The block is presently occupied by 1- 3 storey development including residential flat buildings, a boarding house, dual occupancy and commercial buildings. The heritage listed Masonic Hall lies immediately south of the block on the other side of a pedestrian laneway. The site enjoys excellent accessibility to the University of New South Wales which is in close walkable proximity.

Site amalgamation will achieve a 9-storey building envelope, set back 1.5m from Anzac Parade with an upper level setback of 4m. A flexible zone is included on the western side to enable built form to be suitably distributed across the site whilst achieving ADG requirements for building separation. A four storey street wall to Anzac Parade wrapping around the southern boundary to the lane will provide a civic scale/human scale and contribute towards a cohesive Anzac Parade streetscape. Building height is to be stepped down at the rear in conjunction a generous setback to facilitate an appropriate separation (at least 6m) and scale transition to surrounding residential neighbourhoods to the south west. A 2m building setback is to be provided off the pedestrian lane.

New development is expected to achieve a distinctive built form that recognises the importance of the road curvature to the streetscape of Kensington town centre and which marks the termination of the important vista south along Anzac Parade. Vehicular access may be provided from the existing driveway off Anzac Parade subject to RMS/NSW Transport approval. The new built form is to scale proportionally to the Uni Lodge development to the north and provide

appropriate articulation and modulation to enhance visual and environmental amenity. Ground floor activation on Anzac Parade will accommodate a variety of commercial, retail, office and creative uses.

Figure 30b: Block 20



Block 21

Figure 31a: Block 21



Desired future character

Block 21 is straddled between 131-135 Anzac Parade (Todman Square K4 strategic node site) to the north and Addison Road to the south. The block is presently occupied by a variety of building typologies including 3-4 storey strata titled residential flat buildings, and 2 storey commercial tenancies. Addison on Anzac is a 5 storey motel that currently dominates the streetscape with lift overruns and other roof top structures highly visible on the roof. The corner of Addison Street and Anzac Parade features a small Council owned carpark with a landscaped street edge.

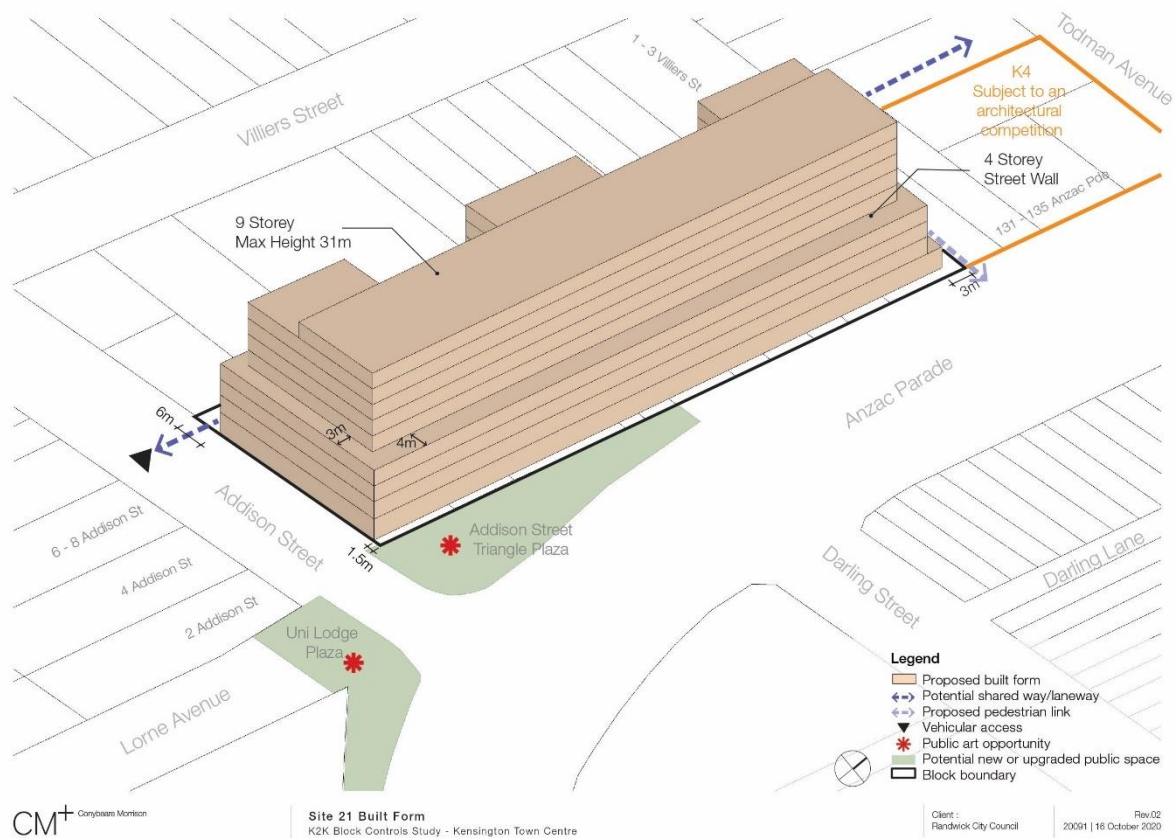
The site follows the curvature of Anzac Parade and will benefit from a new public space proposed at the south-eastern corner (Addison Street Triangle Plaza). Redevelopment of the block will reinforce a 9 storey cohesive built form outcome envisaged for the town centre with a four storey street wall providing a civic scale to both Anzac Parade and Addison Street. A flexible zone is included on the western side to enable built form to be suitably distributed across the site whilst achieving ADG requirements for building separation to the residential areas and minimising amenity, bulk and scale impacts.

An increased upper level setback is to be provided above the 4 storey podium on the southern elevation to reduce potential overshadowing of the Uni Lodge Plaza which lies across the road at the corner of Lorne Ave and Addison St.

A 3m building setback to the northern boundary will help achieve built form separation to 131-135 Anzac Parade including a proposed pedestrian link on that site. Ground floor active frontages are required around the entire perimeter of the building.

A share way/laneway is to be provided at the rear of the site which will facilitate a direct connection from Todman Ave to Addison St once the K4 site is developed. Vehicular access is to be provided for the block off Addison Street from the proposed shared way.

Figure 31b: Block 21



Blocks 22 and 23

Note

Refer to Strategic Node Site: Todman Square Precinct Block Diagrams

Block 24

Figure 32a: Block 24



Desired future character

The block is bounded by Duke Street, Anzac Parade and Balfour Lane which is a narrow pedestrian link connecting Anzac Parade with Balfour Street. It is presently occupied by Peters of Kensington retail store which extends across a large section of the block, a strip of 2 storey commercial shopfronts and a contributory building at the corner of Duke Street and Anzac Parade. Duke Street Plaza lies immediately south of the block. The block directly abuts a row of residential development to the rear on Boronia Street with no separation between the B2 zoned town centre and the residential area to the west. Four dwelling houses are situated on the south west of the site along Duke Street.

Redevelopment of the site is expected to achieve three distinctive built forms. Well-articulated buildings fronting Anzac Parade will have a 9 storey envelope and 4 storey street wall to create a human scale pedestrian environment consistent with the rest of Kensington town centre. A minimum setback of 1.5m is to be achieved to Anzac Parade to provide for wider footpaths and improve pedestrian amenity. A 2m setback is to be provided from Balfour Lane to enhance the pedestrian environment and activate the public space.

A stand alone building of 4 storeys is to be located towards the south-western corner of the block fronting Boronia Street, with generous setbacks to minimise visual bulk and provide a transition to surrounding residential areas, particularly the four residential dwellings along Duke Street. A flexible zone is provided along the western part of the block to enable built form to be suitably distributed across the site allowing the design to address building layout, servicing, connectivity and scale transition. An east-west pedestrian connection is to be provided from Boronia Street to Anzac Parade, adjoining the northern side of the 4 storey built form. Given topographical challenges, vehicular access to the middle and northern built form may be

provided from either existing driveway access from Anzac Parade subject to RMS/TfNSW or resolved as part of future site redevelopment of the block.

A 4m upper level setback must be provided above the podium fronting the mid-block link and Balfour Lane to reduce the visual bulk and scale of development.

The contributory building at the corner of Duke and Anzac Parade will help define the corner location and create the opportunity for visual connections between Duke Street and Anzac Parade. A 5.5m (Anzac Parade) and 3m (Duke Street) upper level setback is to be provided at the contributory building to retain the elevation, roof form and overall modelling of the historic built form.

Anzac Parade and Balfour Lane must present active ground floor street frontages to provide greater engagement with pedestrian and street life. Active frontages are also to be provided to western side of buildings to encourage connectivity and access from Boronia Street to Anzac Parade.

Figure 32b: Block 24



Block 25

Figure 33a: Block 25



Desired future character

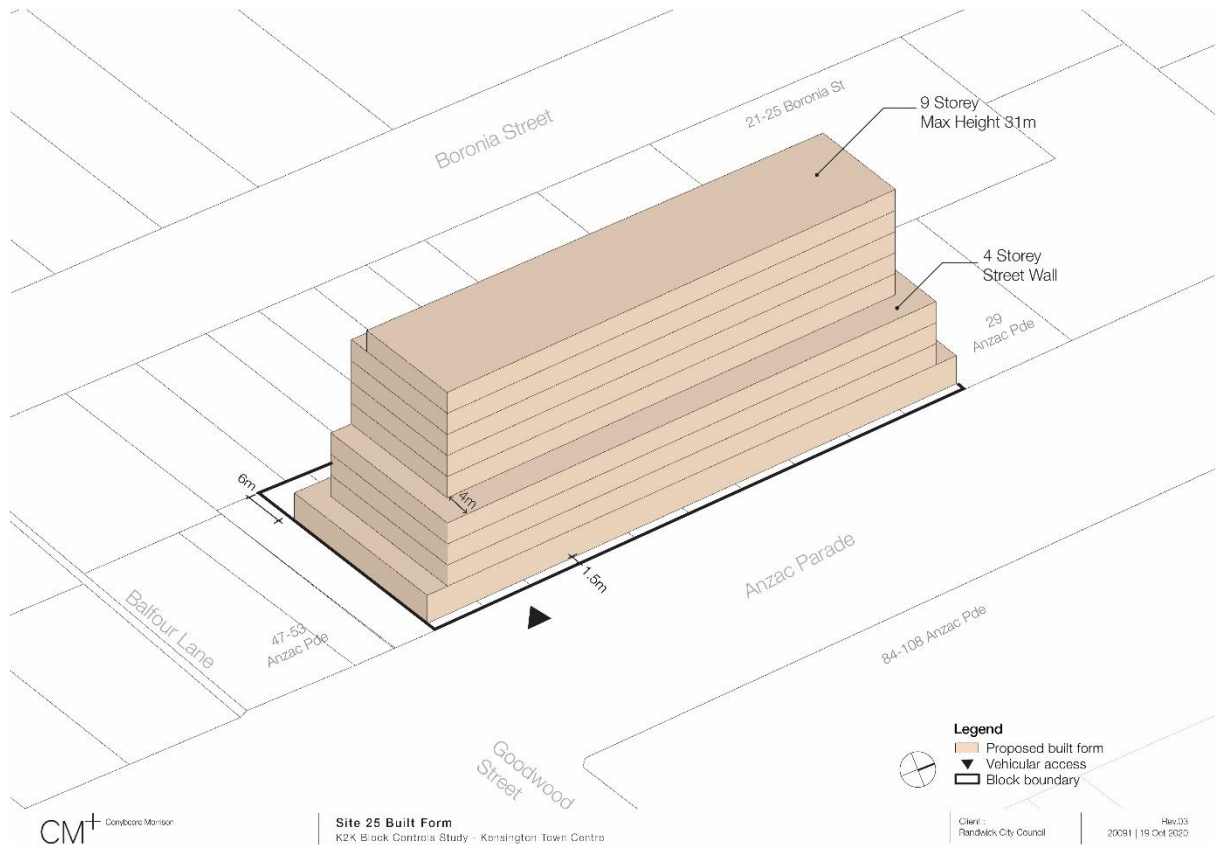
Block 25 is situated between 47-53 Anzac Parade and 29 Anzac Parade at the northern boundary of the Kensington town centre. The block presently contains a 4 storey residential flat building and a row of single dwelling houses located in an elevated position on the north-western edge of the town centre.

Redevelopment of the block into a mixed use development will enable the revitalisation of the northern fringe of Kensington town centre and reinforce it as a destination for retail, employment and apartment living.

Upper level setbacks of 4m to Anzac Parade would help reduce visual bulk and provide for a cohesive streetscape and human scale along Anzac Parade. A transition in scale is required from Anzac Parade to lower scale residential buildings on the periphery by stepping down from 9 storeys to 8 storeys at the rear. A flexible zone is provided on the western edge to enable suitable distribution of floor space across the site whilst ensuring required separation from adjoining residential development and compliance with the ADG.

Active frontages are required along Anzac Parade to provide for continuous business or retail uses that open directly onto the footpath. Given significant topographical changes between Anzac Parade and Boronia Street, vehicular access may be provided from Anzac Parade subject to approval from TfNSW and RMS.

Figure 33b: Block 25



Block 26
Figure 34a: Block 26



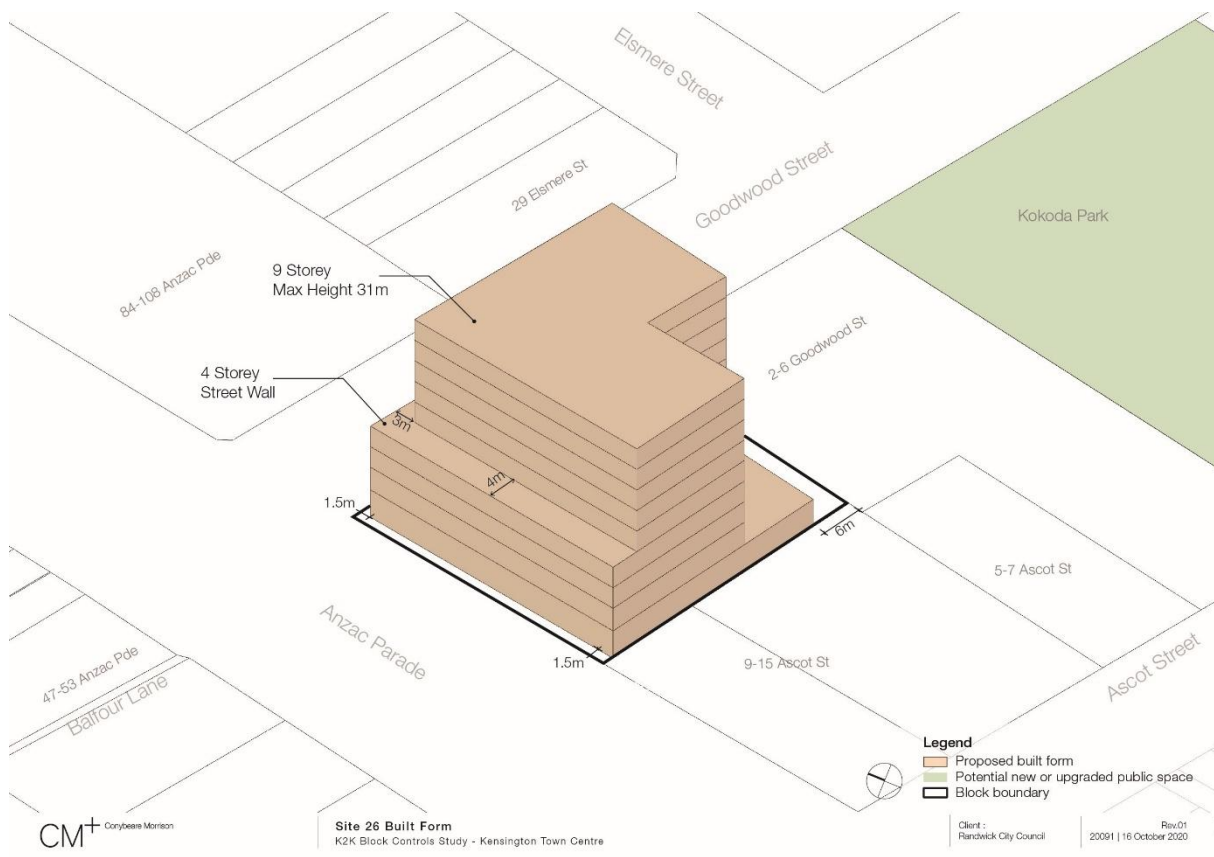
Desired future character

Block 26 is a compact site presently occupied by a petrol station at the corner of Goodwood Street and Anzac Parade at the northern boundary of the Kensington town centre. Immediately south at 9-15 Anzac Parade is a recently constructed mixed use development with some balconies overlooking the south eastern boundary of the subject site. To the east is a recently constructed mixed residential building with ground floor commercial at 2-6 Goodwood Street which adjoins Kokoda Park.

Redevelopment of Block 26 should emphasise its corner location and be well presented to both the Anzac Parade and Goodwood Street frontages. A 9 storey built form stepping down on the south eastern corner of the block would allow adequate solar access to the north facing balconies of 9-15 Anzac Parade. A 4m upper level setback is to be provided along Anzac Parade and a 3m upper level setback is to be provided along Goodwood Street. Future development is to provide for a strong corner treatment of the façade.

Vehicular access is to be provided via Goodwood Street on the eastern side of the block adjacent which will also create separation from 2-6 Goodwood Street. Future development should complement and transition to adjoining recently constructed development. A flexible zone is included on the southern side to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG separation and amenity to the adjoining mixed use developments. A 1.5m setback is to be provided along the Anzac Parade and Goodwood Street frontages. Active frontages are to be provided along Anzac Parade and Goodwood Street to contribute to street vitality and pedestrian interest within the town centre.

Figure 34b: Block 26



Block 27

Figure 35a: Block 27



Desired future character

The Block is bounded by Ascot Street to the North, Anzac Parade to the East and Bowral Street to the south. It comprises a row of 2 storey interwar period contributory shop fronts which make up much of the Anzac Parade frontage. On the Bowral Street frontage lies a stand-alone Victorian style dwelling house (7 Bowral Street) and the St George Coptic Orthodox Church.

The block provides the opportunity for distinctive urban design outcome that integrates historic fabric with contemporary design particularly on the Anzac Parade frontage. Built form is to respond to the existing siting, scale, form and character of the contributory buildings along Anzac Parade, the Church site and surrounding residential areas. Height will be distributed across the block having regard to orientation, overshadowing, and privacy of the site and adjoining properties.

A statement building at the junction of Ascot Street and Anzac Parade will emphasise the corner location.

Buildings on the east and south of the corner will be lower in height to optimise solar access, allow view corridors to the contributory buildings and facilitate a scale transition to the Church and surrounding residential buildings to the east. A flexible zone is incorporated within the block to enable future built form to be suitably spread across the site whilst ensuring low scale development to the north of the Church site.

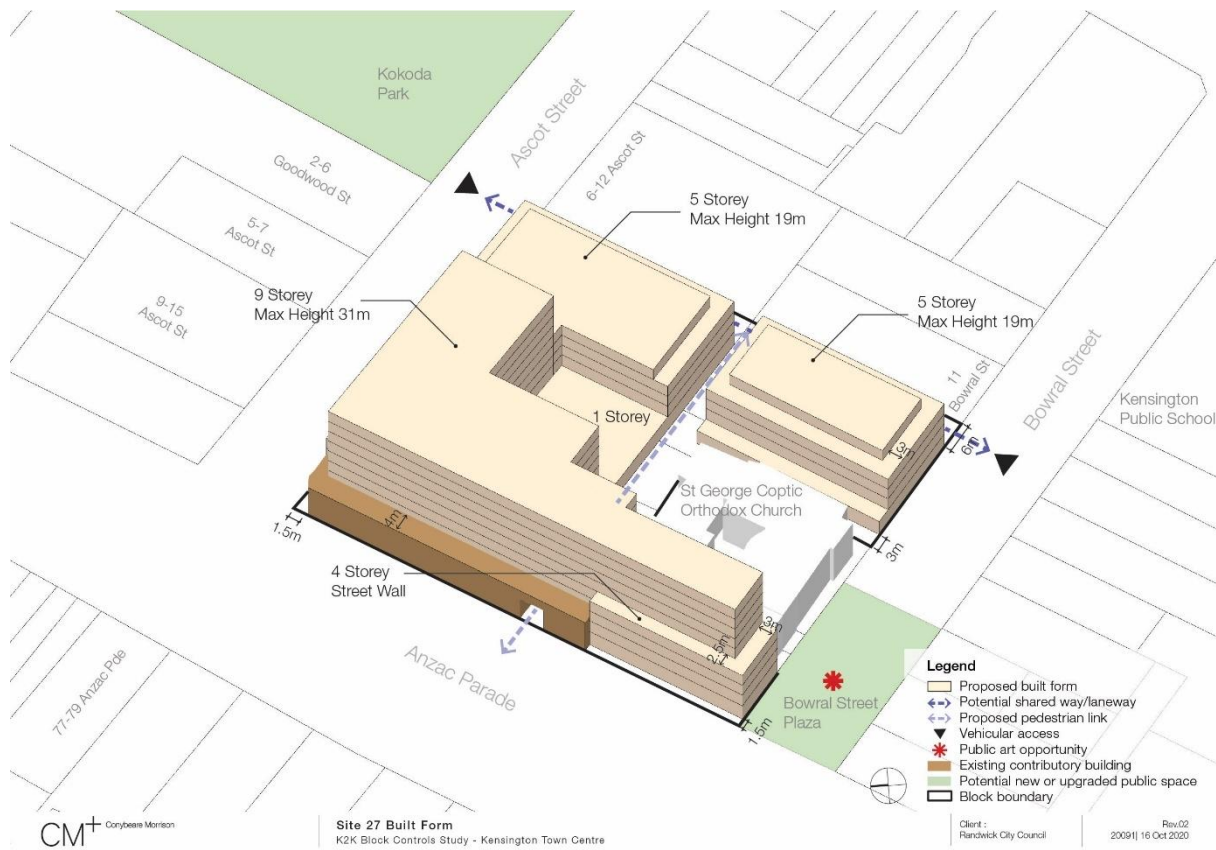
A 1.5m building setback with active frontages is to be provided along Ascot Street.

A sensitive response to the row of contributory shopfront buildings is required including a generous upper level setback to ensure that historic building form, articulation, and detailing is

retained and interpreted in the overall design scheme. Development should facilitate visual connections with the Chapel at the rear of the Coptic Church.

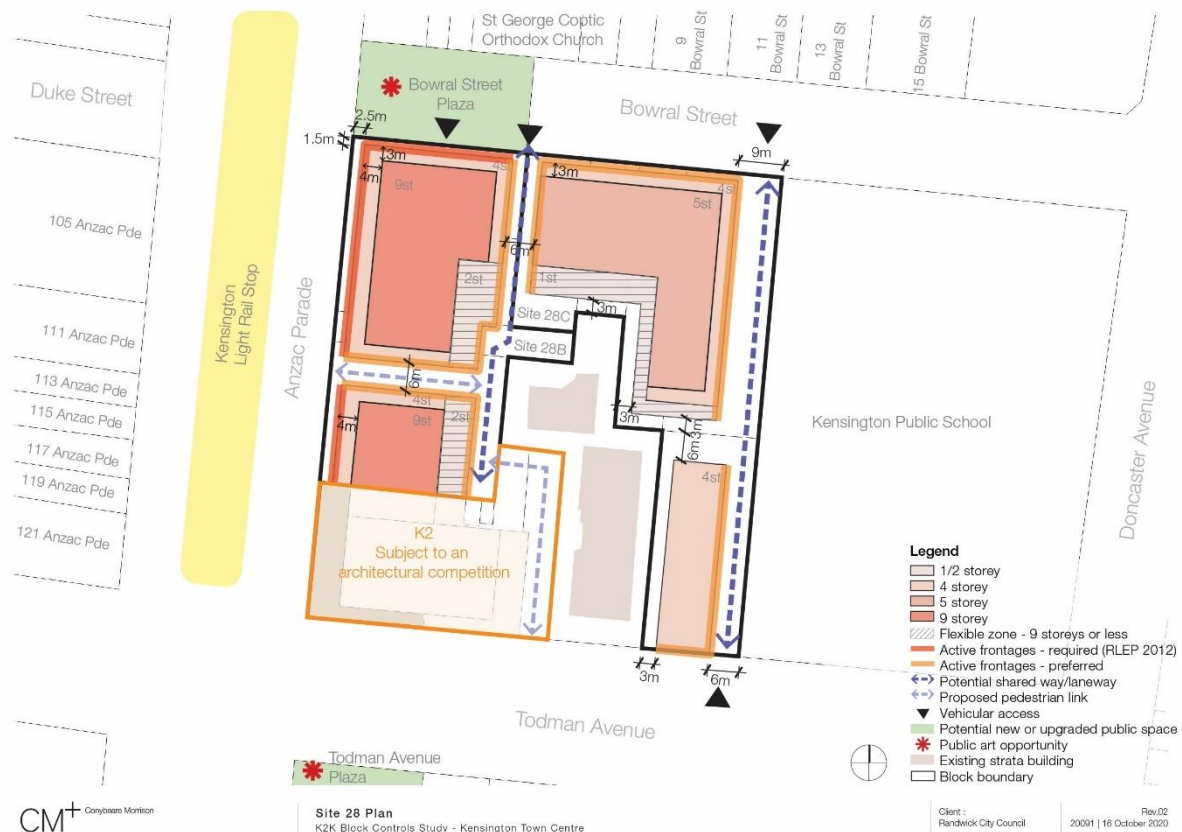
Permeability of the block structure is to be achieved via a generous pedestrian links presenting an active pedestrian focused frontage. A new public plaza at Bowral Street will contribute to the network of public spaces throughout the Kensington Town Centre. Active street frontages are also required along Anzac Parade, Bowral and Ascot Streets to increase the vibrancy of the overall precinct.

Figure 35b: Block 27



Blocks 28B and 28C

Figure 36a: Block 28B and 28C



Desired future character

Block 28B is located at the corner of Bowral Street and Anzac Parade south of the proposed Bowral Street Plaza and immediately west of Block 28C. Existing development within Block 28B includes 2 storey commercial development along Anzac Parade.

The south- western corner of the block at the corner of Todman Ave and Anzac Parade is the K2 site which forms part of the Todman Square Precinct (see Todman Square Precinct block controls which is subject to a design competition).

Block 28B provides the opportunity for two distinct built forms that address Bowral Street and Anzac Parade. Future built form is to interrelate and enhance the proposed Bowral Street Plaza through strong visual and physical connections, generous setbacks and active frontages. Future plaza design will resolve competing demands of outdoor dining and pedestrian movements in this location. A 2.5m building setback is to be provided along Anzac parade and 1.5m setback is to be provided off Bowral Street.

The built form will remain cohesive with the rest of the town centre, with a strong visual relationship established in form and facade to the taller tower at the K2 site. A mid-block link will increase site permeability and provide pedestrian connections from Anzac Parade and Bowral Street Plaza. The link is to be suitably landscaped with mature trees and footpath verges incorporating water sensitive urban design.

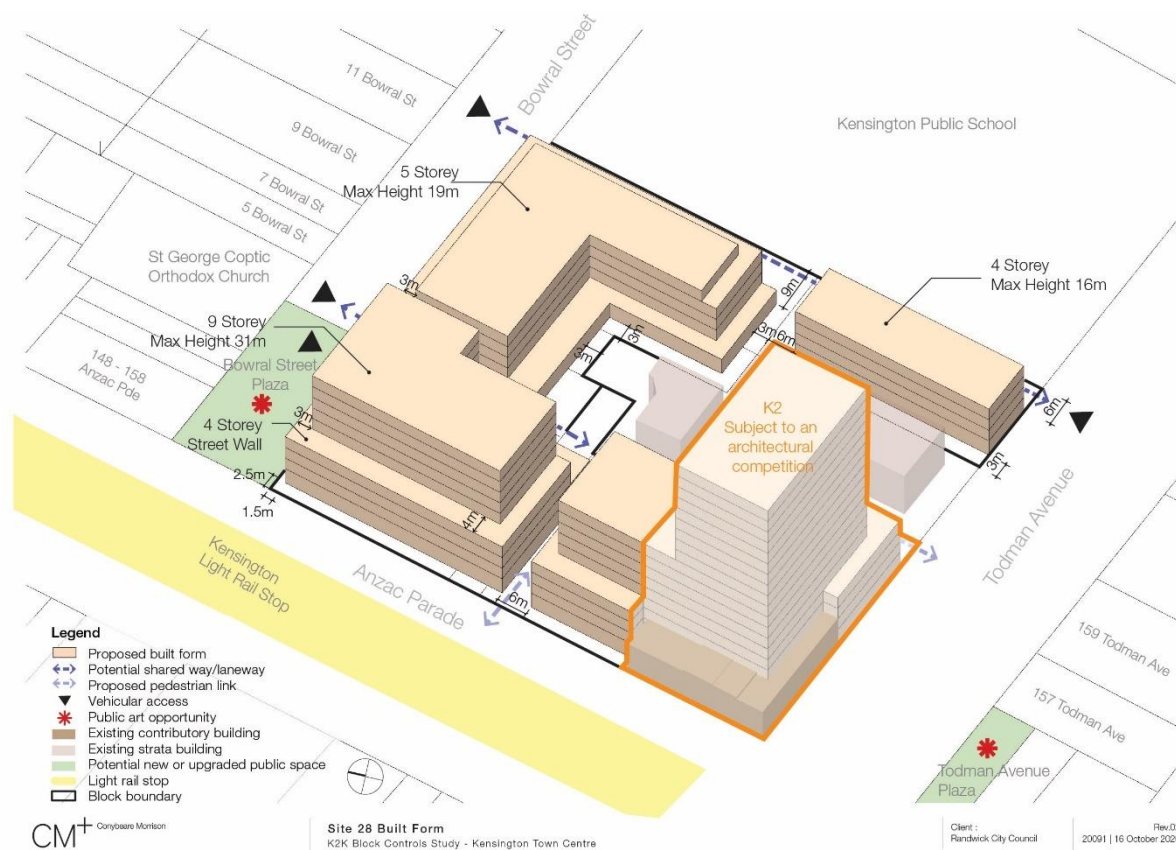
An upper floor setback above the podium will help reduce visual bulk while enabling solar access to the pedestrian link. A flexible zone is included on the southern and eastern sides to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG separation and amenity to the adjoining developments. Vehicular access is to be provided from Bowral Street and Todman Avenue.

Block 28C lies to the east of Block 28B, with its eastern edge abutting the Kensington Public School. The block presently contains a row of single dwelling houses and semis, the majority from the late Victorian period.

Redevelopment of this block will achieve two building envelopes that are scaled down to transition between the higher building forms on Block 28B and the Kensington Public School. Building separation and setbacks are to be embedded into the overall block design to facilitate solar access and manage privacy. A minimum 9m side setback is to be provided between the built form fronting Bowral Street and the Kensington Public School to minimise potential overshadowing and overlooking into the school grounds. Tree planting and landscaping along the eastern boundary adjoining the Kensington Public School will further enhance privacy to the School playground spaces.

A shared way will be established on the eastern edge of the block to connect Todman Avenue and Bowral Street at the north, while also providing for vehicle access. Active frontages along Bowral Street and Todman Avenue are required to facilitate engagement between ground floor businesses and street life.

Figure 36a: Block 28B and 28C



Block 29

Note

See Todman square precinct provisions

Block 30
Figure 37a: Block 30



Desired future character

The block lies between Darling Street, Anzac Parade and Darling Lane, south of the K1 site which forms part of the Todman Square Precinct (see Todman Square Precinct block controls which is subject to a design competition). Contributory buildings are located at the corner of Darling Street and Anzac Parade.

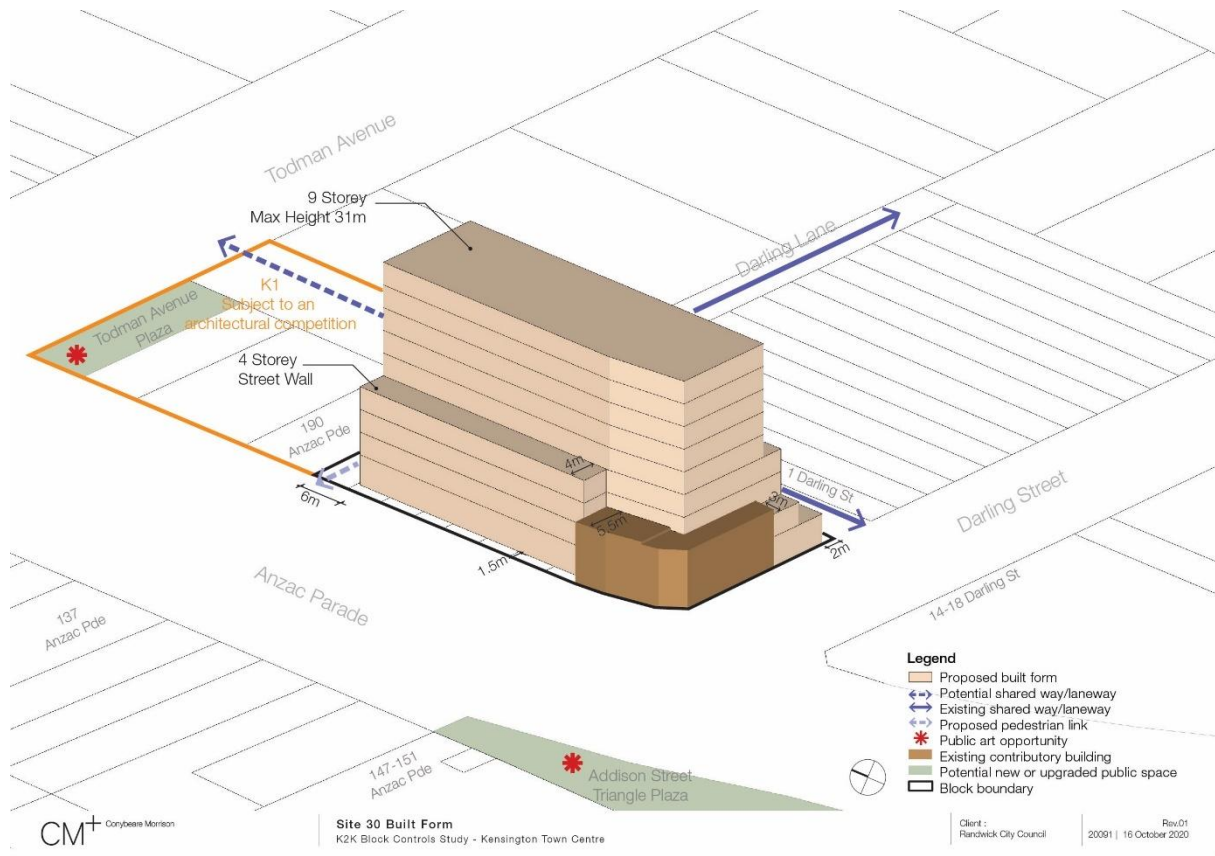
The Block provides the opportunity to integrate the contributory buildings within a contemporary setting, with a 5.5m upper level setback allowing the historic form and articulation to be retained.

A flexible zone is included on the western side to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG separation and amenity to the adjoining mixed use developments.

New development will provide the opportunity to widen and activate Darling Lane by requiring buildings to be set back off the lane.

A public pedestrian and visual through-link will provide connections between Darling Street and Anzac Parade, as well as separation to the taller built form elements on the K1 site to the north. The proposed east-west pedestrian link will also provide connection to Todman Avenue along the eastern side of the K1 site.

Figure 37b: Block 30



Block 31
Figure 38a: Block 31



Desired future character

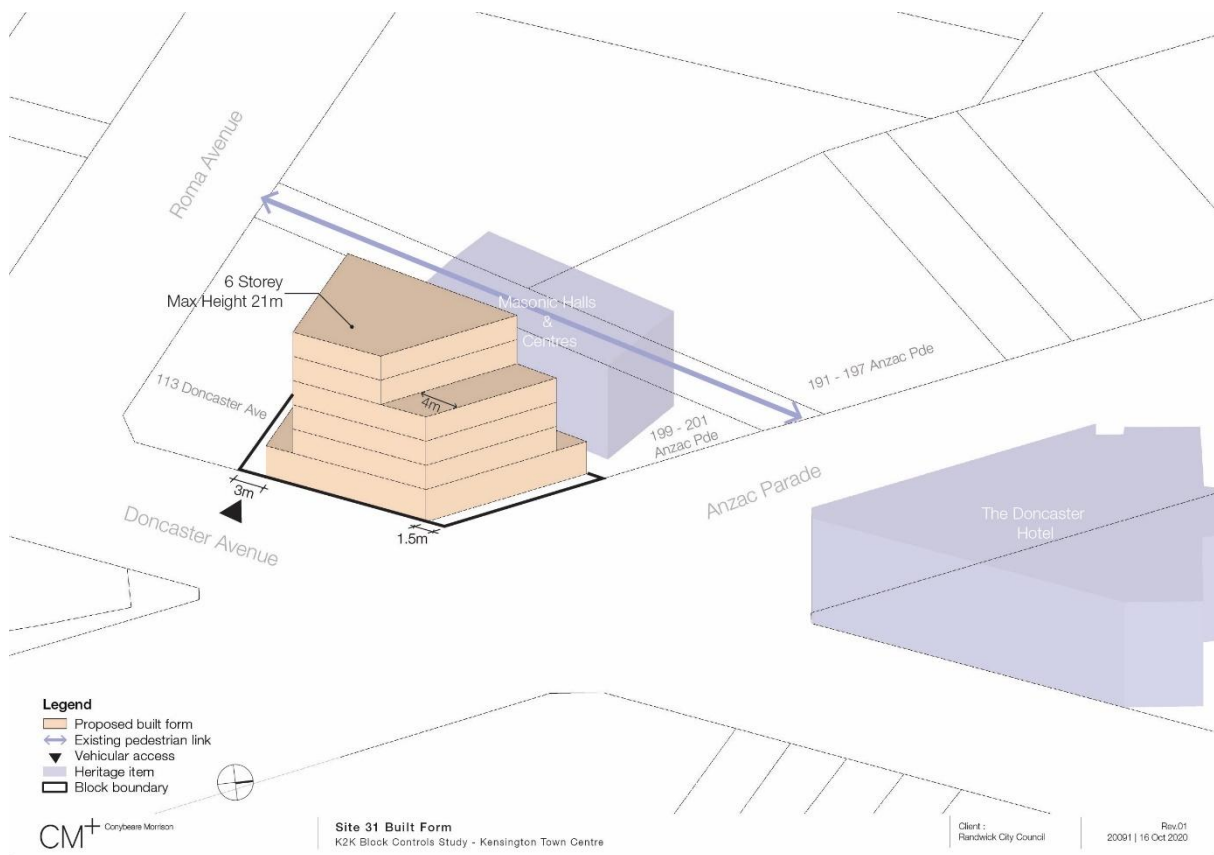
The block presently contains a small cluster of 2 storey shop fronts located immediately to the south east of the Masonic Hall and across the road from the Doncaster Hotel. The block occupies a prominent corner location. The preferred option is a 6 storey built form to provide a scale transition with the heritage listed Masonic Hall and the 4 storey residential flat building to the south (113 Doncaster Ave).

Future development is to incorporate a distinctive built form that highlights the corner location, marks the southern boundary of the town centre and is sympathetic to adjoining and opposite heritage listed properties.

A 3m setback above the first floor is required to provide adequate separation with the Masonic Hall as well as the residential flat building. A 4 storey street wall together with a 1.5m building setback along Anzac Parade will contribute to the cohesiveness of the public realm. A 3m setback is required on the southern edge to ensure a future building minimises impacts on the adjoining residential development. A 4m upper level setback is required along Anzac Parade to maintain view lines to the masonic Hall and ensure a cohesive streetscape.

Active frontages along the Anzac Parade and Doncaster Ave will provide visual interest for pedestrians and contribute to liveliness within the Kensington town centre.

Figure 38b: Block 31



PART C

11. Housing mix

The following objectives and provisions apply to the design of residential flat buildings, shop top housing and mixed-use developments. In addition to other provisions of this DCP, proposals for residential flat buildings, shop top housing and mixed use developments will be assessed against the minimum standards outlined in the NSW Apartment Design Guide (ADG) which supports Chapter 4 (Design of Residential Apartment development) of the State Environmental Planning Policy (Housing) 2021.

11.1. Explanation

As the population grows and changes there will be greater demand for apartment living within the Kensington and Kingsford town centres given improved public transport frequency and access to services, jobs and proximity to the CBD. The characteristics of the future population will comprise a mix of household types including single, couples only and families with children. It is therefore essential that residential flat buildings and mixed-use developments provide dwelling diversity to ensure the market caters for different living needs, expectations and household budgets. A mix of studio, one, two-and three-bedroom apartments will help meet the specific needs of people of different age groups, lifestyles, incomes, physical abilities and life stages, people of different age groups, lifestyles, incomes, physical abilities and life stages.

Note:

For controls relating to Housing Mix, please refer to Part C2 - Medium Density Residential DCP.

12. Floor to ceiling heights

12.1. Explanation

Ceiling height together with room sizes and balconies and terraces are important elements of good design. Adequate ceiling height can create a sense of spaciousness in smaller room sizes, provide greater access to sunlight and daylight but also allows for flexibility of future uses. Buildings located at strategic node site are required to have a minimum 1:1 FSR for non-residential development and it will be important for ground and first floor ceiling heights on these sites to be generous so as to accommodate a variety of business uses. On other sites within the town centres, ground level cafes, restaurants, retail, business and other active uses are required and therefore higher ceiling heights will provide flexibility and adaptability for those sites to be able to respond to changing uses over time.

The maximum height of a development is not “as of right” and will depend on how the proposed development meets other relevant controls in the RLEP 2012 and DCP. RLEP 2012 clause 5.6 ‘Architectural roof features’ also addresses height limits.

Objectives

The objectives for floor to ceiling heights are to:

1. Promote daylight access and ventilation into building interiors and contribute to the flexible use of buildings
2. Provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3. Allow for future flexibility for residential uses to be converted to non-residential uses
4. Allow adequate space between floors for acoustic treatment
5. Ensure that buildings are well proportioned, aesthetically pleasing and contribute to ground level activation.

Controls

- a) Minimum floor to ceiling heights are to be provided for all development in accordance with the following requirements:
 - i. Ground floor – 3.5m
 - ii. First floor – 3.3m
 - iii. Upper floors – 2.7m

13. Solar and daylight access

13.1. Explanation

Direct solar access into living spaces and open spaces is a key factor influencing residential amenity and integral to achieving a good design outcome. Good solar access reduces reliance on artificial lighting and heating, improves energy efficiency and environmental sustainability. Given the north-south orientation of Anzac Parade, it is important to design new buildings that optimise sunlight access as specified in the Apartment Design Guide. Solar access requirements for apartments will differ from student accommodation and boarding houses which have more compact bedroom layouts.

Objectives

The objectives for solar and daylight access are to:

1. Encourage the design of residential apartments, student housing or boarding house developments to incorporate sufficient solar access
2. Encourage orientation of open space, communal living areas and lounge rooms to maximise solar and daylight access in mid-winter.

Controls

- a) Solar access is to be provided in accordance with the recommendations of Part 4 of the Apartment Design Guide (ADG)
- b) Buildings must ensure that areas of private or public open space are oriented to achieve the recommended level of solar amenity as per the ADG
- c) In relation to co-living housing or boarding house proposals:
 - i. the design is to ensure that at least 60% of rooms achieve solar access during mid-winter for sites that have a north-south orientation
 - ii. common spaces such as lounge rooms or communal study areas are designed with a northerly aspect where possible
 - iii. atriums or slots in the façade are to be considered to maximise solar access to rooms.

14. Acoustic privacy

14.1. Explanation

Privacy and protection from unreasonable noise are important quality of life considerations for new development. New developments should consider the orientation, siting, and design of buildings to maximise the degree of acoustic privacy.

Examples of controls and criteria to achieve an internal amenity in residential occupancies in the Randwick LGA are found for road and rail noise (Infrastructure SEPP) and aircraft noise (Australian Standard AS 2017).

For new developments in proximity to town centres and licensed premises (particularly those that operate at night) the adoption of the same approach at the design stage is an appropriate concept to address acoustic privacy issues and at the same time achieve the desire to provide a vibrant environment for town centres.

In a vibrant town centre the use of external noise criteria to achieve a satisfactory acoustic amenity may not be practicable.

Internal noise limits have been set for residential receivers to address both noise for external commercial sources of noise and commercial sources of noise within a mixed-use building. Internal noise targets which align with the existing and future uses within the town centres, has been set to assist in determining appropriate noise controls and a mechanism to limit future noise emission sources whilst still permitting them to be viable.

Objectives

The objectives for acoustic privacy are to:

1. Recognise that the town centres provide a diverse acoustic environment of business, retail and community services, creative industries, restaurants, cafes that may provide recorded and/or live music operating into the evening or night
2. Ensure a high level of acoustic amenity is achieved for residents occupying development within the town centres, and at the same time not compromising the operation of the various business uses
3. Recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
4. Recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
5. Ensure consideration at the development stage of potential noise impacts as a result of commercial activities within a mixed-use building.

Controls

- a) All new development is to be constructed to achieve the acoustic amenity criteria contained in Part B13 Noise Management of this DCP.

Residential uses

- a) All new development is to be constructed to achieve the following acoustic amenity criteria for the residential component of the building in accordance with Australian Standard AS2107:2016 based on an acoustic report specified in clauses d) and k). For the purposes of this clause, the residential component includes dwellings situated within shop top housing, mixed use buildings, or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation

- b) In naturally ventilated spaces for the residential component, the repeatable maximum Leq (1hour) should not exceed:
 - i. 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed;
 - ii. 40 dB(A) in sleeping areas when windows are open (24 hours);
 - iii. 45 dB(A) in living areas (24 hours) when the windows are closed, and
 - iv. 50 dB(A) in living areas (24 hours) when the windows are open.
- c) Where natural ventilation cannot achieve the limits listed in clause b) the development is to include mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2-2012), when doors and windows are shut. In such circumstances the repeatable maximum Leq (1hour) with the alternative ventilation operating should not exceed:
 - i. 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
 - ii. 46 dB(A) in living areas (24 hours)
 - iii. (45 dB(A) in sleeping areas between 7.00 am and 10.00 pm.
- d) Notwithstanding the general noise criteria for environmental noise set out in clauses b) and c) for habitable rooms in the residential component of the proposed development is to incorporate noise control measures to ensure the standard LA10 Condition imposed by Liquor & Gaming NSW is satisfied inside those occupied spaces with doors and windows closed and the alternative ventilation is operating as follows:
 - i. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 7am and midnight.
 - ii. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between midnight and 7am.
 - iii. The noise from licensed premises shall be inaudible in any habitable room of any residential premises between the hours of midnight and 7am
 - iv. For this clause, the LA10* can be taken as the average maximum deflection of the noise level emitted from the licensed premises.
- e) For the purpose of acoustic assessment with respect to clauses a), b) c) and d) the assessment must identify the noise environment for the site as a result of the existing situation (including any business operations that include outdoor areas for use by patrons, and/or the provision of music entertainment) and noise generated by commercial premises within the mixed use building (this may involve consideration of potential uses if the commercial use is unknown at the time of the application for the mixed-use building).
- f) All development is to be designed to minimise noise transition between apartments by adopting general noise concepts of:
 - i. locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms
 - ii. locating bedrooms away from busy roads and other existing or potential noise sources
 - iii. using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and
 - iv. minimising the amount of party (shared) walls with other apartments.

- g) Noise transmission is to be reduced from common corridors by providing seals at entry doors
- h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing, operable screening and ventilation taking into account noise targets for habitable rooms as identified in clauses b) c) and d) above are assessed inside the rooms with doors and windows closed and ventilation operating
- i) The design of the building is to address the requirements of clause d) with respect to noise from licensed premises and noise/vibration from mechanical plant and ventilation ducts associated with plant and equipment (including kitchen exhausts) serving the commercial spaces
- j) The design of new buildings or substantial alterations to existing buildings are to take into account the following noise conditions that would apply to each commercial tenancy in the development:
 - i. Noise from commercial plant and the use of the premises when assessed as an LAeq, 15 minute must not exceed the LA90, 15 minute background noise level by more the 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises when in use.
 - ii. Noise from the provision of entertainment and patron noise when assessed as an LA10* enters any residential use through and internal to internal transmission path is not to exceed the existing internal LA90, 15 minute level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use within the mixed use development between the hours of 7am and midnight, and is to be inaudible between midnight and 7am
 - iii. For any gymnasiums or similar facilities in mixed use development the above noise conditions would apply noting that the noise limits include the creation of noise as a result of any vibration induced into the building structure is to be inaudible in any residence between the hours of 10pm and 7am the following day
 - iv. The noise limits in this clause applies with doors and windows closed and mechanical ventilation operating
- k) A noise and vibration assessment report, prepared by an appropriately qualified acoustical consultant/engineer, is to be submitted with DAs for new buildings or substantial alterations to existing buildings that include residential units or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation and any other sensitive land uses, addressing appropriate measures to minimise potential future noise and vibration impacts permissible in the B2 Local Centre Zone including amplified music associated with restaurants, small bars and cafes, noise from light rail movements. This assessment is to:
 - i. be prepared having regard to the NSW Environmental Protection Authority's Noise Policy for Industry, the DECC (EPA) Assessing Vibration, a Technical Guideline, and relevant Australian Standards pertaining to noise measurements and the noise conditions identified above
 - ii. incorporate an assessment of external noise sources and internal noise sources (such as mechanical ventilation) with respect to the criteria specified in b), c) and d)
 - iii. detail the design measures needed to achieve the required internal acoustic amenity specified in b), c) and d)

Note

The noise and vibration assessment report prepared at the DA stage will identify a noise design base for the entire mixed use building and would become the benchmark for subsequent assessments of the entire mixed use building (or existing buildings subject to substantial alterations) and would become the benchmark for subsequent acoustic assessments. Any individual Das for commercial occupation within the mixed-use building or the altered existing building for an accompanying acoustic assessment is required to rely on the acoustic benchmark described above.

- iv. Maintain the intent of the acoustic objectives, prior to the issue of a Construction Certificate or an Occupation Certificate, a certificate of acoustic compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building or alterations to existing buildings is to be submitted to Council.

Commercial Uses

- a) The assessment for consideration of the future development within the town centre is to also consider an external noise external target of 70 dB(A) for general noise and an L10* level of 80 dB(A)/ 88 dB(C) when assessed at 1 metre from the future development, noting that future venues where entertainment is to be provided will be subject to the standard LA10 Condition in relation to the operation of those premises
- b) The site and building layout for new development in the town centre is to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings (refer 3.1.6: Building Separation).

Note

The noise and vibration report prepared at the DA stage will identify a noise design base for the entire mixed use building and would become the benchmark for subsequent acoustic assessments of that building.

Note

To maintain the intent of the acoustic objectives prior to the issue of a Construction Certificate or an Occupation Certificate there will be a requirement for a certificate of acoustic compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building.

15. Natural ventilation

15.1. Explanation

Natural ventilation is the movement of fresh air through internal spaces enabled by the provision of suitable openings. Achieving adequate cross ventilation to habitable rooms is an essential building design element because it contributes to thermal comfort, allows for passive cooling and creates a comfortable and healthy indoor environment. Cross ventilation can be maximised by combining suitable room depth, higher ceilings, appropriately sized window openings and suitable building orientation.

Objectives

The objectives for natural ventilation are to:

1. Ensure that all habitable rooms are designed with direct access to fresh air to assist in promoting thermal comfort for occupants
2. Provide occupants the choice and flexibility to manage natural ventilation of dwellings and avoid the need to use mechanical ventilation
3. Provide natural ventilation to other spaces such as communal areas and basements; and
4. Reduce energy consumption and contribute to sustainable building design

Controls

- a) All buildings are to be designed to comply with the Apartment Design Guide (Housing SEPP) to maximise opportunities for natural ventilation and sunlight by providing a combination of:
 - i. corner apartments
 - ii. dual aspect apartments
 - iii. shallow, single-aspect apartments
 - iv. openable windows and doors
 - v. other ventilation devices
- b) Window placement, size, glazing selection and orientation are to maximise opportunities for cross ventilation, taking advantage of prevailing breezes
- c) Internal corridors, lobbies, communal circulation spaces and communal areas shall incorporate adequate natural ventilation
- d) Basements levels including spaces used for storage, garbage areas or commercial activities, are to be designed to include natural ventilation
- e) Apartment depth is to be limited to maximise the opportunity for cross ventilation and airflow.

16. Articulation and modulation

16.1. Explanation

The Kensington and Kingsford town centres are characterised by their mixed use residential, retail, service and business functions. Building facades should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and respect nearby heritage and contributory items. Corner buildings are important in terms of way finding and place making. Given their high visibility, corner buildings should be carefully designed to define the corner and contribute to the identity of the town centre.

Objectives

The objectives for articulation and modulation are to:

1. Create visually interesting, well-articulated building facades that make a positive contribution to the town centre mixed use character and heritage streetscape
2. Ensure a human-scale response is provided at the lower levels of the building
3. Promote high architectural quality in buildings
4. Ensure corner buildings are well designed and respond to the different characteristics of streets they address.

Controls

- a) All buildings are to provide articulation by incorporating a variety of window openings, balcony types, balustrades, fins, blade walls, parapets, sun-shade devices and louvres to add visual depth to the façade
- b) The design of buildings are to avoid large areas of blank walls. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to the public domain
- c) Ground floor shopfronts must demonstrate ‘fine grained’ articulation by dividing the façade into discreet bays or sections
- d) Entries to business premises should be clearly defined and distinguished from entries to residential components
- e) Specific architectural response to articulation and modulation is to be provided at key node sites through the architectural competition process
- f) Building articulation should be sympathetic and complementary to the adjoining built form
- g) Corner buildings are to be expressed by giving visual prominence to parts of the façade (e.g. a change in building articulation, material or colour, roof expression or increased height). Corner buildings should be designed to add variety and interest to the street and present each frontage as a main street.

17. Materials and finishes

17.1. Explanation

A key focus of the K2K Planning Strategy highlighted during community consultation is the strong desire to foster an attractive urban environment with a strong sense of place and identity. Council's Strategy recommended that all new development within the town centres will be expected to deliver a high standard of architectural design. Well designed building facades using high quality materials and finishes will contribute to and enhance the character and quality of each town centre place.

Objectives

The objectives for materials and finishes are to:

1. Encourage a coherent and unifying streetscape
2. Ensure building materials and finishes complement and enhance the streetscape character of each centre
3. Ensure high quality, contemporary building materials are adopted for new development.

Controls

- a) External walls are to be constructed of high quality and durable materials and finishes. Materials that may be subject to corrosion, susceptible to degradation or high maintenance costs are to be avoided
- b) Architectural treatment of street facades is to clearly define a base, middle and top sections of a building so as to divide the mass of the building
- c) A combination of finishes, colours and materials are to be used to articulate building facades
- d) Design windows that can be cleaned from inside the building; and
- e) For sites adjoining heritage and contributory buildings, materials and finishes are to allow for their clear interpretation
- f) A Schedule of proposed colours, materials and finishes is to accompany the DA
- g) The use of face brickwork and or stone is encouraged for medium to large buildings (up to 9 stories). Rendered masonry is also supported to a limited extent, to complement face brickwork materials palette. This is due to brickwork and stonework's capacity to contribute scale, detail, texture and a rich colouring to the building facade – a limited and well considered palette is encouraged
- h) For residential and commercial buildings, the extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary facade finish/material are to be avoided
- i) Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas.

18. Awnings

18.1. Explanation

Awnings are an essential component of an inviting town centre, providing shelter from the elements while contributing to a more intimately scaled pedestrian environment. Awnings add visual interest and contribute to the identity of individual buildings as well as the surrounding urban environment. In conjunction with active street frontages, awnings encourage pedestrian movements and support the town centre vibrancy.

Objectives

The objectives for awnings are to:

1. Provide shelter and amenity for pedestrians
2. Reinforce an existing coordinating design element in the town centres
3. Define the street edge and provide continuity to the streetscape
4. Ensure awning design and siting addresses public realm, pedestrian and road safety.

Controls

- a) Continuous pedestrian shelter must be provided to Anzac Parade, Gardeners Road and secondary streets by elements including awnings, posted verandas, colonnades or cantilevered building mass
- b) The design of new awnings should complement the design of adjoining awnings and complement the building façade
- c) Awnings are to be carefully located and set back to avoid obstructing vehicle sightlines, traffic signals, intersections, pedestrian crossings and other critical road infrastructure.
- d) Awnings should wrap around corners where a building is sited on a street corner
- e) Awning dimensions for buildings fronting Anzac Parade, secondary streets off Anzac Parade, and Gardeners Road are to provide:
 - i. a minimum width of 3m
 - ii. a minimum soffit height of 3.5m and no higher than 4.2m above the footpath
 - iii. a minimum 1 metre setback from the kerb
 - iv. Awnings are generally to extend no more than two thirds across the public footpath, to permit street trees and verge planter beds access to sunlight and direct rainfall – refer to Council’s Street Garden Guidelines
 - v. a low profile, with slim vertical facias or eaves, generally not exceeding 300mm
- f) In relation to laneways, awnings:
 - i. must be well designed to provide shelter for entrances and should relate to the ground floor building uses such as outdoor dining
 - ii. are to be cantilevered with no posts (with a retractable arm)
 - iii. must allow for a minimum 1.8m path of travel along the building edge.

19. Active street frontages

19.1. Explanation

Active frontages are street frontages that provide a high level of visual, physical and commercial interaction between pedestrians in the public domain and the uses within buildings. They typically comprise retail or business uses that open directly onto the footpath and operate throughout the day and evening.

Active frontages play a critical role in:

- Encouraging greater pedestrian movements
- Supporting business viability
- Enhancing safety, passive surveillance and improving amenity
- Strengthening the character and competitiveness of commercial centres.

In Kensington and Kingsford town centres, active frontages are fundamental in reinforcing and enhancing the role of Anzac Parade and Gardeners Road as primary economic corridors, and are also encouraged along side streets within these centres, to further support economic vitality and pedestrian activity.

Objectives

The objectives for active street frontages are to:

1. Ensure ground floor development delivers continuous retail and commercial uses that contribute positively to the economic function of the town centres
2. Reinforce Anzac Parade and Gardeners Road as the principal retail and commercial spines, consistent with the intent of the Active Frontages Clause of the Randwick LEP 2012
3. Promote pedestrian activity, safety, natural surveillance and interest through pedestrian entries, transparent glazing, display windows and active uses
4. Ensure that new development is designed to support long term economic function and resilience of town centres by incorporating flexible design for future tenants
5. Create lively, interesting, inclusive and attractive streets and public spaces consistent with the vision of supporting a day and night economy
6. Promote flexible design and early delivery of active uses, including through temporary activation measures where permanent uses are not yet established.

Controls

- a) Active frontages must be provided strictly in accordance with RLEP 2012 (Clause 6.20) and the Active frontages Map. Development must demonstrate continuity and effectiveness of the active frontages
- b) Preferred active frontages are provided in accordance with Part B – Block Controls of this DCP. Proposals must demonstrate how active frontages enhance pedestrian connectivity and commercial/economic vitality
- c) A minimum of 80% of the street frontage on Anzac Parade and Gardeners Road must incorporate transparent glazing allowing direct views between internal uses and the public domain
- d) Ground floor development is to:
 - i. limit residential uses to essential access and servicing only
 - ii. maximise pedestrian entries, display windows and operable windows
 - iii. provide at least one pedestrian opening per 5 metres of facade along primary and secondary streets

- iv. wrap shopfront around corners to reinforce continuity, visibility and business opportunities at intersections
 - v. provide at least one pedestrian entry where fronting a public plaza
 - vi. ensure a minimum activation depth of 6 metres behind the façade with publicly accessible or visually engaging spaces to avoid shallow spaces and unusable tenancies
- e) Development fronting laneways must provide continuous active frontages with at least 1 pedestrian entry per 10 metres of façade to support activation, safety and secondary business opportunities
- f) Development fronting mid-block links or arcades must provide active, publicly accessible frontages, with at least one 1 pedestrian entry per 15 metres of façade and be designed in accordance with CPTED principles
- g) Blank walls greater than 10m² visible from the public domain are strongly discouraged. Where unavoidable, at least 50% of such wall must incorporate high quality treatment such as green wall, public art or other visually engaging treatments to the satisfaction of Council
- h) Entrances to internal retail or commercial arcades must:
- i. have a minimum of 6 metres
 - ii. be clearly visible from the street
 - iii. incorporate active uses, lighting and signage that encourage entry and extend activity into internal spaces
- i) Solid non-transparent roller shutters are strongly discouraged. Where security measures are required, they must:
- i. be installed at least 1 metre behind the glazing line
 - ii. be of lattice or perforated design allowing views into the tenancy
 - iii. allow visibility into the tenancy, including after-hours lighting and displays
- j) Outdoor dining, trading and display areas must be provided in accordance with Part C7 Footpath Dining and Trading and Council's Footway Dining Guide
- k) Active frontage tenancies are to be designed with sufficient depth, ceiling height and services to support a range of uses over time, minimising vacancy risk and supporting long-term economic adaptability
- l) Development must demonstrate, through design and layout, how non-residential uses will:
- i. support a diverse mix of uses, including supermarkets on suitably sized sites where they can contribute to street activation, as well as retail, commercial, food, service and community-oriented uses that contribute to daily needs of the community and local employment
 - ii. provide opportunities for small and medium sized businesses to support business diversity
 - iii. contribute positively to the overall economic performance, attractiveness and function of the town centre
- m) Where supermarkets or other large-format uses are proposed, development must demonstrate how:
- i. primary street facades incorporate active uses, entries or display areas
 - ii. servicing, storage and blank walls are minimised along public frontages
 - iii. ancillary uses (such as cafés, pharmacies or services) can be supported through street-level activity where feasible
- n) Development is encouraged to identify proposed uses or temporary activation measures (such as pop-up uses, display spaces or community uses) where permanent uses are not yet established.

Note

Clause 6.14 of Randwick LEP 2012 (RLEP 2012) prohibits new Dwelling houses and Residential flat buildings in the E2 Commercial Centre zone, limiting permissibility to Dwelling houses and Residential flat buildings existing before the commencement of RLEP.

20. Landscaped area

20.1. Explanation

High quality landscaping and the creation of a green boulevard along Anzac Parade is a key outcome of the K2K Strategy. Well-designed landscaping of open spaces and buildings can contribute significantly to our quality of life and overall well-being. It can also help reduce the heat-island effect, maintain a comfortable winter environment and reduce stormwater run-off. Beautifully designed landscaping that is integrated into a development during the design-stage will have long-lasting benefits to its occupants and the wider precinct, by encouraging people to visit an area and to stay longer.

Refer to Part C2 - 'Medium Density Residential' and B4 - Landscaping and biodiversity of this DCP for further explanation of landscaped area requirements.

Objectives

The objectives for landscaping are to:

1. Enhance the quality of life and attractiveness of the town centres by providing landscaped spaces for relief and social connection
2. Ensure that high-quality, long-lasting landscaping is provided throughout a site both vertically and horizontally
3. Bring about environmental benefits such as mitigating the urban island heat effect, reducing flooding impacts and improving the air quality.

Controls

- a) The total gross landscaped area to be provided on a site is to be at least 100% of the total site area, spread throughout the site and building as shown in Figure 16.
- b) Landscaped open space requirements of Part C2 (Medium Density Residential) do not apply to land within the Kingsford and Kensington Town Centres other than clauses relating to deep soil areas and private and communal open space
- c) Landscaping must be suitable to the building orientation aspect, wind and other relevant environmental factors
- d) A minimum of 40% of the total gross landscaped area including communal open space is to include areas with sufficient soil depth and structure to accommodate mature trees and planting. A combination of trees, shrubs and ground cover is encouraged to make the landscaping more attractive and long lasting
- e) A minimum of 25% of the ground plane and share-ways are to be landscaped sufficient in size and dimensions to accommodate trees and significant planting
- f) Green walls can only contribute up to 20% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified landscape architect
- g) Roof tops can only contribute up to 30% of the total gross landscape area and the area is to be designed to maximise visibility of planting from the public domain. Rooftops may include communal food farms and food production areas
- h) Technical, structural and ongoing maintenance arrangements of proposed roof top gardens and green walls are to be documented by a qualified landscape architect and incorporated into the development proposal
- i) The area dedicated to roof top solar (PV infrastructure) is not to be counted as part of the total gross landscape area
- j) Where green roofs and green walls are provided, these shall comply with requirements contained in Part B4 of the Randwick DCP
- k) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in Section 16 of this DCP.

- l) In addition to the requirements of Part B4 of the Randwick DCP all DAs for sites within the Kensington and Kingsford town centres must submit a landscape plan prepared by a registered architect or landscape architect addressing the following requirements:
- quantity of landscaping provided on site
 - scaled drawings of all areas
 - how landscaping would complement the architectural style of building and assists in its presentation to the streetscape and high visibility
 - rainwater harvesting and other irrigation methods proposed
 - full construction details of soil profile, method of attachment to the building, and drainage/waterproofing
 - engineering certification confirming building can withstand planting and associated structures.

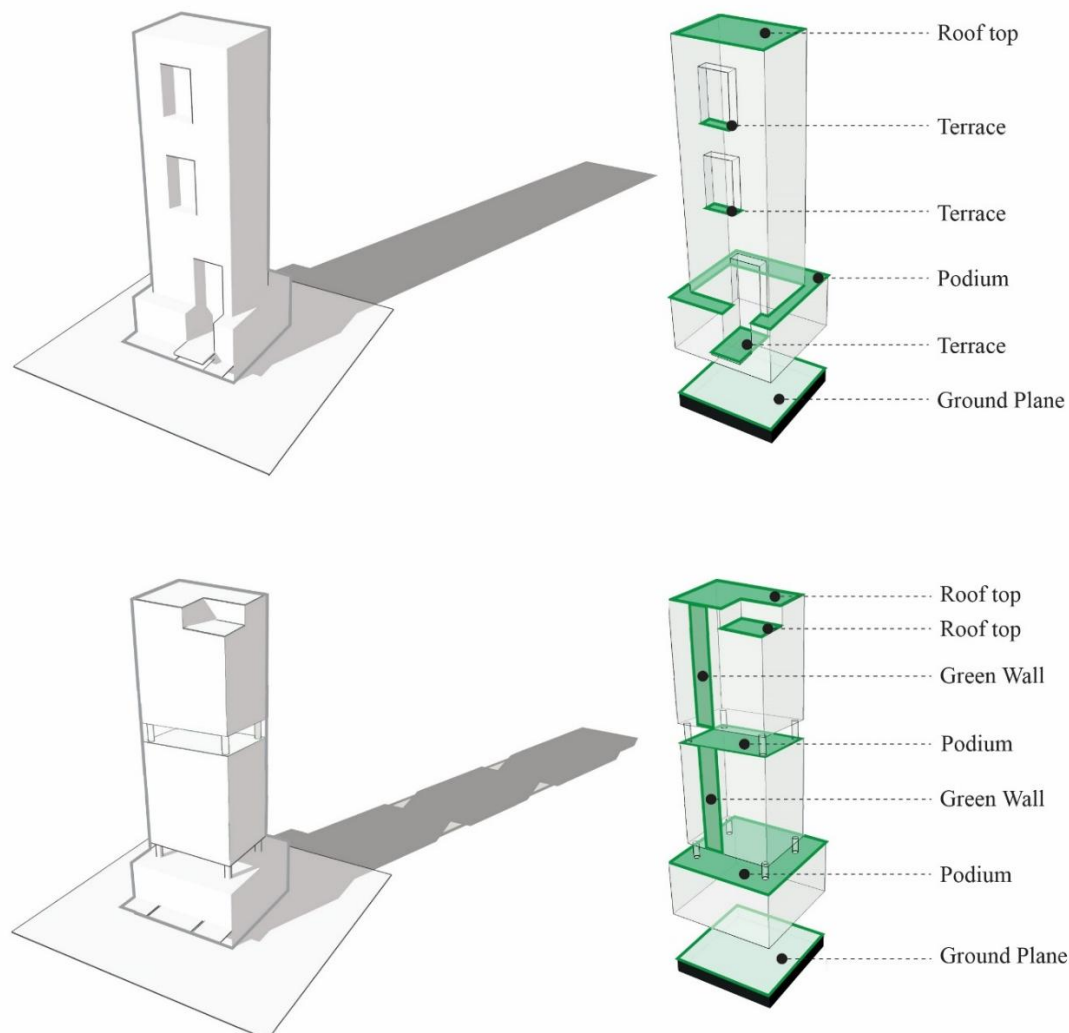
Definition

Ground plane refers to spaces between buildings on the ground level providing for landscaping, pedestrian access and physical connections to the street.

Definition

Gross Landscape Area refers to the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.

Figure 39: Landscaped area components



21. Transport, traffic, parking & access

21.1. Explanation

The Planning Strategy for Kensington and Kingsford has a strategic goal of increasing sustainable transport use, including walking, cycling, the use of public transport and car sharing initiatives. An increase in sustainable transport use would decrease reliance on private vehicles, improve health and well-being outcomes and importantly reduce environmental impacts associated with greenhouse emissions and congestion. Kensington and Kingsford town centres are both well connected by the City to South East Light Rail, bus, road and cycle networks. New development can support and encourage sustainable transport through reduced parking requirements, provision of car share, bicycle and end of trip facilities as well as developing travel plans.

Note

Chapter B7 – Transport, Traffic, Parking of the Randwick DCP contains objectives, controls and options for development proposals to investigate, design and manage parking demand, access and parking spaces and provide for alternative modes of transport. These provisions also apply to development within the Kensington and Kingsford town centres.

22. Sustainability

22.1. Explanation

Kensington and Kingsford town centres are to evolve as environmentally sustainable districts, with a focus on best practice environmentally sensitive design, energy efficiency, water conservation, waste and resource minimisation. Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide innovative systems will provide for the physical, mental and social well-being of residents, workers and visitors.

Objectives

The objectives for sustainability are to:

1. Establish Kensington and Kingsford as a best-practice environmentally sustainable district with a net zero carbon footprint
2. Encourage the design of buildings that go beyond current minimum sustainability standards
3. Adopt sustainable design techniques in the lighting, stormwater collection, and landscaping of the public realm
4. Provide innovative best practice waste solutions capable of reducing litter and increasing reuse, recycling and recovery of waste.

Controls

- a) All buildings or substantial alterations to existing buildings (changes to more than 50% of the existing gross floor area) must achieve a minimum green star certification rating of 5 or equivalent (other recognised rating tools)
- b) DAs for strategic node sites must be designed to achieve a GBCA 5-Star Green Star Design as built with a sustainability strategy giving priority to the following innovations:
 - i. Waste collection
 - ii. Renewable energy opportunities
 - iii. Water harvesting and re-use
 - iv. Vertical and Roof Greening
 - v. Buildings shall incorporate passive design strategies in addition to materials which have less embodied energy, reducing operational energy and focussing on on-going wellbeing of occupants
- c) All development must address the requirements of Part B3- Sustainability of this DCP
- d) Applications for new commercial office development premises and hotel/motel accommodation with a floor area of 1,000m² or more must achieve a minimum NABERS 6- star Energy and NABERS 5-star or 6-star Water rating
- e) All development must provide 1 electric vehicle charging point per 5 parking spaces where onsite parking is provided
- f) All development must address the requirements of B6 Waste Management
- g) All new buildings are to provide a space for storage and sorting of problem waste such as E-waste, clothing, and hazardous waste.

Note

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy web site below:

<http://www.environment.gov.au/climate-change/government/climate-active/certification>

Note

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA)

23. Water management

23.1. Explanation

All development within the Kensington and Kingsford town centres will be required to promote the sustainable use of water to minimise impacts upon the water cycle and achieve more sustainable forms of urban design. The integration of water sensitive urban design (WSUD) into the development process provides the multiple benefits of stormwater retention and detention and water efficiency. It also addresses considerations of flooding, waterways, groundwater protection while improving visual amenity.

Objectives

The objectives for water management are to:

1. Promote the sustainable use of water across Kensington and Kingsford town centres
2. Integrate water sensitive urban design to filter storm water pollutants, reduce localised flooding impacts and protect local waterways
3. Minimise reliance on mains supplied water and encourage water conservation and reuse
4. Protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites
5. Ensure that development is appropriately sited and designed according to the site's sensitivity to flood risk
6. Ensure that development addresses any relevant flood studies, and is consistent with the requirements of any floodplain risk management studies or plans
7. Create hydrology and flooding solutions that are place-led, integrated within the building design to enhance public domain quality.

Controls

- a) DAs must address Part B8 – Water Management of the Randwick DCP in relation to water conservation, groundwater and flooding and Water Sensitive Urban Design
- b) In addition to requirements of Part B8, applications for basement level/s must include:
 - i. detailed designs by a qualified hydrological or structural engineer for a water-proof retention system (fully-tanked structure) with adequate provision for future fluctuations of water table variation of at least +/- 1 metre
 - ii. certification from a second qualified hydrological engineer experienced in the design of structures below a water table that the design of the groundwater management system will not have any adverse effects on surrounding property or infrastructure

Note

Council will include conditions of development consent relating to excavation, shoring, piling, dewatering and other construction activities relating to basements affected by groundwater, including requirements for information/certification to be provided prior to approval to commence construction works.

Flooding

- a) Building design is to facilitate adaptation to different commercial and retail uses, as well as the integration of flooding solutions into the built form, resulting in a floor-to-floor ground floor height between 4.5m and 6m.

24. Aircraft operations

24.1. Explanation

The proximity of Sydney's Kingsford Smith Airport to the Kensington and Kingsford town centres results in a high frequency of aircraft movements over the area and triggers the need for development to consider aircraft safety. Whilst noise controls are contained in Part C12- Sydney Airport of this DCP, this section relates specifically to the protection of airspace, also referred to as "prescribed airspace" under Commonwealth legislation. Commonwealth approval is required for any proposal within the corridor that exceeds "prescribed airspace". Development on land within the Kingsford town centre is limited to 51m AHD.

Note:

For controls relating to Aircraft operations, please refer to Part C11 – Sydney Airport DCP.

Note:

Proposals that penetrate prescribed airspace above 51m AHD may affect the safety of existing and future air transport operations at Sydney Airport and as such may not be approved under the Airports (Protection of Airspace) Regulations, 1996. Further information can be obtained from the Commonwealth Department of Infrastructure, Transport, Regional Development and Communications, the agency responsible for development approvals that constitute "controlled activities" (under the Airports Act 1996) affecting Sydney Airport.

25. Night time economy

25.1. Explanation

Kingsford and Kensington town centres have been identified as key locations in which to support a diverse and thriving night-time economy, with a mix of uses and activities that meet the social and cultural needs of the community. Both centres benefit from accessibility to public transport infrastructure and services, as well as high numbers of students and key workers. A range of retail and hospitality businesses trading later into the evening, in conjunction with night friendly public realm design and outdoor dining would assist in diversifying the night-time offering, adding to the vibrancy and vitality of these town centres.

Note:

For controls relating to Night time economy, please refer to Part C8 – Night time economy DCP.

PART D

26. Solar access - public open space

26.1. Explanation

Sun light access is vital for the health and well-being of the community and the health of our ecosystem. As population grows, it is important to ensure the amenity of public places such as parks and plazas are protected and enhanced so that these spaces continue to be attractive and comfortable particularly during winter months. Sun access protection provisions will ensure that new development in the town centres is designed to protect these important public spaces.

Objectives

The objectives for sun access are to:

1. Ensure that new development does not unreasonably impact the amenity, environmental quality and enjoyment of public spaces by casting significant overshadowing of public spaces
2. Ensure that new buildings and substantial alterations to existing buildings do not result in a net loss of solar access to specified public spaces in accordance with the controls in this section.

Controls

- a) New buildings and alterations and additions to existing buildings are to be designed to ensure that the following locations shown on Figures 40a and 40b are not overshadowed by more than 10% in mid-winter (June 22nd) between the hours of 12noon and 2pm:
 - Kensington Public School
 - Duke St Plaza
 - Bowral St Plaza
 - Uni Lodge Plaza
 - Addison St Plaza
 - Kokoda Park
 - Todman Ave Plaza
 - Meeks St Plaza
 - Borrodale Road widening
 - Town Square Plaza
 - Market Site corner
 - Triangle site corner
 - Dacey Gardens
- b) New buildings and alterations to existing buildings are to retain solar access to a minimum of 50% of the site area of key public places identified in a) and shown on Figures 40a and 40b for a minimum of 3 hours in mid-winter (June 22nd).

Figure 40a: Kensington Public Realm



Figure 40b: Kingsford public realm



27. Wind flow

27.1. Explanation

The microclimate and pedestrian comfort in urban environments is strongly influenced by local wind conditions. Taller buildings and manmade structures can affect wind movement, creating wind tunnels between buildings and strong flow patterns on the ground. This in turn can have an adverse impact on the comfort and usability of public spaces and can also influence the operation costs of buildings such as maintenance.

Objectives

The objective for wind flow is to:

1. Ensure that new developments satisfy nominated wind standards so as to maintain comfortable conditions for pedestrians and encourage the growth of street trees.

Controls

- a) DAs are to include a Wind Impact Assessment for new buildings over nine (9) storeys in height. The findings of the Wind Impact Assessment are to provide design solutions to minimise the impact of wind on the public and private domain
- b) Development must not create a ground level environment where additional generated wind speeds exceed:
 - i) 10 metres per second for active frontages along Anzac Parade and
 - ii) 16 metres per second for all other streets
- c) Buildings over 9 storeys are to incorporate design features that ameliorate existing adverse wind conditions so that the above criteria is achieved
- d) Building design is to minimise adverse wind effects on recreation facilities and open spaces within developments
- e) Balconies are to be designed to minimise wind impacts and maximise usability and comfort through recessed balconies, operable screens, pergolas and shutters
- f) Balconies must be recessed on buildings over 45m in height.

28. Public art

28.1. Explanation

Public art refers to creative works sited in public places or locations visible from the public domain, which help to integrate a development into the environmental context in which it is situated. Public art can encompass an array of art forms and mediums including sculpture, murals, custom designed furniture, creative lighting, interpretive components, gateways, walk-through installations, memorials and facade treatments. Integrating public art into the Kensington and Kingsford town centres would add to the visual interest, creativity and vibrancy of the urban fabric, and create local landmarks that foster a sense of place, liveability and community identity.

Note

For objectives and controls relating to Public Art, please refer to Part B15 – Public art and creative hoardings DCP.

29. Affordable housing

29.1. Explanation

All new development within the Kensington and Kingsford town centres is required to make a contribution towards affordable housing to cater for a mix of income groups including very low, low and middle income households. This is to be undertaken via an inclusionary zoning approach whereby a percentage of total residential floor space within a development (including student housing) is allocated as affordable housing and dedicated to Council. A cash contribution applies to cover any shortfall where a full affordable housing apartment cannot be provided.

Objectives

The objectives for affordable housing are to:

1. Increase the amount of affordable rental housing for very low, low and moderate income households
2. Encourage housing diversity and choice
3. Help retain very low, low and middle income households in the local area including key workers and students.

Controls

- a) Development within the 'Kensington and Kingsford Town Centres Affordable Housing Contributions Area' (Figure 41) must contribute towards the provision of affordable housing based on the rates outlined on Council's website <https://www.randwick.nsw.gov.au/planning-and-building/planning-strategies-and-control/planning-contributions-and-agreements>
- b) Affordable Housing contributions are to be provided in accordance with the Affordable Housing Plan 2019 for the Kensington and Kingsford Town Centres
- c) The affordable housing contribution rate is to apply to the total residential floor area component of the development
- d) Contributions towards affordable housing are to be provided through a dedication of completed units with any remainder paid as a monetary contribution in accordance with the affordable housing contributions table referred to in clause a).

Figure 41: Kensington and Kingsford town centres affordable rental housing contributions scheme map



30. Community infrastructure

30.1. Explanation

In order to accommodate growth and ensure the successful transformation of the Kensington and Kingsford town centres, substantial community infrastructure is required to meet the needs of residents, workers and visitors. Community infrastructure includes the civil infrastructure, public domain and physical facilities that support the built environment, and which benefits the wider community.

The community infrastructure needed in both town centres to meet anticipated growth cannot be provided by Randwick City alone via the s7.12 development contributions framework. As such, a partnership approach for the delivery of community infrastructure is necessary to ensure the desired future character and function of the town centres can be realised. This includes permitting additional height and floor space for sites with development consent where Council and the proponent of the DA have agreed to or entered into a planning agreement to pay the Community Infrastructure Charge. Refer to the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019 for further details on how community infrastructure is to be levied for and delivered as part of the renewal of Kensington and Kingsford town centres.

Objectives

The objectives for community infrastructure are to:

1. Support the growth, regeneration and transformation of the Kensington and Kingsford town centres
2. Fund the delivery of community infrastructure that cannot be provided via the traditional s7.12 developer contributions mechanism
3. Provide a range of community infrastructure that improves the amenity of the town centres and meets the needs of residents, workers and visitors

Controls

- a) In accordance with Clause 6.17 of the RLEP 2012 an alternative building height and additional floor space ratio may be permitted where the applicant has agreed to or is willing to enter into a planning agreement with Council for the delivery of in kind works or monetary contribution towards Community Infrastructure demonstrating a clear public benefit.
- b) Any proposal utilising the alternative floor space ratio and height controls must deliver Community Infrastructure consistent with the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019, as amended

Note

Community Infrastructure Contribution

Community infrastructure is identified in the Schedule of Community Infrastructure within the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019. It includes development for the purposes of recreation areas, recreation facilities, public roads, community facilities and drainage.

In order for this community infrastructure to be provided, the following types of community infrastructure contributions will be considered:

- A monetary contribution (Community Infrastructure Contribution); or
- Dedication of land or property; or
- Carrying out works; or
- A combination of all the above.

The Community Infrastructure Charge is set out in the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019. A voluntary planning agreement is the means by which the Community Infrastructure will be delivered on a given site.

31. Public domain and landscape

31.1. Explanation:

The Strategy for Kensington and Kingsford town centres aims to create a sense of place through a well-designed public realm that is green, attractive, free from clutter and welcoming. A revitalised public realm would encourage people onto the streets to interact and relax, contributing to the vitality of the town centres and enhancing urban living. Importantly a well-designed public realm would enhance economic performance by attracting businesses and investment in the Kensington and Kingsford town centres.

Objectives

The objectives for public domain and landscape are to:

1. Ensure that development contributes to a high-quality public domain that:
 - improves the visual amenity, character and vibrancy of the streetscape
 - incorporates 'greening' of the town centres to improve environmental sustainability and reinforce the 'grand' boulevard of Anzac Parade
 - has a hierarchy of people centric spaces, including laneways, plazas and arcades
 - provides a supporting network of smaller open spaces that can be easily accessed by walking or cycling
 - improves natural surveillance and fosters a sense of safety and comfort
 - encourages people to linger by providing a range of activities and things to do
 - stimulates the economic and social vibrancy of the town centres
 - is the focus and generator of public life within the town centres, both day and night.
2. Provide a public domain access network that:
 - increases pedestrian capacity of footpaths within the precincts, particularly near light rail stops
 - gives priority to people walking, cycling and using public transport.

Controls

- a) Development within the public domain is to be consistent with Figures 40a and 40b: The Public Domain Strategy
- b) DAs for new buildings and substantial alterations and additions to more than 50% of the existing floor area are to be accompanied by a Public Domain Plan that demonstrates consistency with the public domain objectives within this DCP and addresses the following:
 - i. street levels
 - ii. interface between the public and private domains, including levels
 - iii. detail of the entire adjoining streets
 - iv. collection, flow and treatment of stormwater
 - v. paving and other hard surfaces
 - vi. street trees and other vegetation – Randwick Street Tree Master Plan
 - vii. lighting
 - viii. safety
 - ix. seating and other furniture
 - x. stairs and other methods of managing gradient change
 - xi. refuse bins
 - xii. signage, including interpretation and wayfinding signage
 - xiii. public art
 - xiv. water sensitive urban design (WSUD) such as landscaped swales to improve the quality of water entering the ground
 - xv. through site links and shared zones

- c) Street trees are to be provided in accordance with the Randwick Street Tree Master Plan and the Light Rail Urban Design Guidelines
- d) Development adjacent to lanes should provide for:
 - i. Active ground floor uses to encourage pedestrian activity
 - ii. Adequate setbacks from sensitive land uses such as residential and schools
 - iii. Adequate lighting to address safety
 - iv. Design solutions that maintain public access at all times regardless of mobility impairments
 - v. Business servicing that can reasonably take place with minimal pedestrian conflict.

32. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities. The SEPP (Transport and Infrastructure) (requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road.

Objectives

The objectives for air quality are to:

1. Encourage both new and existing developments to be designed to provide good indoor air quality for occupants
2. Protect residents from the harmful effects of air pollution

Controls

- a) DAs are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
- b) DAs are to submit a statement which explains how the proposal has addressed the NSW Government '*Development near rail corridors and busy roads – Interim Guideline*'
- c) Air intake for proposals are to be sited well away from Anzac Parade or the pollution source (e.g. on top of tall buildings) or provided with filtration to remove particulates
- d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated.



STRATEGIC PLANNING

Randwick Development Control Plan D3 Maroubra Junction Centre

D06210758

27 July 2026



File reference	D06210758	Date	Signature
Prepared by	JB	September 2024	
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1. Introduction

Explanation

This Part of the DCP provides a framework for future development in the Maroubra Junction Centre. It specifies built form controls for each block, outlines desired future character for the precinct, and urban design guidelines to help achieve the vision of Maroubra Junction as a vibrant community, a place to live, work, and visit.

This section was developed through a process of ongoing discussion with Randwick City Council and through a series of community workshops. The controls in this DCP are based on an extensive site and built form analysis undertaken by The Urban Design Advisory Service (UDAS), in conjunction with Randwick City Council.

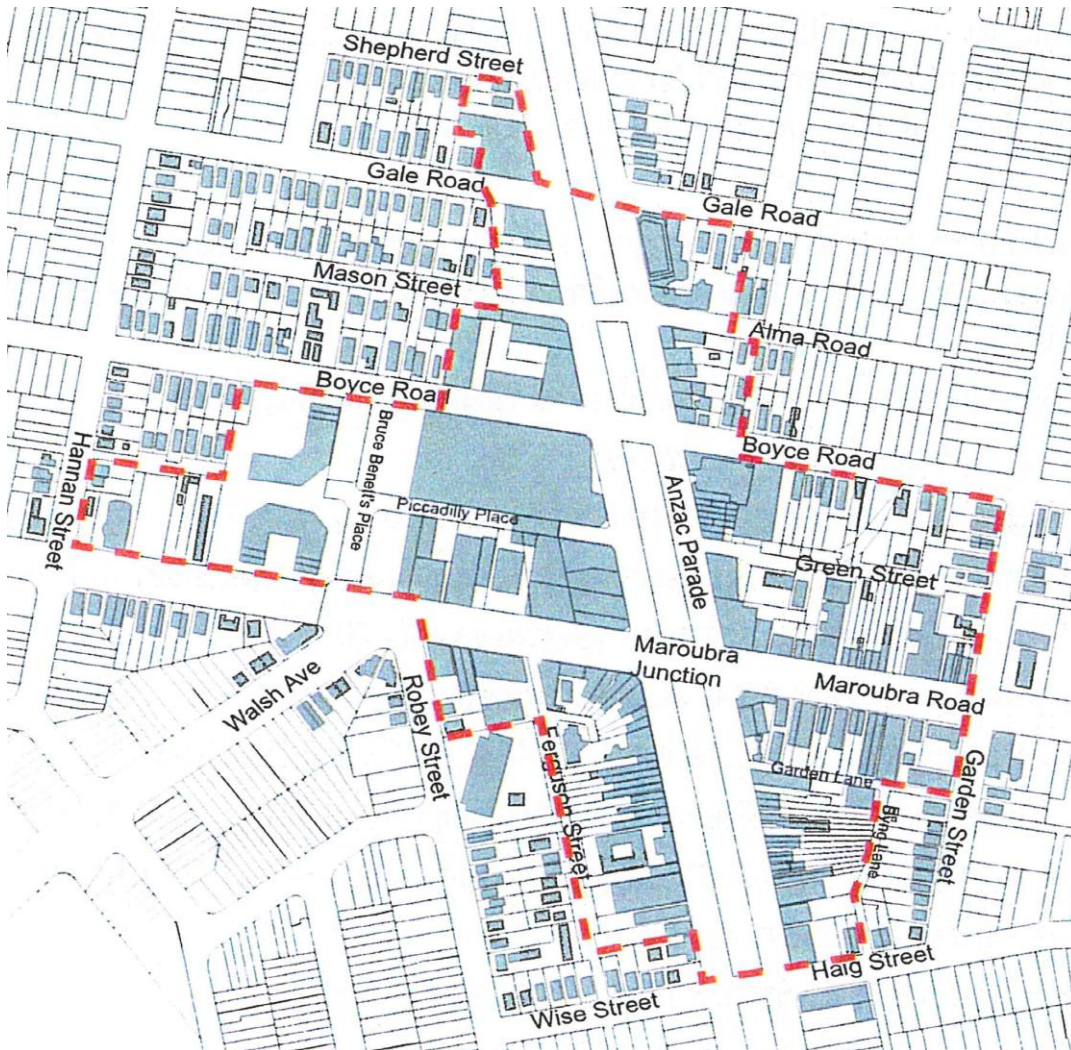
Note

The Maroubra Junction Town Centre DCP will be amended in conjunction with the Maroubra Junction Town Centre Planning Review proposed to take place in 2026. In the interim period, the controls of this DCP apply.

1.1. Land covered by this section

This section applies to all land zoned E2 Local Centre in the Maroubra Centre. The land covered by this section is generally bounded by Shepherd Street to the north, Wise Street to the south, Garden Street to the east and Hannan Street to the west.

Figure 1: Maroubra Junction Town Centre



Source: Randwick City Council

1.2. How to use this section

This subsection contains the purpose and introduction to the DCP. Section 2 of this DCP contains analysis of the study area, opportunities and constraints, vision statement, and a proposed urban strategy for the centre. It sets out the overall design principles underlying the controls. After considering the relationship between the development site and its context, refer to the building envelope and block-by-block controls to determine the specific built form controls for your site.

1.2.1. Development controls

This Section outlines the primary development controls that apply generally to all sites within the centre, and provides detailed building envelope controls for each block within the centre. Maroubra Junction centre is divided into 12 blocks, with specific controls for each. To establish the building envelope for a specific site:

- Identify the site's block number using the maps in Section 3.2
- Review the primary development controls which apply to all sites within the precinct. These controls include amalgamation, subdivision, building height, building depth, building separation, articulation zone, street setbacks, side and rear setbacks and site access
- Identify the building envelope for the subject site, comprising: building height, building use, building zone/ depth, front setback, side setback, rear setback and deep soil zone location
- Use Section 4 of this DCP to guide the detailed design of the development proposal.

1.2.2. Design controls

This includes guidelines and controls for best practice urban and building design, including:

- Site configuration
- Site amenity
- Site access
- Building configuration
- Building amenity
- Building form
- Building performance
- Heritage and conservation areas

Following a review of the detailed design guidelines, prepare a site analysis and develop the design proposal.

1.3. Alignment with other planning instruments

This section should be read in conjunction with the provisions of the Environmental Planning & Assessment Act 1979 (*EP&A Act 1979*), Randwick Local Environmental Plan 2012 (RLEP 2012). In addition to the RLEP, several State Environmental Planning Policies (SEPP) apply to certain types of development within the Maroubra Junction Town Centre, depending on the nature of the proposal. The key SEPPs are:

- Housing SEPP 2021
- Transport and Infrastructure SEPP 2021
- BASIX SEPP 2004 (Building Sustainability Index)

In the event of an inconsistency between this DCP and a relevant SEPP, the SEPP prevails to the extent of the inconsistency.

This Part of the DCP should be read in conjunction with the overall Randwick DCP sections:

- Part A – Introduction
- Part B - General Controls of the DCP
- Other sections of the DCP for specific development types, sites, or locations, as relevant to the Development Application (DA)

Note

Apartment development must comply with the latest Apartment Design Guidelines (ADG).

2. Background/urban structure

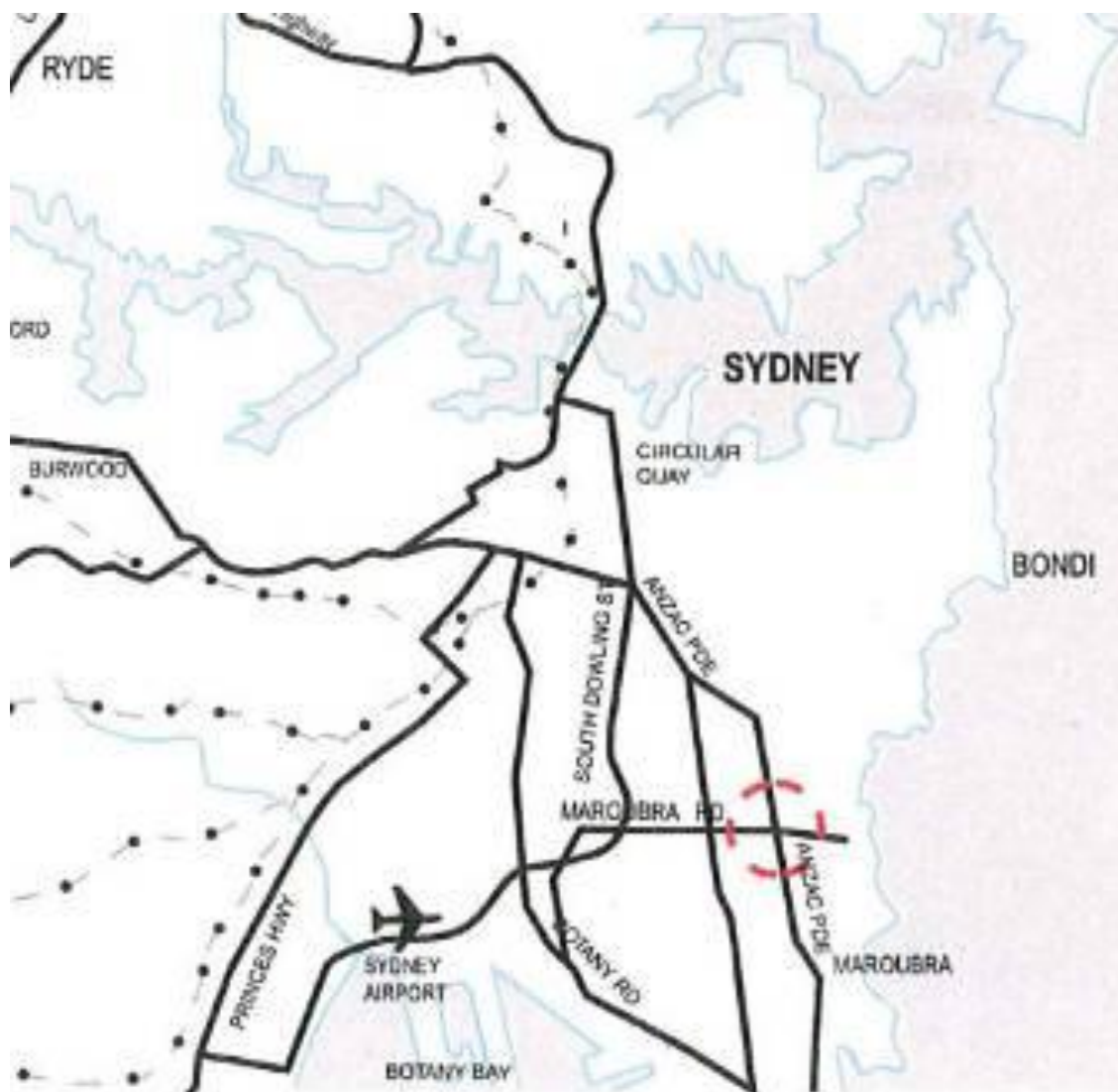
2.1. Introduction

This Section contains the background information and analysis on which the development controls in this document have been based. It also contains broad objectives and urban strategies for the centre, from which the block by block controls evolved. In addition, it contains desired future street sections and artist impressions of various areas in the centre, from which detailed public domain plans for the centre can evolve.

2.1.1. Regional context

Maroubra Junction Centre lies approximately 8km south of Sydney CBD, 4.5km east of Sydney Kingsford Smith Airport and 2km from Maroubra Beach. The closest competitive commercial centre is located at Eastgardens, 1.5km to the southwest of Maroubra.

Figure 2: Regional context



Source: Randwick City Council

2.1.2. Local context

Maroubra Junction is defined by the intersection of two wide roads: Anzac Parade and Maroubra Road. The Maroubra Junction Commercial Precinct has been defined as shown in Figure 3. It is generally bound by Shepherd Street to the north, Haig Street to the south, Garden Street to the east and Hannan Street to the west. The study area is approximately 163 000m² or 16.3ha. The Maroubra Junction Centre includes both an enclosed mall and on-street strip shopping. In addition to commercial uses the centre is characterised by large scale residential developments.

Figure 3: Local context



Source: Randwick City Council

2.1.3. Maroubra Junction study area

From its beginnings as vacant subdivided crown land, market gardens and army land, Maroubra Junction experienced its first boom around the turn of the century. While there are a few heritage items in the centre left today, some of the smaller scale commercial buildings exhibit Art Deco and Federation style features.

The next boom experienced by the centre occurred in the 1980's and 1990's. Preceded by a period of gradual decline due to competition from Westfield Shopping Centre at Eastgardens, the late 1980's and 1990's saw the boom of apartment building within the centre.

The area surrounding the centre is characterised by low density residential development which is quite different to that of the centre. The built form surrounding the centre comprises a mix of post-World War II red brick bungalows, and two-three storey walk up flats. Other more recent

housing styles present include Spanish mission style houses, and 1960's and 70's style brick houses.

2.1.4. Built form and open space

Building types

A significant increase in the construction of residential apartments has occurred since the 1990s. These multi-unit developments ring the junction of Maroubra Road and Anzac parade and are characterised by large building footprints.

Building condition

The majority of residential buildings constructed in the 1990s are still in relatively good condition because of their recent construction. However, some of the large scale residential buildings which have used poor quality building materials have already begun to deteriorate. Most of the older shopfront buildings lining Anzac Parade and Maroubra Road are in reasonable condition.

Open space

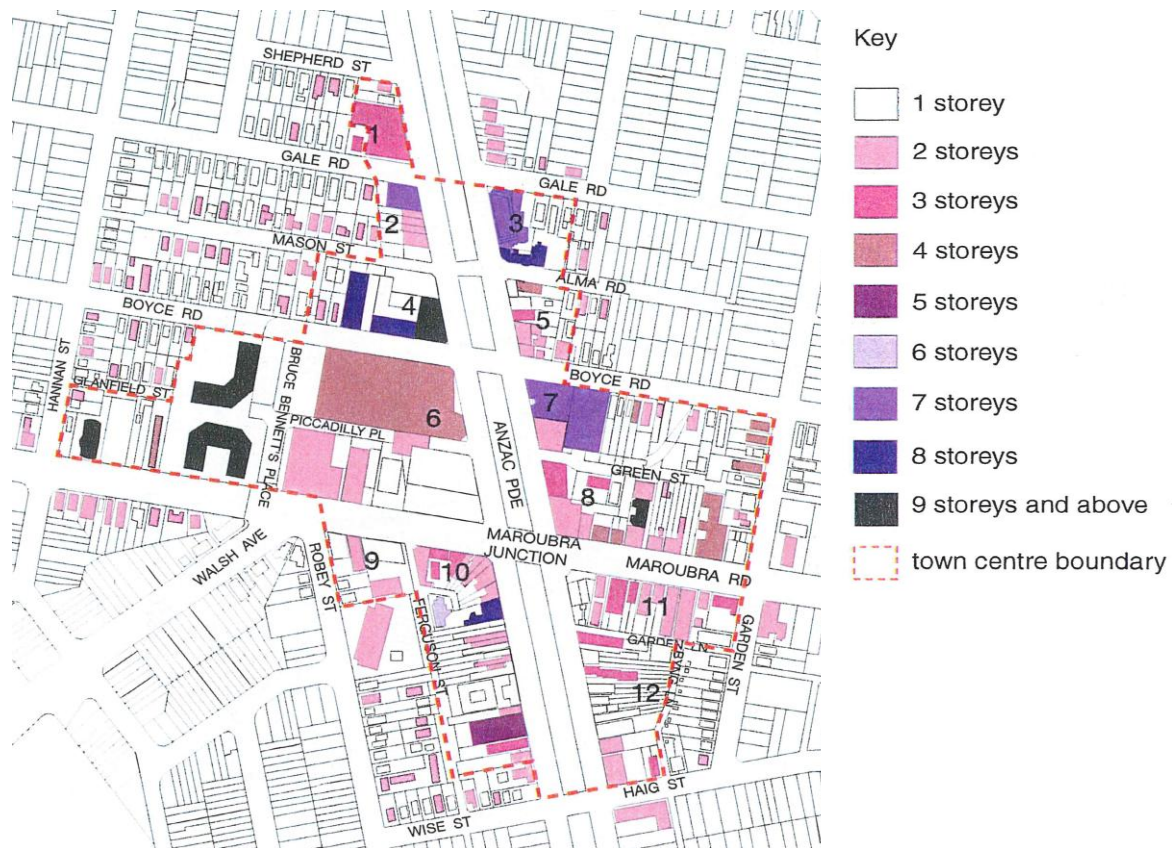
Anzac Parade has a central reserve which makes it very wide by Sydney standards (approximately 60m). The central reserve area between Green Street and Maroubra Road is utilised as public open space. The remainder of the reserve is used for car parking.

Figure 4: Figure/Ground analysis



Source: Randwick City Council

Figure 5: Maroubra Junction heights (2001)



Source: Randwick City Council

2.1.5. Building heights and zoning

Zoning throughout the centre is E2 – Local Centre. To reinforce the junction of Maroubra Road and Anzac Parade, it is suggested that the taller buildings should be in the core of the centre at the junction, gradually decreasing in height towards the periphery.

This section uses a building envelope approach. Building envelopes have been designed for each block within the centre, recognising the need to have different building sizes, heights and setbacks in different parts of the centre. Building heights have been lowered at the edge of the centre to help create a more gradual transition between the centre and the surrounding residential areas.

2.1.6. Vegetation

Significant vegetation occurs in strips of trees along Anzac Parade. Isolated trees and small groups of shrubs exist along the streets west and east of Anzac Parade. Maroubra Road lacks vegetation of any kind. There are small pockets of vegetation within the centre, but these are not well integrated nor consistent.

Both Maroubra Road and Anzac Parade would benefit from more tree planting.

2.1.7. Heritage

Heritage buildings within the centre are as follows:

Maroubra Junction Hotel

- An impressive 1920s Classical Revival building, notable for its decorative rendered bands over brickwork. The hotel features an excellent parapet with an impressive roof lantern. This building was one of the early commercial buildings in Maroubra Junction and has local historic and architectural interest, despite some alterations and recent renovations.

Dudley's Corner

- One of the oldest surviving buildings in Maroubra Junction and one of the best known. This is a two-storey stuccoed brick Edwardian style commercial building. Despite substantial alterations, this building retains local historic interest.

237-245 Maroubra Road

- The building is recognised for its art deco architectural style, featuring distinctive elements such as curved corners, decorative brickwork, and geometric motifs. These design features reflect the aesthetics prevalent during the early 20th century and contribute to the building's historical value.

817 Anzac Parade

- A good example of an Art Deco style flat building (circa 1930s) with a simple symmetrical design with a hipped tile roof. This building has a typical central brick feature and pairs of double hung lead lights windows. It is considered to be one of the best examples in the Maroubra area.

Figure 6: Heritage items



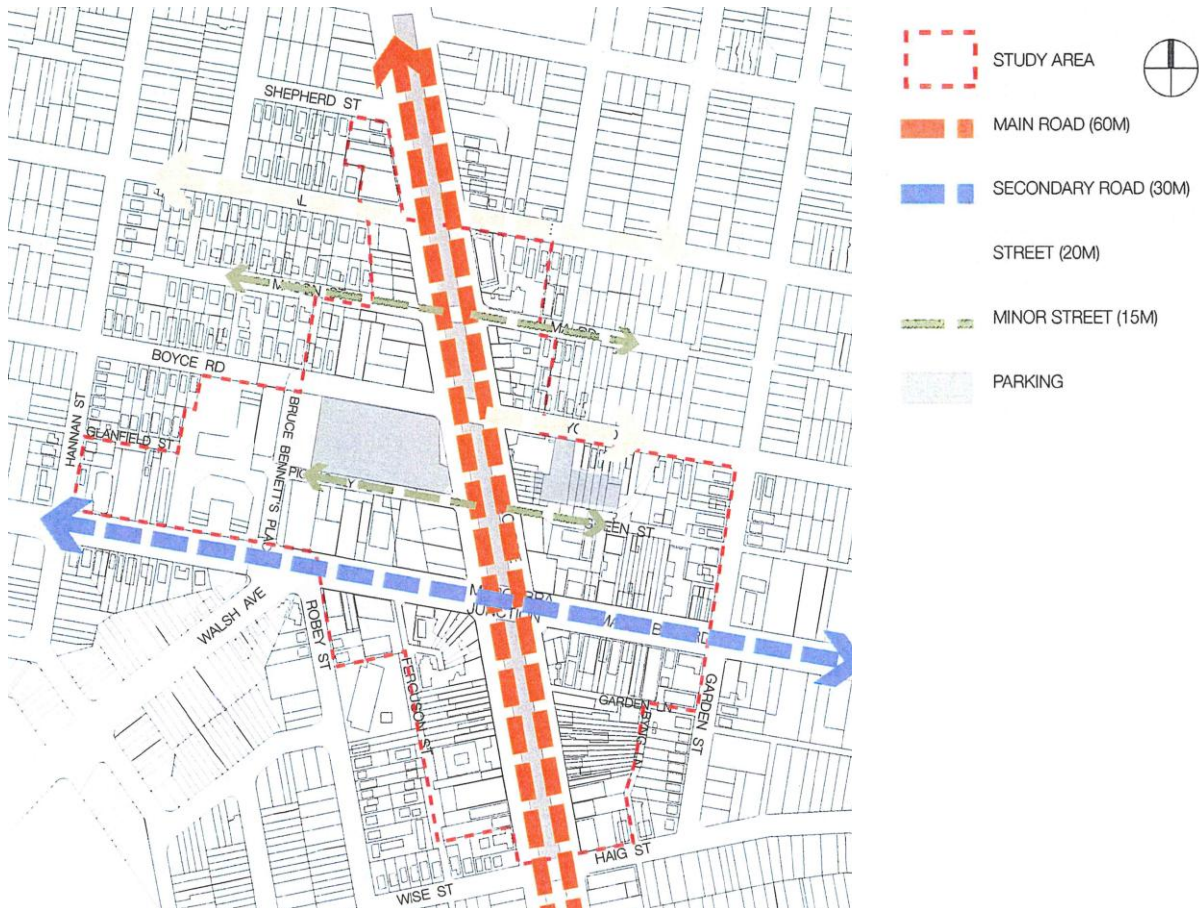
Source: Randwick City Council

2.1.8. Street hierarchy

The widest streets form the intersection of Anzac Parade and Maroubra Road creating the 'Junction' and creating a very strong north-south axis. The east-west streets follow an interesting pattern: every second east-west street is 20m wide and the alternate street is 15m wide.

The strong street grid of the centre facilitates easy vehicular movement.

Figure 7: Street hierarchy



Source: Randwick City Council

2.1.9. Pedestrian circulation

Anzac Parade and Maroubra Road experience heavy pedestrian traffic. There are only two designated pedestrian crossings along Anzac Parade at the intersections of Boyce Road and Maroubra Road. The lack of frequent pedestrian crossings along Anzac Parade separates the eastern and western sides of the road.

2.1.10. Colonnades and awnings

Continuous awnings cover most of the length of the commercial precinct along Anzac Parade and Maroubra Road. Colonnades exist in isolated areas. The north-west corner of the intersection between Maroubra Road and Anzac Parade would benefit from awning cover. Similarly, the south-eastern corner noticeably lacks awnings.

2.1.11. Potential development

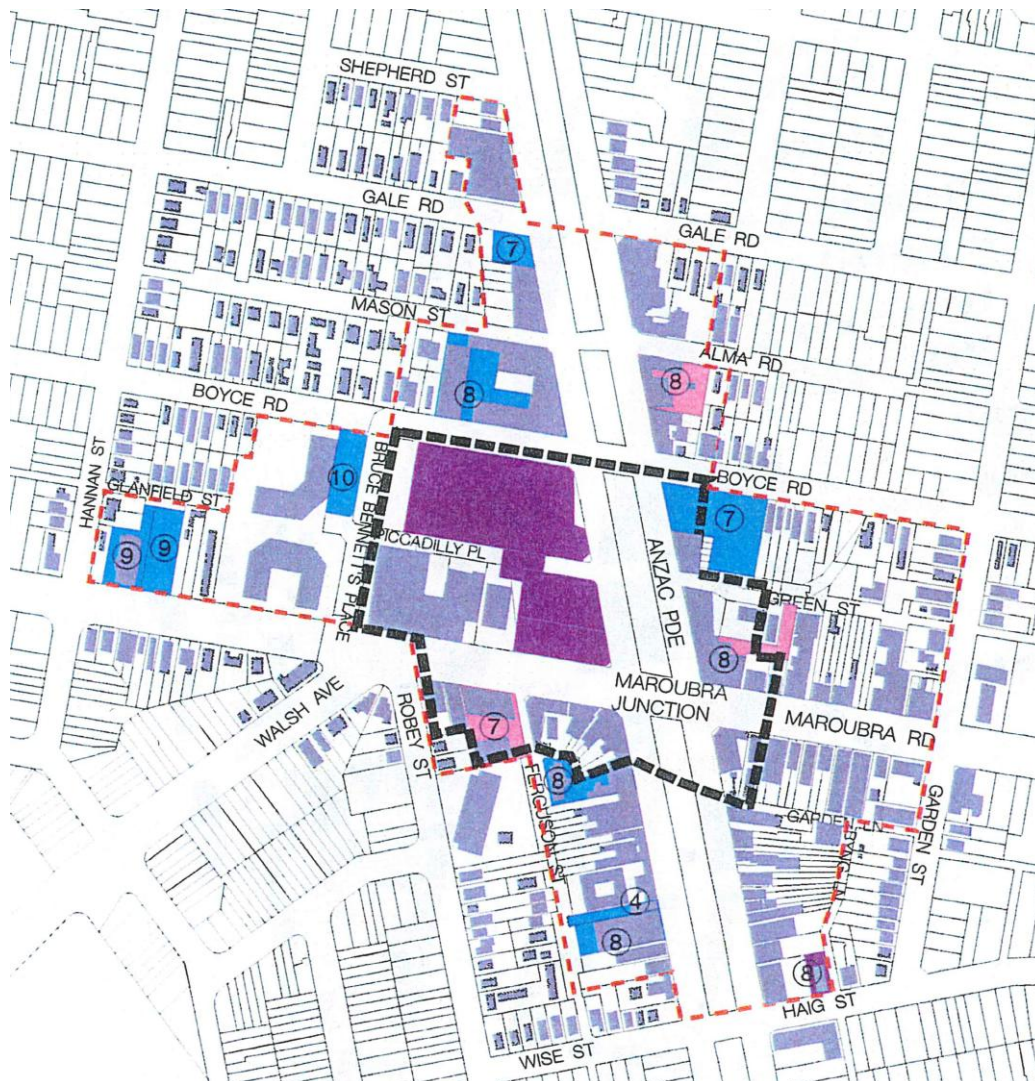
Many of the major developments in the last 5 years surround the main intersection of Maroubra Road and Anzac Parade.

The development of Pacific Square has had a significant effect on the centre. Larger scale development associated with the Mall on the corner of Anzac Parade and Maroubra Road (north-west corner) acts to reinforce this important intersection.

Anzac Parade, being the widest road, as well as the key commercial road, is better suited to higher development than Maroubra Road. The key commercial area of the Maroubra Junction Centre (i.e. the area of study) is envisaged to have higher and denser development, which then scales down towards the periphery of the study area, into lower and less dense residential zones.

A commercial centre study, undertaken as part of the centre review, recognised that sufficient commercial/retail space exists in the centre. Future commercial/retail development should focus within the 'core retail' area.

Figure 8: Potential development



Source: Randwick City Council

2.1.12. Strata-Titled buildings

There are a number of strata-titled buildings in the centre, several of which are not likely to change in the next 5-10 years. These are to be considered as constraints whilst proposing building envelopes for specific blocks.

Figure 9: Strata-titled buildings

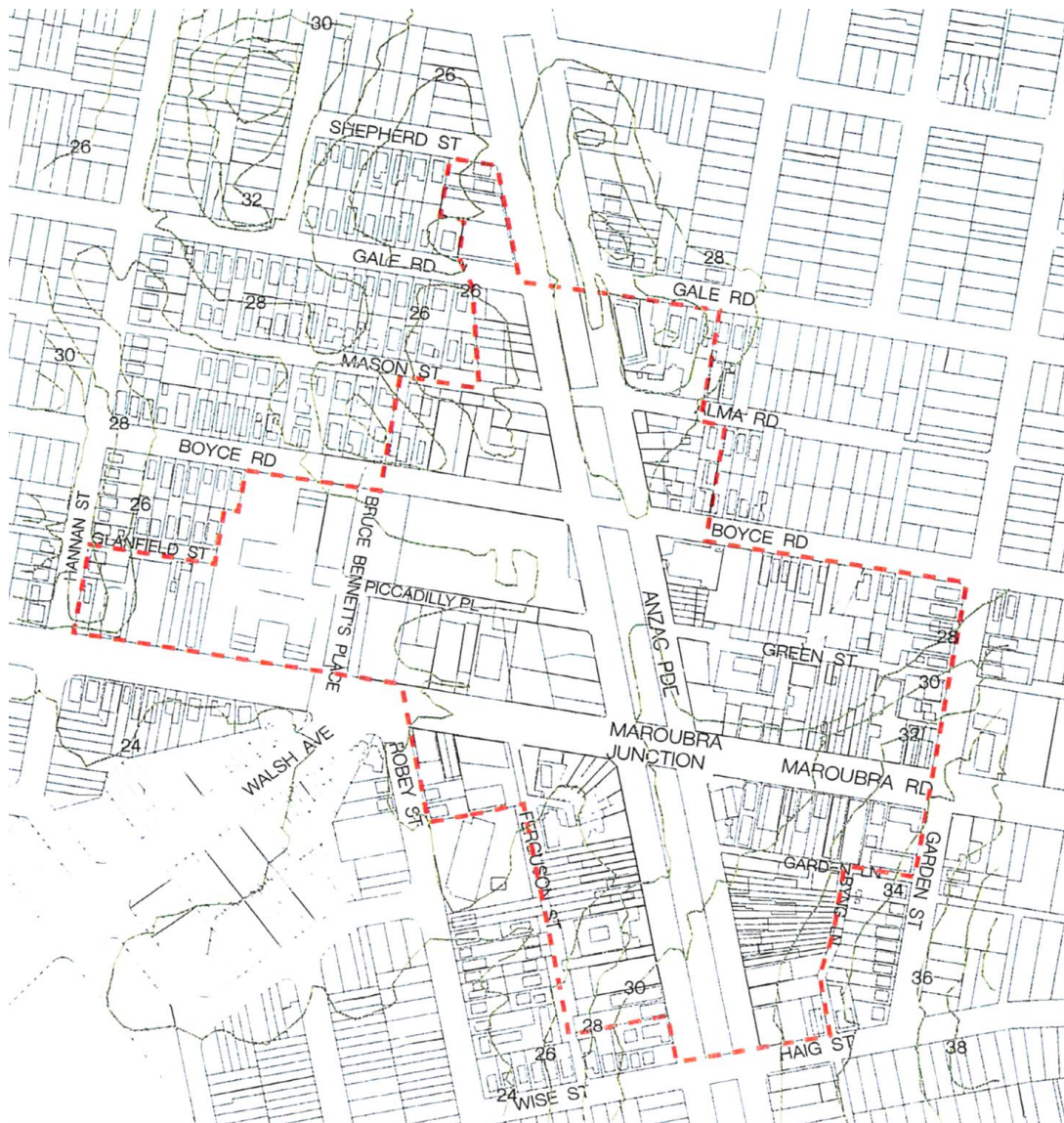


Source: Randwick City Council

2.1.13. Topography

Most of the study area is flat with a slight rise of 2m towards the north of Anzac Parade. Maroubra Road has a steeper rise of around 10m from east to west. There is a rise of 6m from Anzac Parade towards the west along Gale Road.

Figure 10: Topography



Source: Randwick City Council

2.2. Opportunities and constraints

The opportunities and constraints in the Maroubra Junction Centre have been derived from community input at the first public consultation workshop held on the 26th of September 2001 at the Trade Winds Hotel in Maroubra.

2.2.1. Constraints

The community workshop 1 for the Maroubra Centre indicated the following constraints in the centre:

- Pedestrian traffic along Maroubra Road needs to be given consideration
- Lack of communication of authorities with local residents
- Existing development
- Loss of 'character' from the centre
- Excessive traffic
- Parking

- Difficulty in acquiring land for amalgamation
- Signage
- Not enough shops
- Lack of 'vision' for Maroubra Junction
- RTA's vision for the centre
- Excessive building heights
- Lack of anchor retailers
- Competition from other centres
- Large ageing population
- Lack of performance-based standards

2.2.2. Opportunities

The community workshop 1 for the Maroubra Centre indicates the following opportunities in the centre:

- Make it a 'junction' again
- Make it 'community based'
- Bring back more businesses and offices
- Give consideration to aesthetics – more fountains, gardens, good shopfronts etc
- Create a good 'atmosphere' to enhance the shopping and living environment
- Create a 'natural environment' rather than a 'concrete jungle'
- Create a good 'image' for the centre
- DCP for the centre should reflect a unifying theme for the centre
- Community-based initiatives/actions should be undertaken

2.3. Vision statement

A vision statement for the centre has been derived from community input at the first public consultation workshop held on the 26th of September 2001 at the Trade Winds Hotel, and the second one held on the 31st of October 2001 at the Bowen Library, Maroubra.

Maroubra Junction Centre is envisaged to be a vibrant place, well-designed, bustling with activity, easily accessible to all, which attracts people from all over to come to it and be a part of it.

Maroubra Junction Centre will continue its role as the main centre within Randwick City, and will provide a mix of commercial, retail and residential uses that serve the needs of the local community. A mix of high quality medium and higher density built forms that enhance the centre and provide better amenity for residents and the public domain is envisaged, and the controls and performance criteria in this DCP have been designed to facilitate this.

Also central to the vision for the Maroubra Junction Centre is an emphasis on Anzac Parade as the centre's main street, and creation of a smoother transition between the centre and its surrounds. This will be achieved through building height and scale controls which vary throughout the centre under the LEP 2012 and DCP.

2.4. Urban strategy

2.4.1. The Junction

The intersection of Anzac Parade and Maroubra Road has historically been and still is the main focus of the Maroubra Junction Centre. The junction of these two main roads will be reinforced/emphasised as much as possible by an increase in building heights (8 storeys).

Figure 11: The Junction

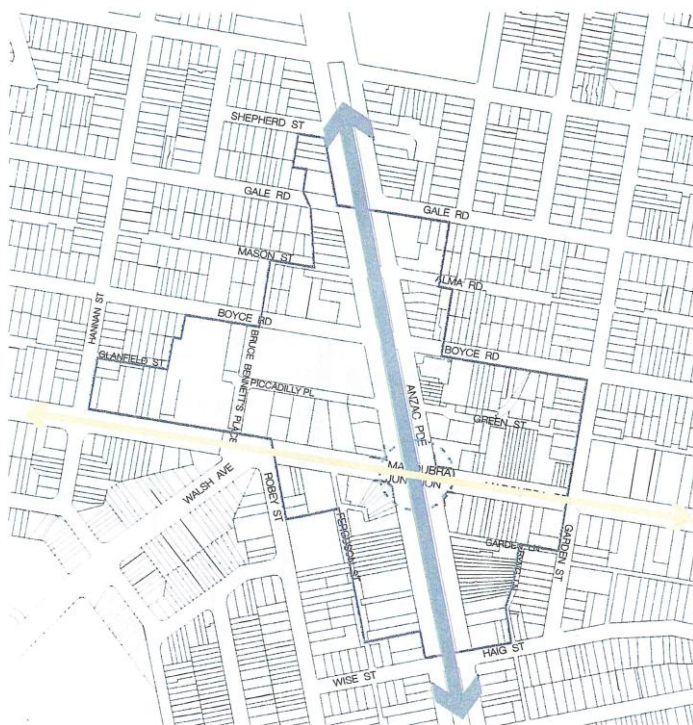


Source: Randwick City Council

2.4.2. The main street

The main north-south street is Anzac Parade. The extra width of this street (60m) created by the central tram reserve, contributes to its position as the most prominent and important street in the area. The extra width of this street also allows for taller buildings to edge the street (7 storeys). More street planting along the Anzac Parade and the median will strengthen the character and improve quality of the street environment.

Figure 12: Main street and cross street



Source: Randwick City Council

2.4.3. The cross street

As the main east west street, Maroubra Road is less dominant than Anzac Parade, owing to its lesser width. Therefore, the building heights recommended along this street are lower than the ones recommended on Anzac Parade (6 storeys). This strategy reinforces the existing hierarchy of these two main streets.

2.4.4. The town square

The introduction of a town square at the entrance to the Maroubra Mall facing Anzac Parade will provide a focus for the centre. The public square will provide public open space in the middle of the centre, away from the traffic noise, and surrounded by shopping activity. It is important that the square is of an adequate size to function effectively as an active and successful public space.

Tree planting along Anzac Parade should be reinforced, giving the centre a more environment-friendly atmosphere, providing pedestrians with shelter from the sun, and creating green links to other centres.

Figure 13: Town square



Source: Randwick City Council

2.4.5. The median

The central median on Anzac Parade opposite the “town” square will be a green zone, and will form part of the ‘town square’. It is suggested that the car parking from this part of the median be relocated further north and south of the median. The median is envisaged to be a place for public events (music, buffets etc) to occur over the weekends. It is envisaged to have trees, fountains, greenery, and a place which would attract people to come to it and relax, socialise or gather.

Figure 14: The median

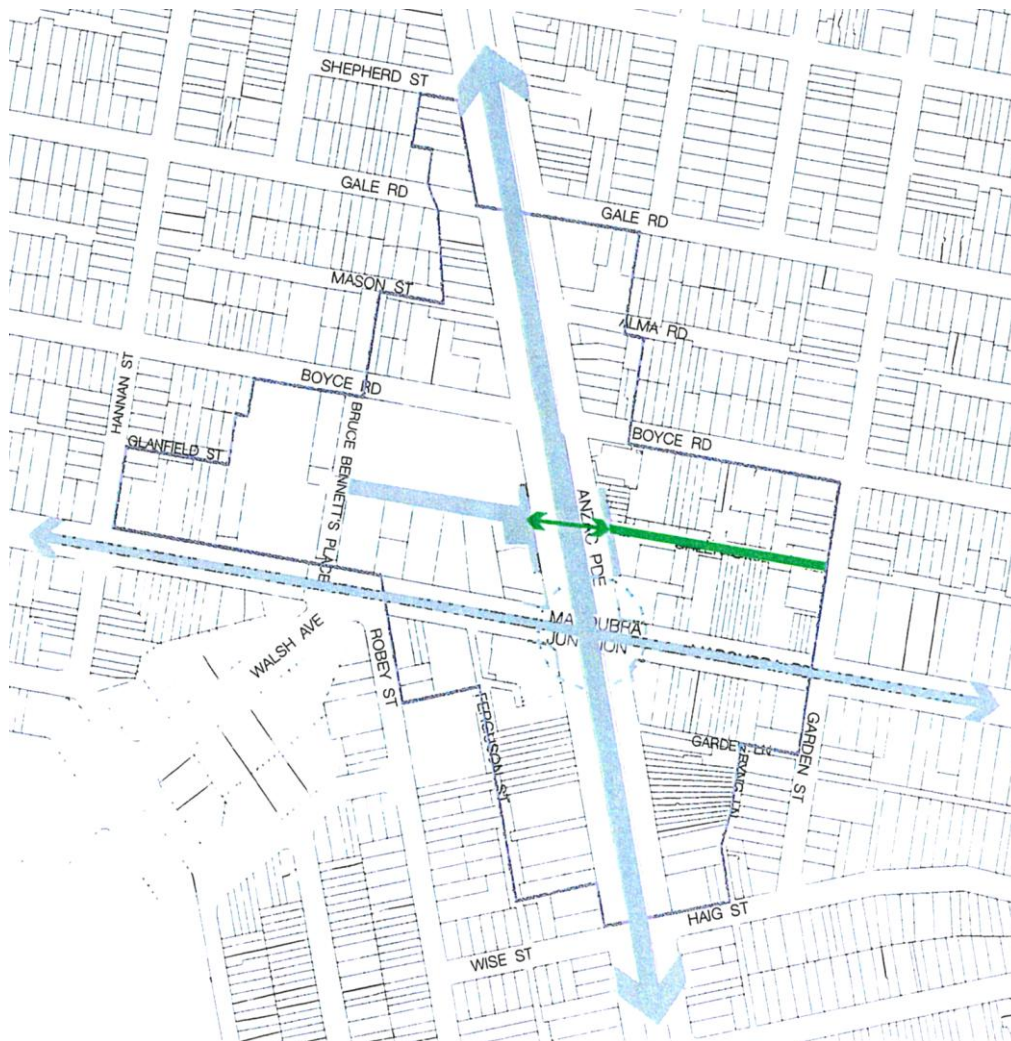


Source: Randwick City Council

2.4.6. Green Street

The activating of a smaller scale, more intimate street as a shopping strip would provide an alternative shopping environment. Green Street occupies a key position opposite the ‘town square’. This street presently lacks definition as a Council street-widening policy makes it difficult to determine property boundaries. This street is envisaged as having outdoor eating areas adjacent to restaurants and coffee shops, particularly on the southern side, as this has the best solar orientation. The development of the street as a tree-lined restaurant precinct interspersed with boutique shopping would provide a street environment that is presently lacking in the Maroubra Junction Centre.

Figure 15: Green Street



Source: Randwick City Council

2.4.7. Accessways

All traffic associated with the amalgamation and/or development of sites in Maroubra Junction shall be provided with access via 6m wide rear rights-of-carriageway linked to, and having entrance from, internal streets. This access arrangement is required because direct access from Anzac Parade and Maroubra Road to lots fronting these streets is not encouraged and is unlikely to be achievable under current RMS policy. Randwick City Council requires that any rear accessway for the purposes of amalgamation and/or development be created and maintained as rights-of-carriageway with the appropriate covenants for use and maintenance held on the property title.

2.4.8. The whole

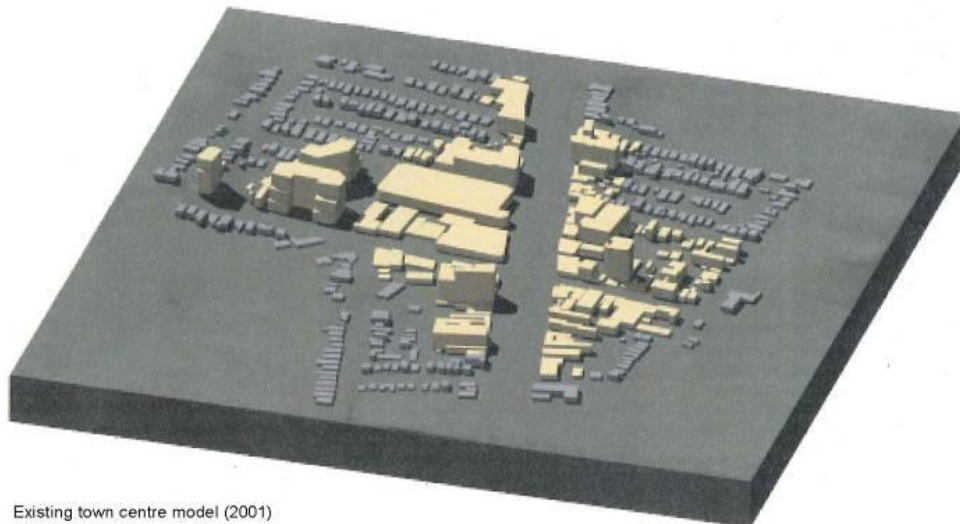
The overall strategy for the Maroubra Junction Centre is to develop a good quality mixed use precinct that will facilitate a potential increase in residential density without compromising amenity. The design strategy lays the foundation for a good long-term framework for the area which will deliver a highly desirable, quality urban neighbourhood.

2.5. Centre models

2.5.1. Existing centre model

Figure 16 is a 3D indication of the Maroubra Junction Centre as it currently exists as of 2004. The buildings in grey indicate those which fall outside the study area.

Figure 16: Existing centre model



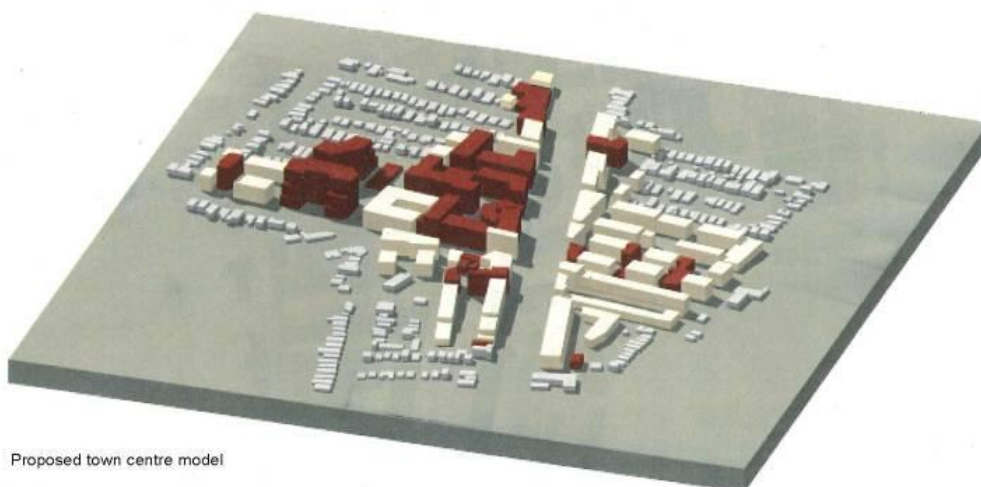
Existing town centre model (2001)

Source: Randwick City Council

2.5.2. Proposed centre model

Figure 17 is a 3D indication of the Maroubra Junction Centre as proposed. Buildings in maroon indicate strata-titled buildings, heritage buildings and approved DA's, which have been assumed to remain unchanged. The hierarchy of the two main roads (Anzac Parade and Maroubra Road) has been clearly established by way of higher buildings along Anzac Parade and lower buildings along Maroubra Road. Maroubra Junction has been reinforced by the placement of tallest buildings on the Junction. The transition in scale from the commercial centre to the residential areas is evident by the lowering of scale in buildings towards the periphery of the study area.

Figure 17: Proposed centre model

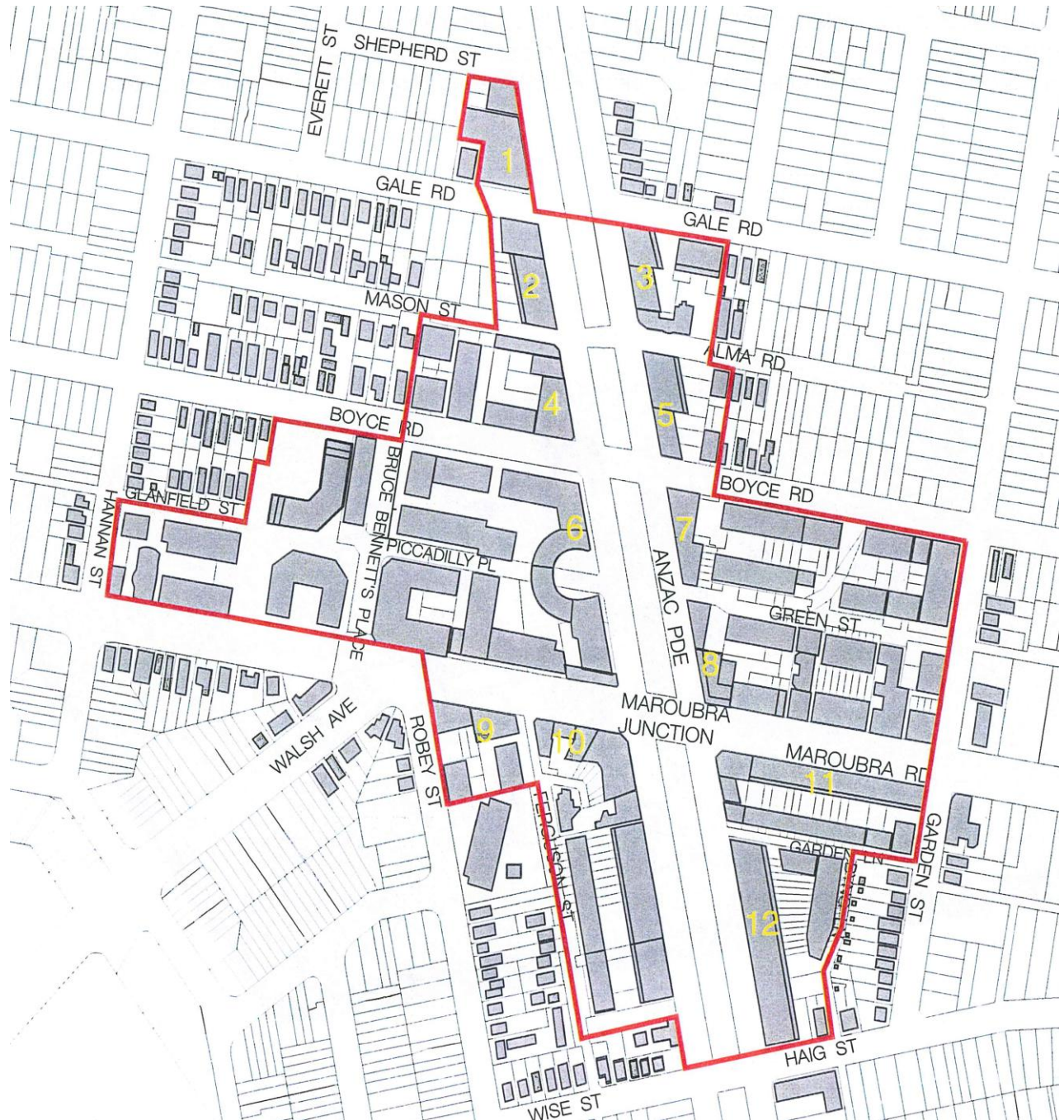


Proposed town centre model

Source: Randwick City Council

2.6. Built form in centre

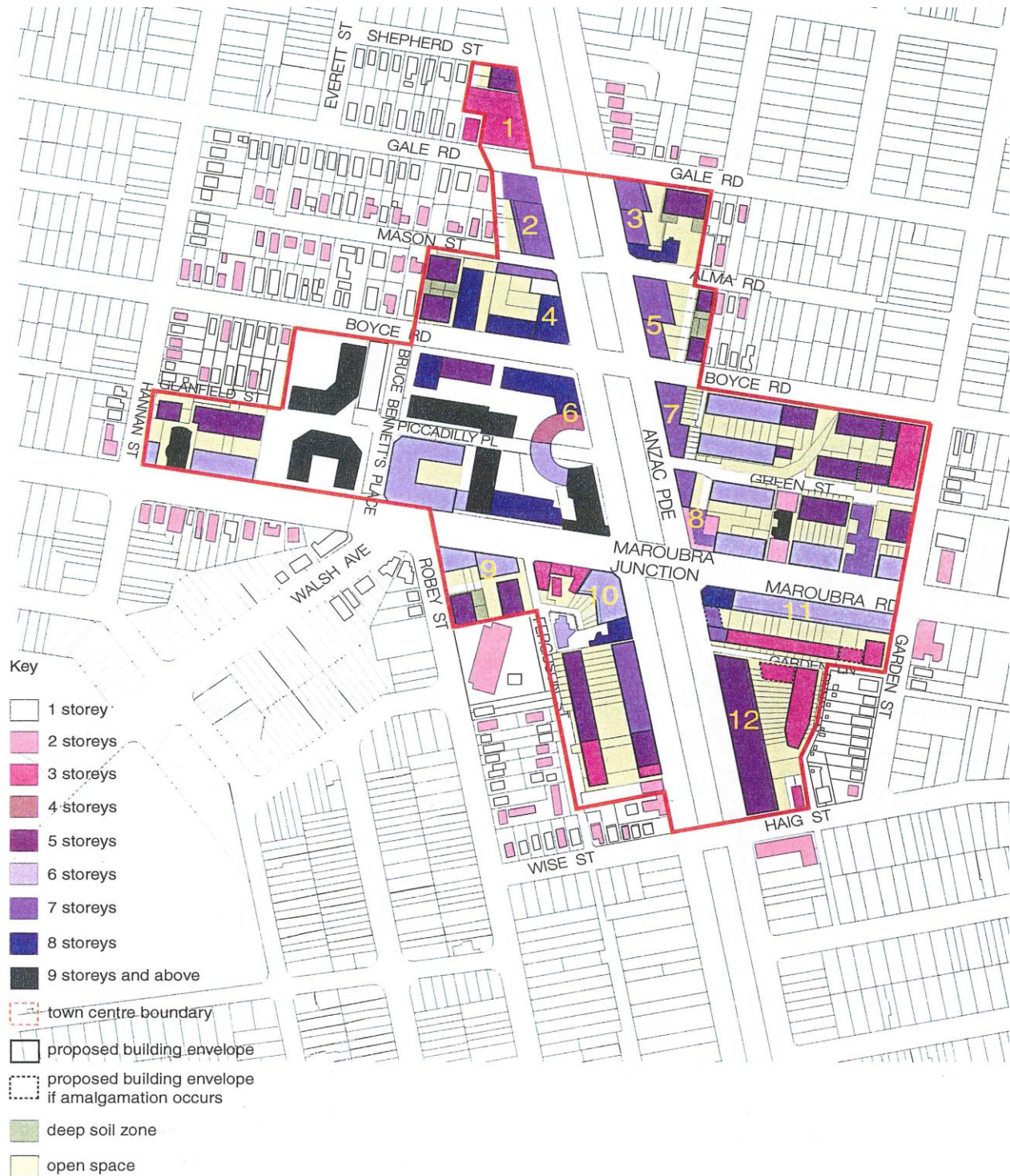
Figure 18: Built form



Source: Randwick City Council

2.7. Building heights in centre

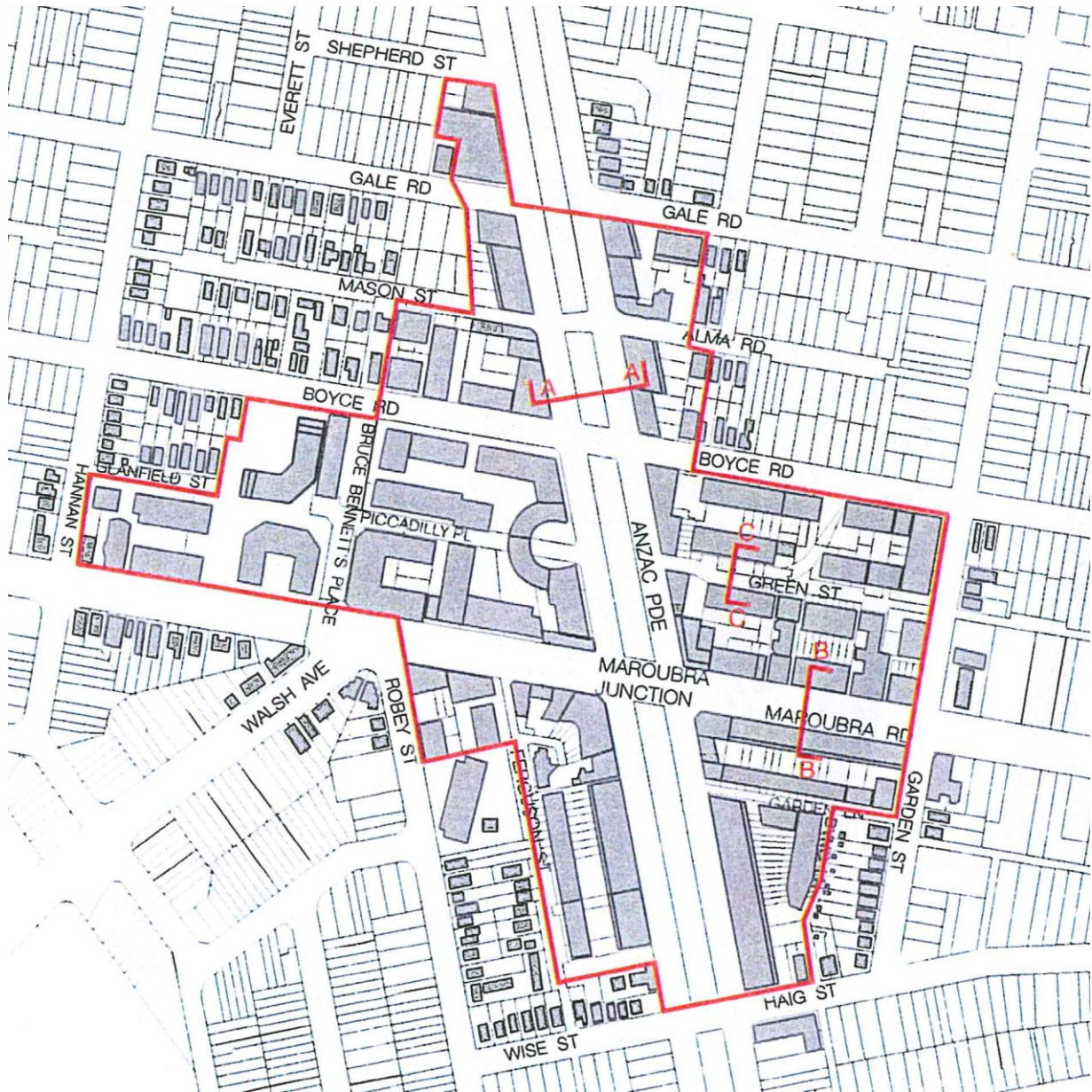
Figure 19: Building heights in centre



Source: Randwick City Council

2.8. Indicative street sections

Figure 20: Indicative street sections



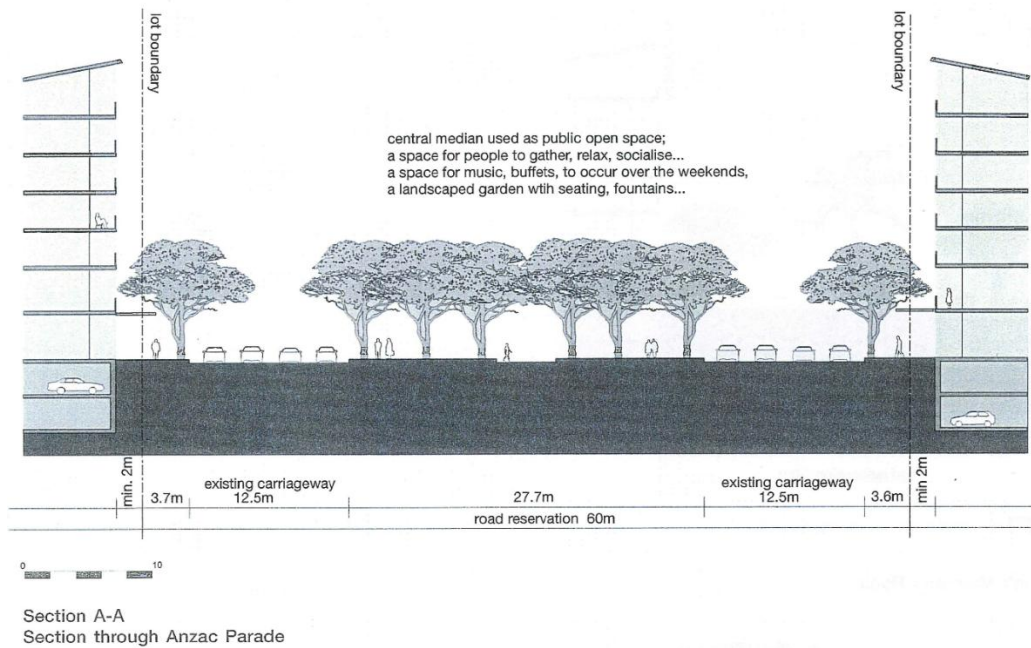
Source: Randwick City Council

The following street sections are illustrative of suggested approaches for improving the public domain. They are indicative only.

Any proposals for public domain improvements are to be designed in detail and are required to include consideration of S7.12 Contributions and statutory requirements and be supported by traffic assessments and necessary approvals.

2.8.1. Section through Anzac Parade

Figure 21: Section through Anzac Parade



Source: Randwick City Council

Figure 22: Artist's impression of Anzac Parade section

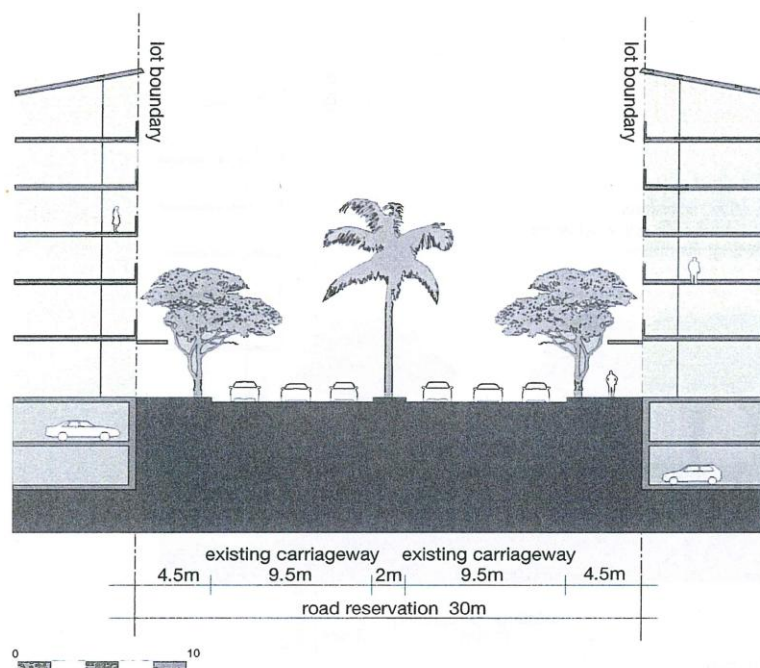


Artist's impression of Anzac Parade median, showing bustle and activity, greenery, public art, people relaxing, socialising, markets...

Source: Randwick City Council 2022

2.8.2. Section through Maroubra Road

Figure 23: Section through Maroubra Road



Section B-B
Section through Maroubra Road

Source: Randwick City Council

Figure 24: Artist's impression of Maroubra Road section

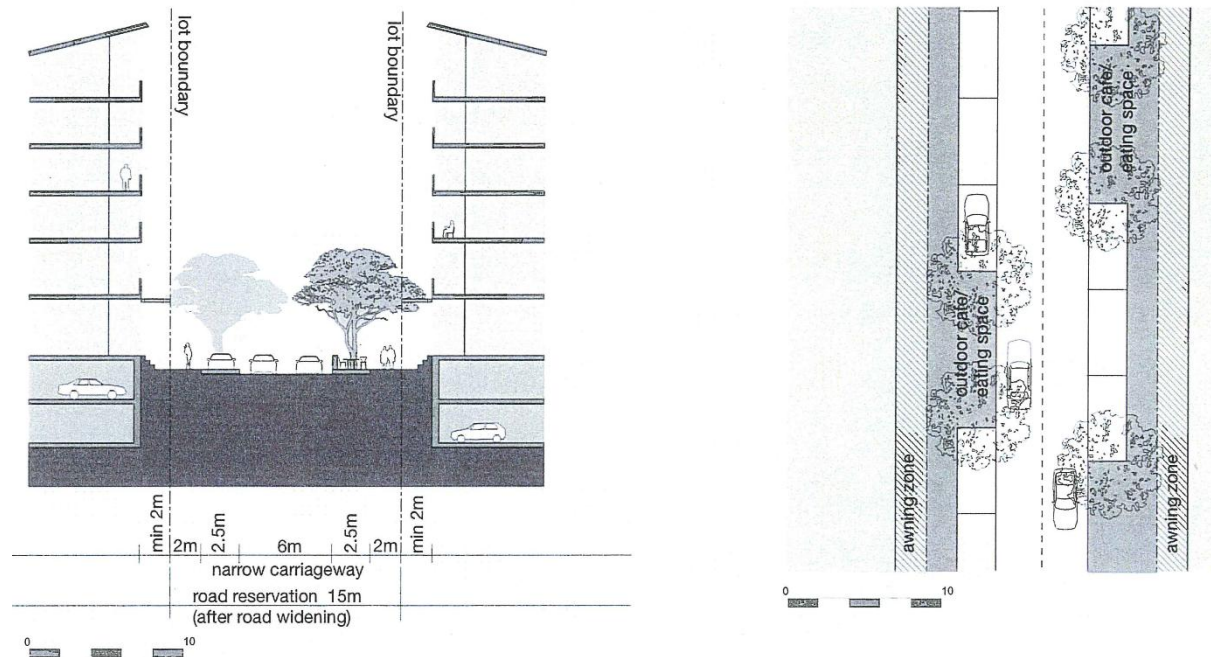


Artist's impression of Maroubra Road showing cabbage tree palms along the centre median (reflecting the proximity to Maroubra Beach), shade trees along the footpaths, and decreasing building height moving away from the Junction....

Source: Randwick City Council

2.8.3. Section through Green Street

Figure 25: Section through Green Street



Section C-C
Section through Green Street

Plan of Green Street

Source: Randwick City Council

Figure 26: **Artist's** impression of Green Street section



Artist's impression of Green Street showing mews-type development, an alternate environment to the main road, with outdoor eating spaces, shade trees, traffic calmed street, boutique-style shops, intimate in scale.....

Source: Randwick City Council

3. Development controls

This sub-section contains primary development controls and block by block controls designed to guide and control development on all sites in the Maroubra Junction centre.

Primary development controls

These are controls which apply to ALL sites within the centre, irrespective of the special/specific conditions and characteristics of each block.

Block by block controls

The block by block controls contain development controls that are specific to each block. The centre has been divided into twelve blocks. Each block has controls which relate to it specifically and these have been outlined in detail in this subsection.

3.1. Primary development controls

3.1.1. Amalgamation

Amalgamation is the combination of two or more lots for the purpose of redevelopment. When considering amalgamation, applicants are encouraged to seek advice from a land economist on the economic viability of a particular built form outcome. In cases where amalgamation is desirable but not possible, suitable evidence of discussions with/approaches to adjoining lot owners should be provided to Council.

Note

The maximum allowable building depth/height on a block may not be achievable on small allotments.

Objectives

The objectives for amalgamations are to:

1. Ensure coherent redevelopment of the centre and avoid isolation of smaller land parcels
2. Facilitate high quality residential amenity
3. Minimise the number of driveway crossings and car park entries along a street.
4. Maintain street rhythm and expression.

Controls

- a) If a building/development requires vehicular access, then the site should:
 - i. Have a minimum street frontage of 20m; or
 - ii. Have dual street frontage, with vehicular access from the secondary street
- b) Minimum lot widths are to be tested against the desired building types for each block to determine where amalgamation is necessary
- c) When development/redevelopment/amalgamation is proposed, sites between and adjacent to developable properties are not to be limited in their future development potential.

3.1.2. Subdivision

Subdivision is the division of larger land holdings into blocks and/or lots for the purpose of redevelopment.

Objectives

The objectives for subdivision are to:

1. Ensure the development parcel and the building type are compatible and promote good site design and amenity
2. Accommodate the desired development in the precinct.

Controls

- a) The following site design issues are to be addressed with any subdivision application:
 - i. Open space provisions (including deep soil zones)
 - ii. Pedestrian access, vehicular access and parking
 - iii. Residential amenity: light, air, and privacy
- b) New blocks are to relate to the existing street hierarchy and promote a permeable block pattern
- c) Underground infrastructure is to be located along the street or between lot boundaries within easements.

3.1.3. Building envelope

Explanation

A building envelope is a three dimensional space which defines the maximum extent of a building in any direction, that is: maximum building height, maximum building length, and maximum building depth. Buildings are to be designed to fit within the applicable building envelopes.

The building envelopes shown in the Block-by-Block controls vary throughout the centre. The envelopes have been designed in response to lot size, position within the centre, relationship to adjacent buildings (such as heritage items, residential buildings outside the centre, and strata buildings unlikely to change), the desired future character of the centre, and street pattern and width, all of which vary throughout the centre.

Existing strata-titled buildings are considered unlikely to change and as such controls for these allotments have not been reflected in the proposed envelope plans for each block. If redevelopment of these sites does occur, then controls consistent with controls for neighbouring allotments and the urban strategy proposed in this section of the DCP will be used for consideration by Council.

The building separation requirements in 3.1.6, the setback requirements (particularly rear setback) in the Block-by-Block controls in 3.2, and the communal open space requirements in 4.1.4 of this DCP may reduce the maximum allowable building envelope. Where there is conflict, these controls override the maximum allowable building envelope.

Figure 27: Building envelope



Source: Randwick City Council

A building envelope is not a building. It defines a three dimensional space within which a building can occur. The building envelopes shown in the Block-by-Block controls illustrate the absolute maximum envelope allowed on a site, provided that all other criteria are satisfied.

Objectives

The objectives for building envelopes are to:

1. Define the bulk, height and scale of development throughout the centre
2. Create a transition between the centre and the surrounding residential area.

Controls

- a) Residential floors: All developments are to demonstrate that the gross floor area achieved occupies not more than 70% of the maximum building envelope for residential floors
- b) Commercial floors: All developments are to demonstrate that the gross floor area achieved occupies not more than 80% of the maximum building envelope for commercial floors above the ground floor.

3.1.4. Building height

Explanation

Height is an important control because it has a major impact on the physical and visual amenity of a place. It can also reinforce an area's existing character or relate to an area's desired character.

- Storeys mean the number of habitable floors, including mezzanines, and excluding underground car parking

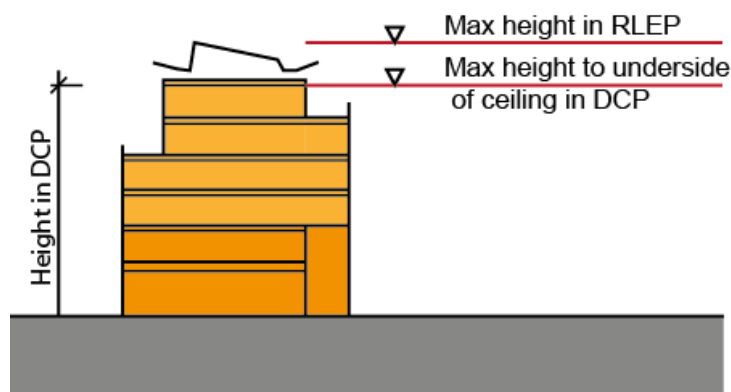
- Height in this Part of the DCP is calculated as the distance measured vertically from existing ground level taken from each point on the boundary of the site to the underside of the ceiling of the topmost floor.

Note:

In RLEP 2012 - Maximum building height is defined as: *The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

The relationship between these two height measurements is explained in the diagram below:

Figure 28: Height diagram



This diagram illustrates the relationship between the maximum building height expressed in RLEP, and the heights in this section of the DCP.

The space between the overall maximum building height permitted in RLEP, and the height to the underside of the topmost ceiling identified in the DCP allows for roof design, plant, structure, and possible habitable roof space (if identified in the controls).

Source: Randwick City Council

Objectives

The objectives for building height are to:

1. Ensure future development within the centre responds to the desired scale and character of the street and the centre
2. Ensure development at the edges of the centre responds to the scale and character of development and the streets surrounding the centre
3. Allow reasonable daylight and solar access to all developments and the public domain.

Controls

- a) Developments are to be appropriately scaled with consideration to the broader urban structure principles on which the centre is based
- b) Development is to comply with the building heights shown in colour in the block by block diagrams in 3.2 Block-by-Block Controls
- c) The prominence of certain street corners should be reinforced by concentrating the tallest portion of the building on the corner, both the overall building height, and predominant street wall height (e.g. higher buildings on Maroubra Junction)
- d) The maximum allowable height on Anzac Parade is 7 storeys, unless otherwise specified in 3.2 Block-by-Block Controls
- e) The maximum allowable height on Maroubra Road is 6 storeys, unless otherwise specified in 3.2 Block-by-Block Controls

- f) Maximum allowable building heights in metres [calculated as the distance measured vertically from ground level taken from each point on the boundary of the site to the underside of the ceiling of the topmost floor] are as follows:
- | | | |
|-------|-----------|-------|
| i. | 1 storey | 4.5m |
| ii. | 2 storeys | 9.0m |
| iii. | 3 storeys | 12.0m |
| iv. | 4 storeys | 15.0m |
| v. | 5 storeys | 18.0m |
| vi. | 6 storeys | 21.0m |
| vii. | 7 storeys | 24.0m |
| viii. | 8 storeys | 26.7m |
- g) For existing buildings shown as 9 storeys or more in 3.2: Block-by-Block Controls, any redevelopment of these sites will be limited to the current maximum height of the existing building on the site.

Note:

Refer to Block by Block controls in Section 3.2 for Maximum Building Heights throughout the Centre.

3.1.5. Building depth

Explanation

Building depth is the horizontal cross section dimension of a building. It generally refers to the dimension measured from front to back (from the street to the inside of the block). Where buildings are oriented differently, the depth will be the dimension of the shorter axis.

The depth of a building will have a significant impact on residential amenity for the building occupants. In general, narrow cross-section buildings have the potential for dual aspect apartments with natural ventilation and optimal daylight to internal spaces.

Building depth is also related to building use. Mixed-use buildings may have wider commercial/retail floors and narrower residential floors, to maximise the amenity of living spaces.

Different site conditions (such as orientation, surrounding development) will require different design solutions for building depth. For example, shallow sites may require slim buildings to protect the amenity of neighbouring uses.

Note

Refer to Section 3.2 indicative sections of this DCP for diagrams illustrating maximum building depth and glass line to glass line depth.

The maximum building depths set out in Section 3.2 have been designed in response to site conditions.

Objectives

The objectives for building depth are to:

1. Ensure that the bulk of the development is in scale with the existing and desired future context

2. Provide adequate amenity for building occupants in terms of sun access and natural ventilation
3. Provide for dual aspect apartments.

Controls

- a) Maximum allowable depth of residential building envelopes is 22m (max 18m glass line to glass line), unless otherwise specified in 3.2 Block by Block Controls
- b) Maximum allowable depth of commercial/retail building envelopes is 25m (max 23m glass line to glass line above the ground floor), unless otherwise specified in 3.2 Block by Block Controls.

3.1.6. Building separation

Explanation

Buildings which are too close together can create internal amenity problems both for the proposed new building, its neighbours, and the space between buildings. These problems include lack of visual and acoustic privacy, loss of daylight access to apartments and to private and shared open spaces.

Building separation controls work in conjunction with height controls and controls for private/communal open space and deep soil zones. They are measured in metres, from balcony to balcony or from external wall to external wall.

Objectives

The objectives for building separation are to:

1. Ensure that the scale of new development is consistent with the desired character of the area as identified in this DCP (refer to Sections 2 and 3 of this DCP)
2. Provide visual and acoustic privacy for existing and new residents
3. Control overshadowing of adjacent properties and private and shared open space
4. Allow for the provision of usable open space between buildings
5. Provide deep soil zones for stormwater management and tree planting, where site conditions allow.

Controls

- a) Building separation is to increase in proportion to building height to ensure appropriate urban form, adequate amenity and privacy for building occupants. The following building separation requirements apply to all new development:

Building height	Building separation requirements
Up to 4 storeys/15 metres	• 12m between habitable rooms and balconies • 9m between habitable rooms and balconies/non-habitable rooms • 6m between non-habitable rooms
5 to 8 storeys/18-27 metres	• 18m between habitable rooms and balconies • 13m between habitable rooms and balconies/non-habitable rooms • 9m between non-habitable rooms

3.1.7. Articulation

Explanation

Articulation of building facades can result in interesting buildings and greater amenity for occupants. Buildings can be articulated through the use of architectural elements such as balconies and building entries.

Provision for building articulation is included within the building envelopes in the Block- by-Block controls. These elements may extend into the building envelope beyond the maximum glass line to glass line depth.

Objectives

The objectives for articulation are to:

1. Promote articulated building facades that contribute to the character of the street
2. Provide active, continuous commercial retail frontages
3. Promote buildings with high quality amenity and usable private outdoor spaces
4. Ensure buildings respond to environmental conditions such as noise, sun, breezes, privacy and views
5. Promote integration of building and private open space.

Controls

- a) All buildings are to be articulated to a minimum depth of 1m at the rear and the front, above any ground floor commercial/ retail
- b) Balconies may extend beyond the maximum building envelope by a maximum of 600mm (to further encourage facade articulation) but must not extend beyond the property boundaries.

3.1.8. Street setbacks

Explanation

Street setbacks establish the front building line. They help create the proportions of the street and can contribute to the public domain by enhancing streetscape character and the continuity of street facades. Street setbacks can also be used to enhance the setting for the building. They provide for landscape areas, entries to ground floor apartments and deep soil zones.

Definition

Street setbacks are measured from the street boundary to the outside face of the external wall of the building.

Objectives

The objectives for street setbacks are to:

1. Establish the desired spatial proportions of the street and define the street edge
2. Create a clear threshold by providing a transition between public and private space
3. Assist in achieving visual privacy to apartments from the street
4. Create good quality entry spaces to lobbies, foyers or individual dwelling entrances
5. Allow an outlook to and surveillance of the street
6. Allow for street landscape character.

Controls

- a) No setback is required from Anzac Parade and Maroubra Road, in order to maintain an urban street edge on the major streets, unless otherwise specified in Section 3.2 Block-by-Block controls of this DCP
- b) All development is to comply with the street setbacks outlined in Section 3.2 Block-by-Block controls of this DCP.

3.1.9. Side and rear setbacks

Explanation

Side and rear setbacks help ensure that the height and distance of the building from the boundaries maintains the amenity of neighbouring sites and the amenity of new development. Setbacks vary according to the building context and type.

Side and rear setbacks can be used to create usable space, which contributes to the amenity of the side and rear of the buildings through landscape design.

Objectives

The objectives for side and rear setbacks are to:

Side setbacks

1. Minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings
2. Retain or create a pattern of development that positively defines the streetscape so that the area between buildings is not just “left over” space

Rear setbacks

3. Maintain deep soil zones to maximise natural site drainage and protect the water table
4. Maximise the opportunity to retain and reinforce mature vegetation
5. Optimise the use of land at the rear and surveillance of the street at the front
6. Maximise building separation to provide visual and acoustic privacy.

Controls

- a) All development must comply with the building separation requirements in Section 3.1.6; and the side and rear setback requirements in Section 3.2: Block-by-Block controls
- b) Development fronting Anzac Parade and Maroubra Road may have a zero side setback unless otherwise specified in the Block-by-Block controls.

3.1.10. Rights of carriageway

Explanation

The Roads and Maritime Service has advised that new vehicular access to developments fronting Anzac Parade and Maroubra Road will not be allowed from these streets, and vehicular access must be via side streets. Most blocks within the centre can be accessed via side streets, however where access from a side street is not possible, access may be provided via a Right of Carriageway. The locations where Rights of Carriageways may be required are shown on the proposed building envelope diagrams for each block within the centre.

Where a Right of Carriageway is required, the timing and order of development of land will depend on market forces and the ability of landowners to successfully negotiate with adjoining property owners to achieve reciprocal Rights of Carriageway created under *Schedule 8* of the

Conveyancing Act 1919. These Rights of Carriageway will allow access across adjoining properties for owners, residents, staff, visitors, customers and service vehicles.

Applicants should note that if an individual owner within a development block refuses to grant a Right of Carriageway to benefit adjoining properties, then a legal avenue exists under *Section 88K* of the Conveyancing Act 1919 for an aggrieved land owner to commence proceedings in the Supreme Court to seek an order of that Court granting a right of access across an adjoining property in circumstances where such access is necessary for the reasonable development of such land.

Objectives

The objectives for carriageways are to:

1. Facilitate vehicle access to properties fronting Anzac Parade and Maroubra Road
2. Maximise pedestrian safety and maintain traffic flow.

Controls

- a) Where Rights of Carriageway are required:
 - i. They are to be a minimum of 6 metres wide. For larger developments, a carriage way width greater than 6 metres wide may be required.
 - ii. Applicants are to negotiate Rights of Carriageway with adjoining property owners
 - iii. Evidence of adjoining property owners' agreement to a Right of Carriageway is to be submitted as part of the DA
 - iv. If agreement cannot be reached, applicants are to submit evidence that an action under *Section 88K* of the Conveyancing Act 1919 has commenced in the Supreme Court
- b) Doors and windows of habitable rooms are not to be located next to accessways.

Note

Locations of required rights of carriageway are identified in Building envelope plans in Section 3.2: Block-by-block controls of this DCP.

3.2. Block by block controls

Introduction

The centre has been divided into twelve blocks as shown in the key map. The following pages contain Block-by-Block controls for each block in the centre, comprising building envelopes and written controls.

Note

The primary development controls in Section 3.1 and the design controls in Section 4.0 of this DCP also apply to each block.

Existing plan

The existing plan shows what currently exists on the block including existing building heights, strata titled buildings unlikely to change and approved DAs. [Disclaimer: Existing buildings and their scale as shown on blocks have been mapped approximately only].

Building envelope plan

The building envelope plan shows the permitted building envelopes (maximum building depth and height) on the block. It also shows rights of carriageways that are to be provided, deep soil zone locations and open space locations.

Existing strata-titled buildings are considered unlikely to change and as such controls for these allotments have not been reflected in the proposed envelope plans for each block. If redevelopment of these sites does occur, then controls consistent with controls for neighbouring allotments and the urban strategy proposed in this section of the DCP will be used for consideration by Council.

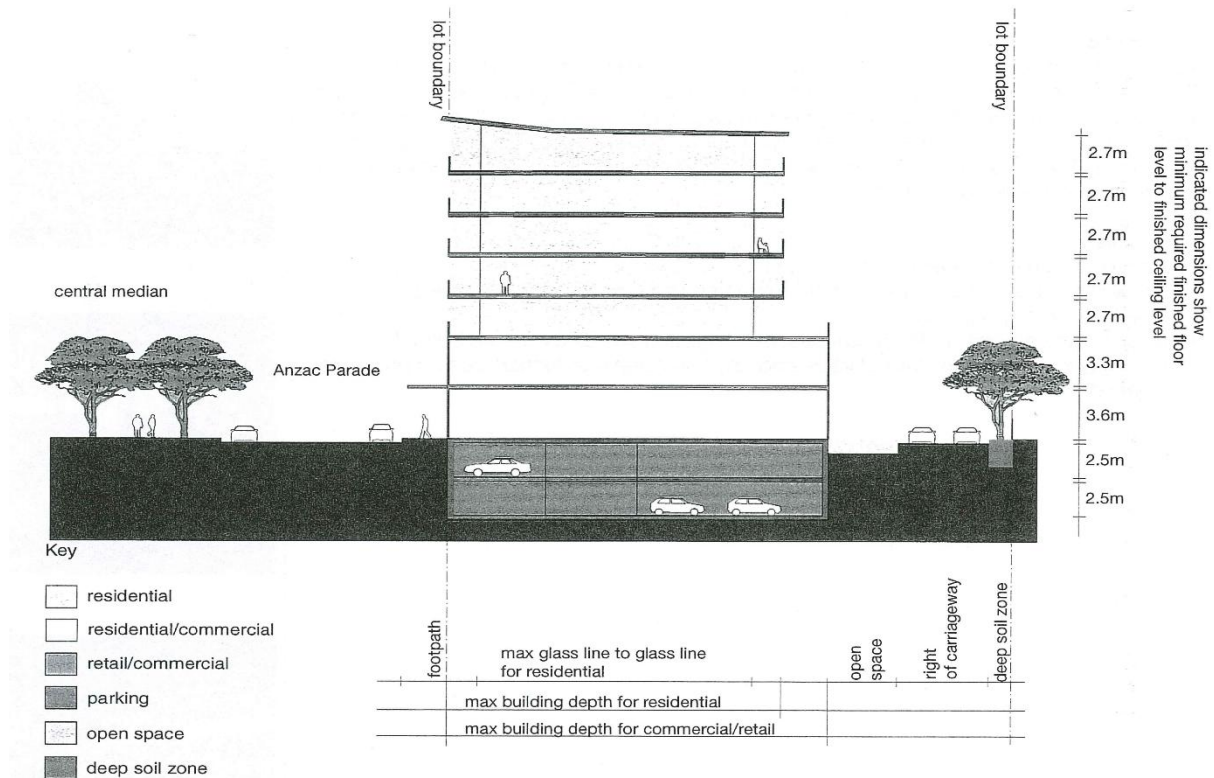
Note

Refer to Section 5: Flooding in Part B8: Water Management of the DCP for further information.

Indicative sections

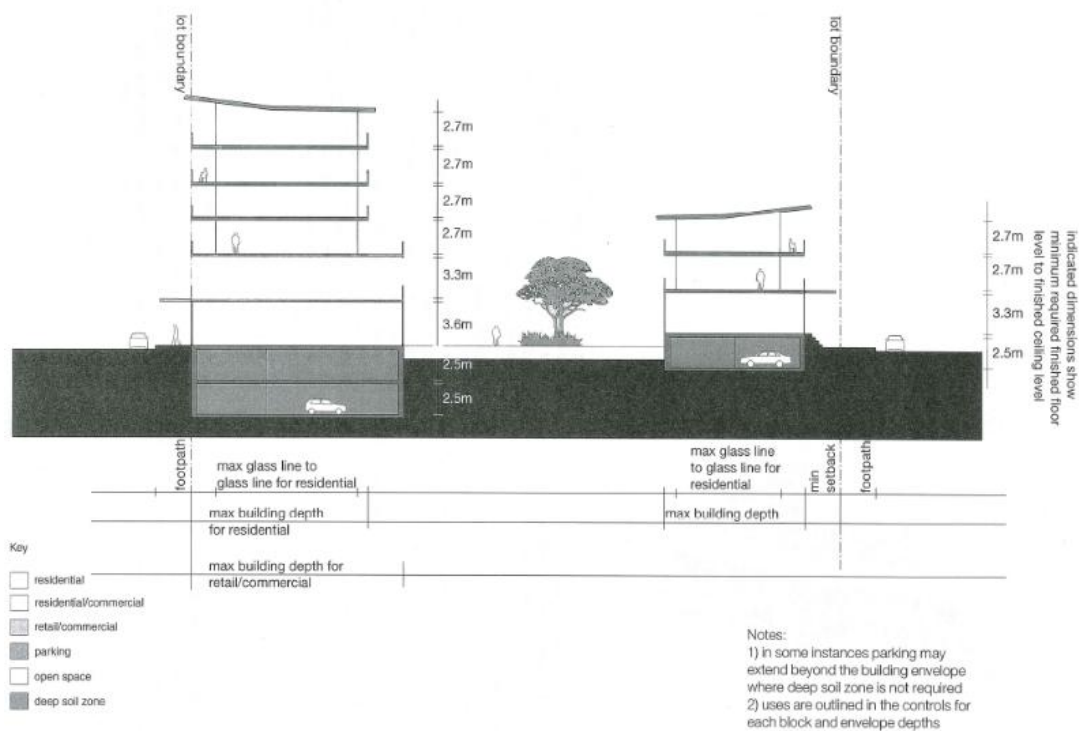
Indicative generic block section diagrams are provided on the following pages. The configuration of basement and sub-basement parking shown in sections is indicative only. The design of basement and sub-basement parking will need to take into account flooding and other site constraints and is subject to Council's flood mitigation requirements. Applicants are advised to contact Council prior to submitting a DA to determine whether flooding may be an issue, and whether a flood study may be required.

Figure 29: Block by Block indicative sections



Source: Randwick City Council

Figure 30: Block by block indicative sections 2



Source: Randwick City Council

Note

In some instances, parking may extend beyond the building envelope where a deep soil zone is not required.

Uses are outlined in the controls for each block and envelope depths.

Note

Any variation to building uses should be accompanied by an assessment of the economic impact on existing commercial development in the town centre.

In addition to the setback requirements in the table, the requirements in Section 3.1.6: Building Separation of this DCP also apply.

If any inconsistency between the maximum building envelope and setbacks arises, the setback requirements (tabled) and the requirements in Section 3.1.6 override the maximum building envelope.

3.2.1. Block 1

Description

Block 1, which marks the northern boundary of the centre, is bound by Shepherd Street to the north, Gale Road to the south and Anzac Parade to the east. It contains the Bowen Library which is owned by Randwick Council. The existing library building is three storeys high, and there is an approved DA for the site which is six storeys. There are one and two storey residential buildings north of the library. To its immediate west is a three storey residential building. All lots in this block front Anzac Parade.

Figure 31: Block 1 images



Source: Randwick City Council

Objectives

The objectives for Block 1 are to:

1. Reinforce Anzac Parade as the main street
2. Provide a transition in scale from the centre to the lower scale residential buildings on its periphery
3. Maintain the amenity of the residential buildings by providing a green buffer between the busy commercial/retail activities and any low scale residential uses on properties adjacent.

Controls

a) Building envelope plan

Location	Building envelopes
Anzac Parade (north of library)	Four storeys

b) Building use

Location	Building use
Anzac Parade	Two storeys retail/commercial; residential above

c) Setbacks

Location	Setback
Side setback	
Along Anzac Parade and Shepherd Street	0m
Along Gale Road	Minimum 3m
Rear setback	
Lots fronting Anzac Parade	Minimum 10m

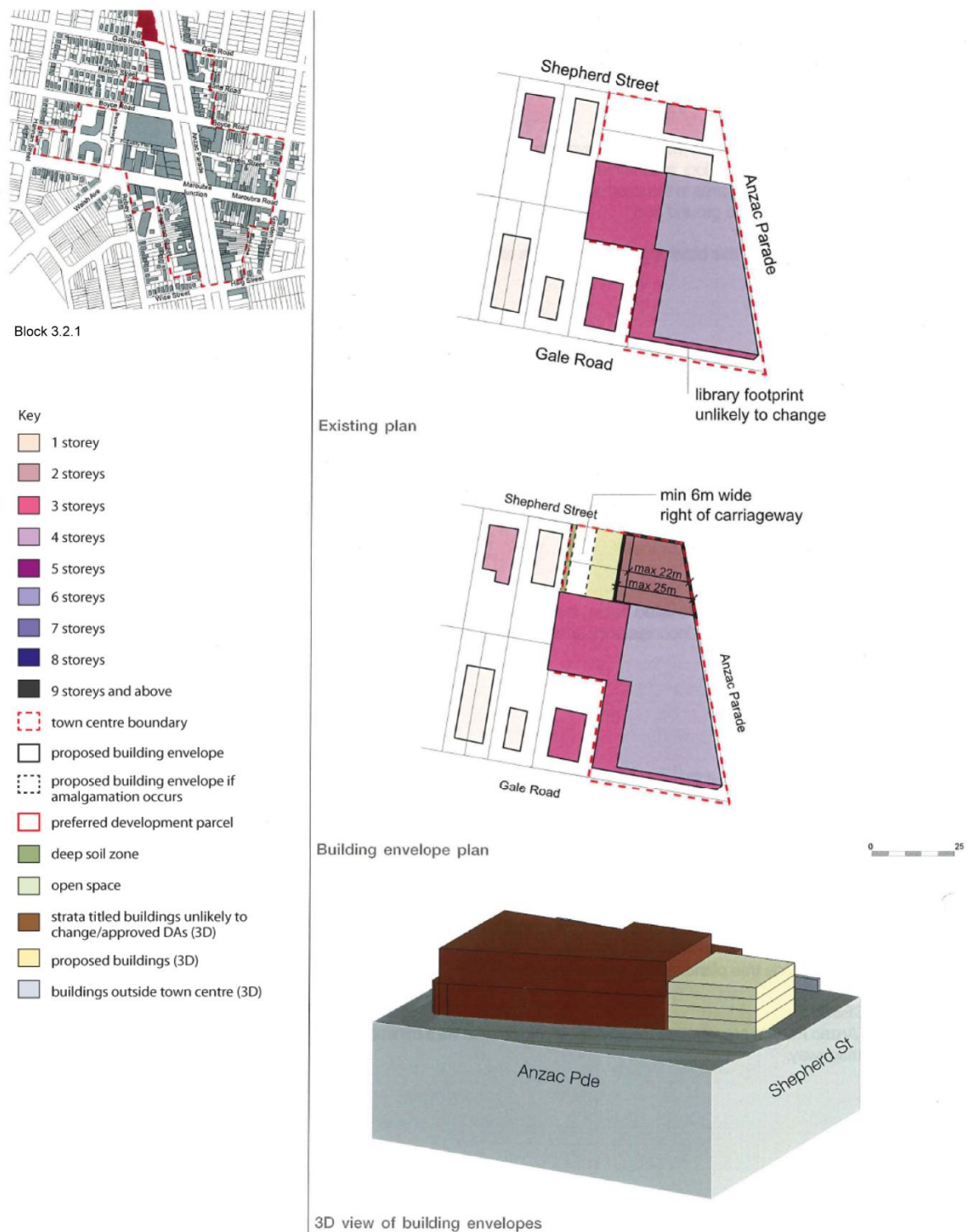
Deep soil zone

- d) Provide a min 1.5m wide deep soil tree planting strip along rear boundary

Vehicle access

- e) All lots fronting Anzac Parade are required to provide vehicle access via a minimum 6m wide right of carriageway.

Figure 32: Block 1



Source: Randwick City Council

3.2.2. Block 2

Description

Block 2 is bound by Gale Road to the north, Mason Street to the south and Anzac Parade to the east. It contains a relatively new six storey strata-titled building which is unlikely to change in the

next 10-15 years. The buildings to the south of this apartment building are one and two storeys high.

Objectives

The objectives for Block 2 are to:

1. Reinforce Anzac Parade as the main street
2. Provide a transition in scale from the centre to the lower scale residential buildings on its periphery
3. Maintain the amenity of the residential buildings by providing a green buffer between the busy commercial/retail activities on Anzac Parade and low scale residential uses on properties adjacent.

Figure 33: Block 2 images



Source: Randwick City Council

Controls

a) Building envelope plan

Location	Building Envelopes
Anzac Parade	Seven storeys

b) Building use

Location	Building Use
All buildings	Two floors retail/commercial; residential above

c) Setbacks

Location	Setback
Side setback	
Along Anzac Parade	0m
Rear setback	
All lots	Minimum 10m

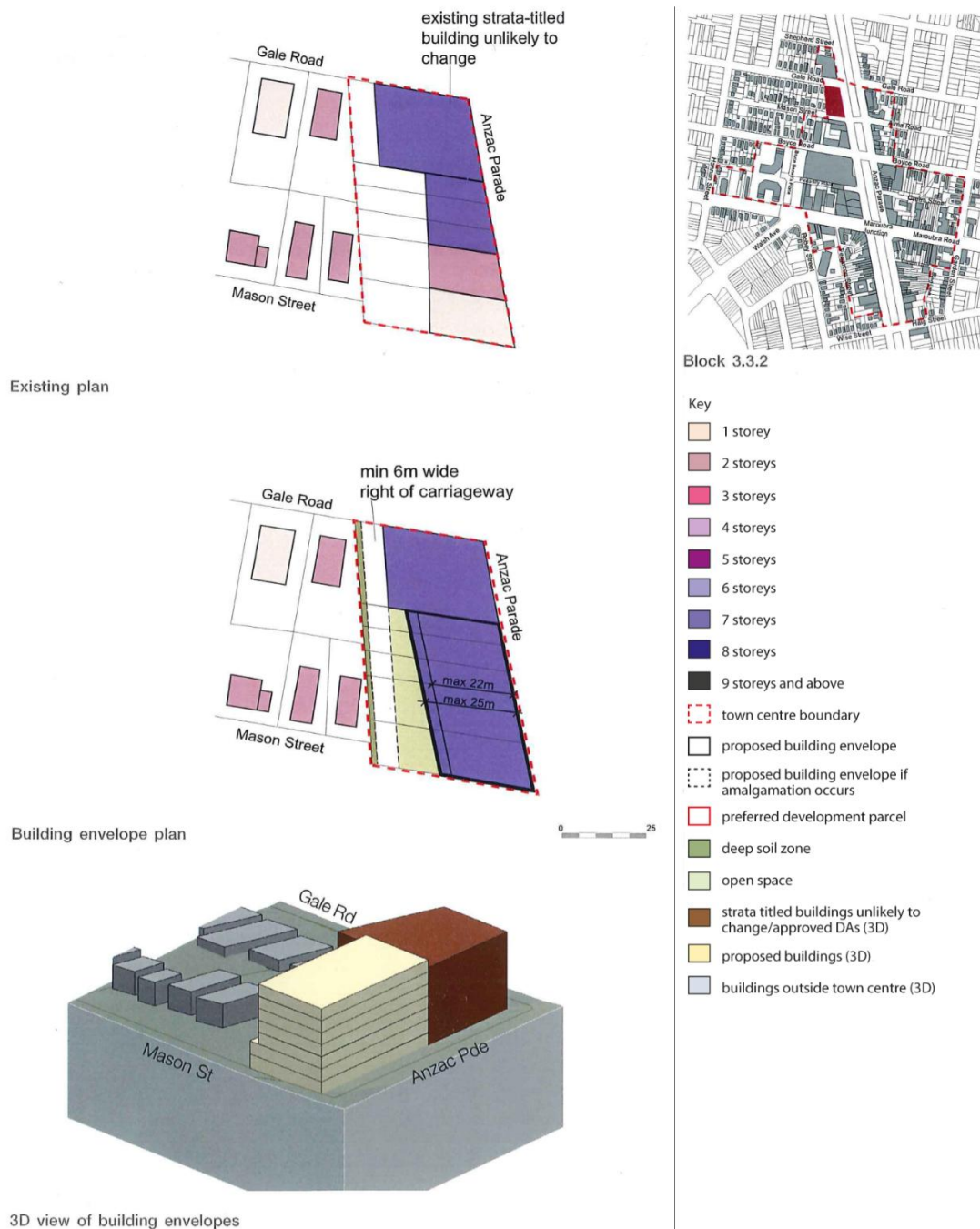
Deep soil zone

- d) Provide a min 1.5m wide deep soil tree planting strip along rear boundary

Vehicle access and road widening

- e) All lots fronting Anzac Parade are required to provide vehicle access via a minimum 6m wide right of carriageway
- f) Lots with frontage to Mason Street are to comply with Part B11 Development in laneways nominated for widening.

Figure 34: Block 2



Source: Randwick City Council

3.2.3. Block 3

Block 3, on the eastern side of Anzac Parade, is bound by Gale Road to the north, Alma Road to the south and Anzac Parade to the west. There are existing buildings which are 7-8 storeys high along Anzac Parade, including one fully commercial building and 1-2 storey buildings along Gale Road. There are one and two storey residential buildings east of the centre boundary.

Objectives

The objectives for Block 3 are to:

1. Reinforce Anzac Parade as the main street

2. Provide a transition in scale from the centre to the lower scale residential buildings on its periphery
3. Maintain the amenity of residential buildings by providing a green buffer between busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses.

Controls

a) Building envelope plan

Location	Building envelopes
Anzac Parade	Seven storeys
Gale Road	Five storeys

b) Building use

Location	Building use
Anzac Parade	Two floors retail/commercial; residential above
Gale Road and Alma Road	One level of commercial with residential above (home office uses are encouraged)

c) Setbacks

Location	Setback
Front setback	
Along Gale Road and Alma Road	Minimum 3m
Side setback	
Along Anzac Parade	0m
Along Gale Road and Alma Roads	Minimum 3m from properties outside the centre boundary
Rear setback	
Along Anzac Parade	Minimum 10m
Along Gale Road and Alma Roads	Minimum 6m

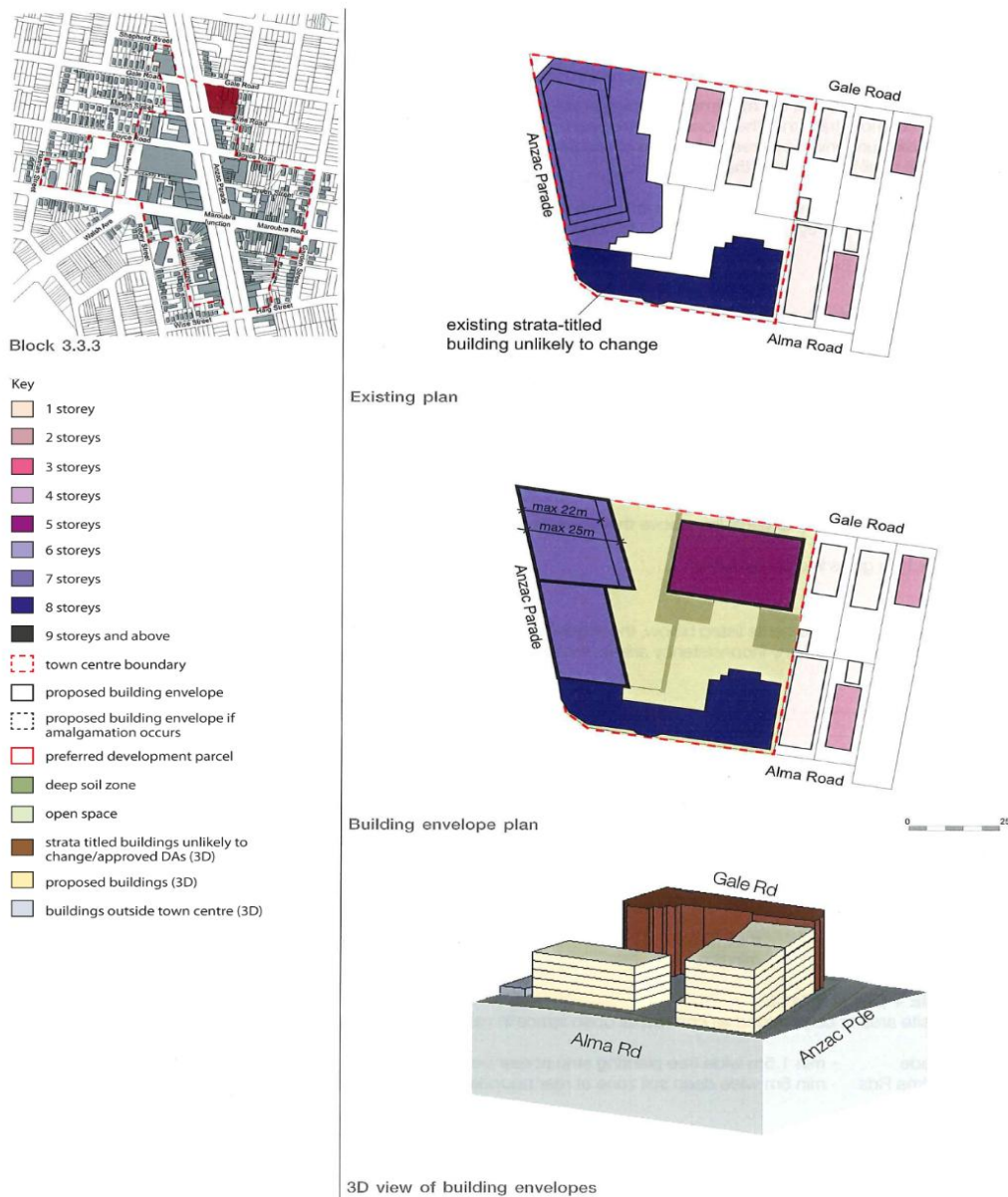
Deep soil zone

- d) For lots fronting Anzac Parade, provide a min 1.5m wide deep soil tree planting strip along rear boundary
- e) For lots fronting Gale Road and Alma Road, provide a min 6m wide deep soil zone along the rear boundary

Other controls

- f) Road widening: lots on Alma Road are to comply with Part B11: Laneway widening of this DCP for development in laneways nominated for widening.

Figure 35: Block 3



Source: Randwick City Council

3.2.4. Block 4

Block 4 is bound by Mason Street to the north, Boyce Road to the south and Anzac Parade to the east. There are existing strata-titled buildings which are 8 storeys high along Anzac Parade and Boyce Road, which are unlikely to change in the next 10-15 years, and one storey buildings (shops) on the corner of Anzac Parade and Mason Street. There are balconies on the northern side of the apartment block on Anzac Parade which makes it impossible for the lots on the north to build to the boundary, and reduces the development potential of these lots.

Objectives

The objectives for Block 4 are to:

1. Reinforce Anzac Parade as the main street
2. Provide a transition in scale from the centre to the lower scale residential buildings on its periphery

3. Maintain the amenity of residential buildings by providing a green buffer between busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses
4. Facilitate development of the corner of Anzac Parade and Mason Street in the context of the existing strata buildings on its southern boundary.

Controls

a) Building envelope plan

Location	Building envelopes
Anzac Parade	Seven storeys
Mason Street and Boyce Road	Five storeys
Corner of Mason Street and Anzac Parade	Three storeys (to accommodate difficulties resulting from the strata block to the immediate south)

b) Building use

Location	Building use
Anzac Parade	Two floors retail/commercial; residential above
Mason Street and Boyce Road	One level of commercial with residential above (home office uses are encouraged)

c) Setbacks

Location	Setback
Front setback	
Along Mason Street and Boyce Road	Minimum 3m
Side setback	
Corner lot (Anzac Parade and Mason Street)	6m from existing strata building and 0m from Mason Street
Along Mason Street and Boyce Road	Minimum 3m
Rear setback	
All lots	Minimum 6m

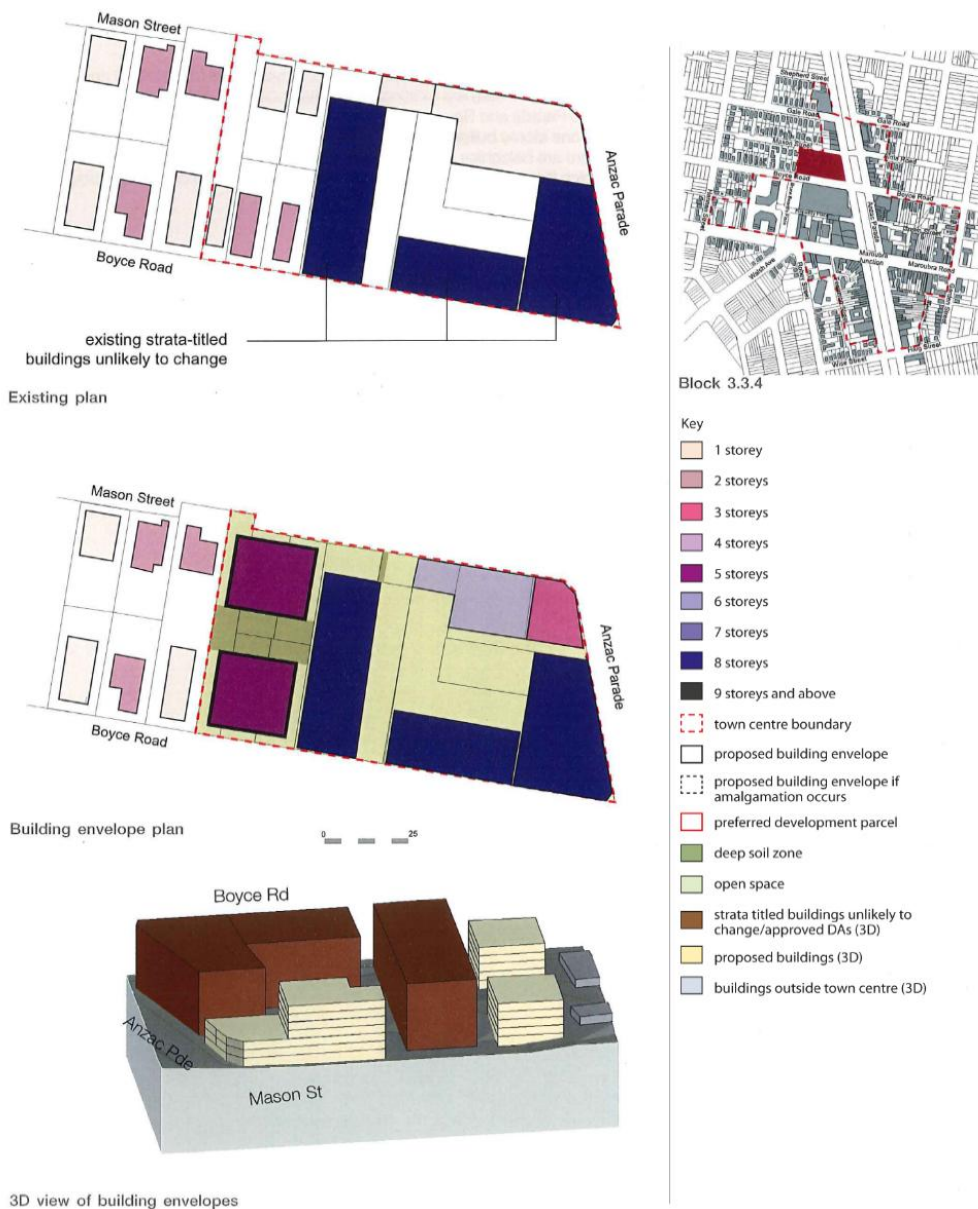
Deep soil zone

- d) Along Anzac Parade: Provide a min 1.5m wide deep soil tree planting strip along rear boundary
- e) Along Mason Street and Boyce Road: min 6m wide deep soil zone along rear boundary with substantial tree planting

Other controls

- f) Road widening: lots on Alma Road are to comply with Part B11: Laneway widening of this DCP for development in laneways nominated for widening.

Figure 36: Block 4



Source: Randwick City Council

3.2.5. Block 5

Block 5 is bound by Alma Road to the north, Boyce Road to the south and Anzac Parade to the west. Existing building heights range from one to four storeys.

Objectives

The objectives for Block 5 are to:

1. Reinforce Anzac Parade as the main street
2. Provide a soft transition in scale from the centre along Alma Road and Boyce Road to the lower scale residential buildings on the periphery
3. Maintain the amenity of residential buildings by providing a green buffer between busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses.

Controls

a) Building envelope plan

Location	Building Envelopes
Anzac Parade	Seven storeys
Alma Road and Boyce Road	Five storeys

b) Building use

Location	Building Use
Anzac Parade	Two floors retail/commercial; residential above
Alma Road and Boyce Road	One level of retail/commercial with residential above (home office uses are encouraged)

c) Building depth

Location	Max Building Depth
Anzac Parade (southern lots) and Alma Road	18m (15m glass line to glass line)

d) Setbacks

Location	Front Setback
Front setback	
Alma Road and Boyce Road	Minimum 3m
Side setback	
Anzac Parade	0m
Alma Road and Boyce Road	Min 3m to lots outside centre boundary; 0m to lots fronting Anzac Parade
Rear setback	
All lots	Minimum 6m

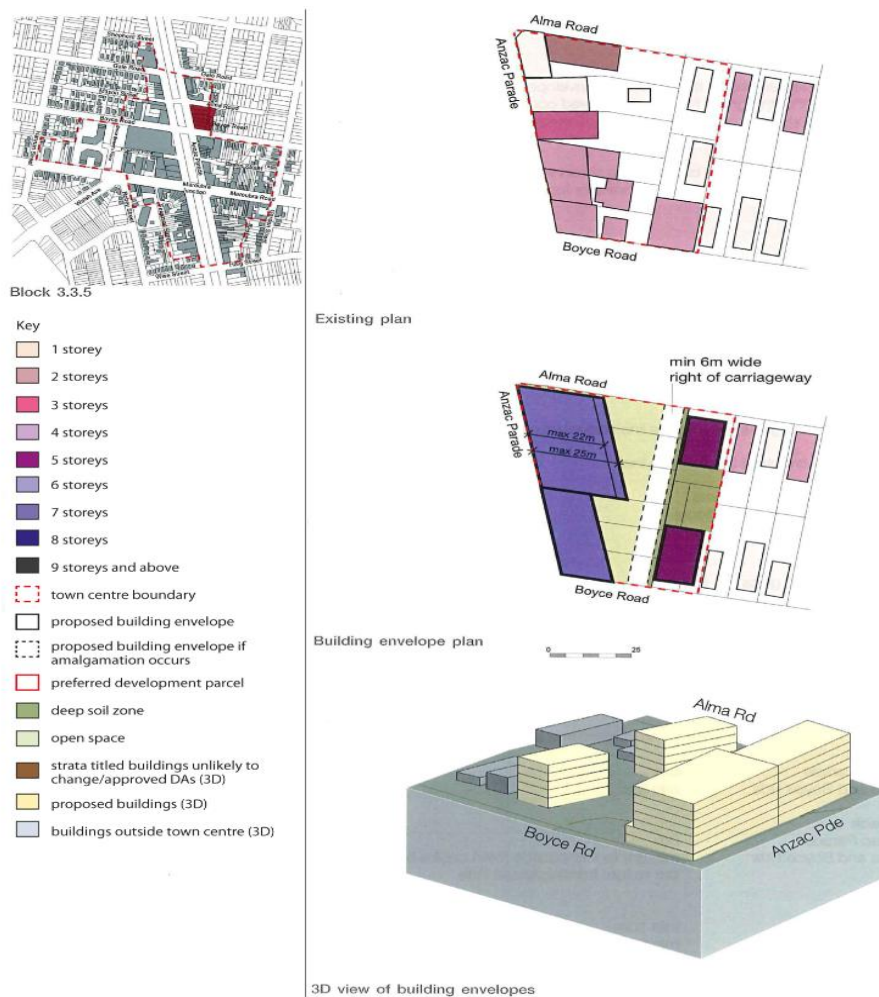
e) Deep soil zone

Location	Deep Soil
Anzac Parade	Min 1.5m wide deep soil tree planting strip along rear boundary
Alma Road and Boyce Road	Min 6m wide deep soil zone along rear boundary with substantial tree planting

Vehicle access and road widening

- f) All lots fronting Anzac Parade are required to provide access via a minimum 6m wide rear right of carriageway
- g) Road widening: lots on Alma Road are to comply with the DCP Part B11: Laneway widening of the DCP for development in laneways nominated for widening.

Figure 37: Block 5



Source: Randwick City Council

3.2.6. Block 6

Block 6 is generally bound by Boyce Road to the north, Maroubra Road to the south, Anzac Parade to the east and Hannan Street to the west. This block contains the Pacific Square site, the biggest shopping centre in the centre. This block also contains the Centrelink and Police Station sites. There are three thirteen storey towers along Maroubra Road, which are strata-titled and unlikely to change in the next 10 -15 years. There are also one to two storey residential buildings on Glanfield Street.

Objectives

The objectives for Block 6 are to:

1. Reinforce Anzac Parade as the main street
2. Reinforce Maroubra Road as the cross street
3. Reinforce the 'Junction' of Maroubra Rd and Anzac Pde as the main focus of the Maroubra Junction Centre
4. Encourage a mix of commercial/retail uses within the retail core
5. Provision of an open space in the middle of the centre away from the traffic noise and surrounded by shopping activity providing the focus for the centre
6. Provide a transition in scale from the centre along Boyce Rd, Maroubra Rd and Glanfield St to the lower scale residential buildings on the periphery

7. Maintain the amenity of the residential buildings by providing a green buffer between the busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses.

Controls

a) Building envelope plan

Location	Building envelopes
Maroubra Mall (Pacific Square) site	Consistent with the approved DA
Maroubra Road	Six storeys
Glanfield Street	Five storeys

b) Building use

Location	Building use
Anzac Parade	Two floors retail/commercial; residential above
Maroubra Road	Between Anzac Parade and Bruce Bennetts Place, two levels retail/commercial; residential above. Between Bruce Bennetts Place and Hannan Street: all floors residential
Bruce Bennetts Place, Hannan Street and Glanfield Street	All floors residential

c) Building depth

Location	Max Building depth
West of Bruce Bennetts Place (all uses)	22m (18m glass line to glass line)

d) Setbacks

Location	Front setback
Front setback	
Maroubra Road and Bruce Bennetts Place	0m
Hannan Street and Glanfield Street	3m
Side setback	
Maroubra Road and Bruce Bennetts Place	0m
Hannan Street and Glanfield Street	1.5m; 0m with existing strata title lots
Rear setback	
Lots fronting Hannan Street	6m

e) Deep soil zone

Location	Deep soil
Hannan Street	Minimum 6m wide deep soil zone along rear boundary with substantial tree planting

Road widening

- f) Lots on Glanfield Street are to comply with Part B11: Laneway widening of the DCP for development in laneways nominated for widening.

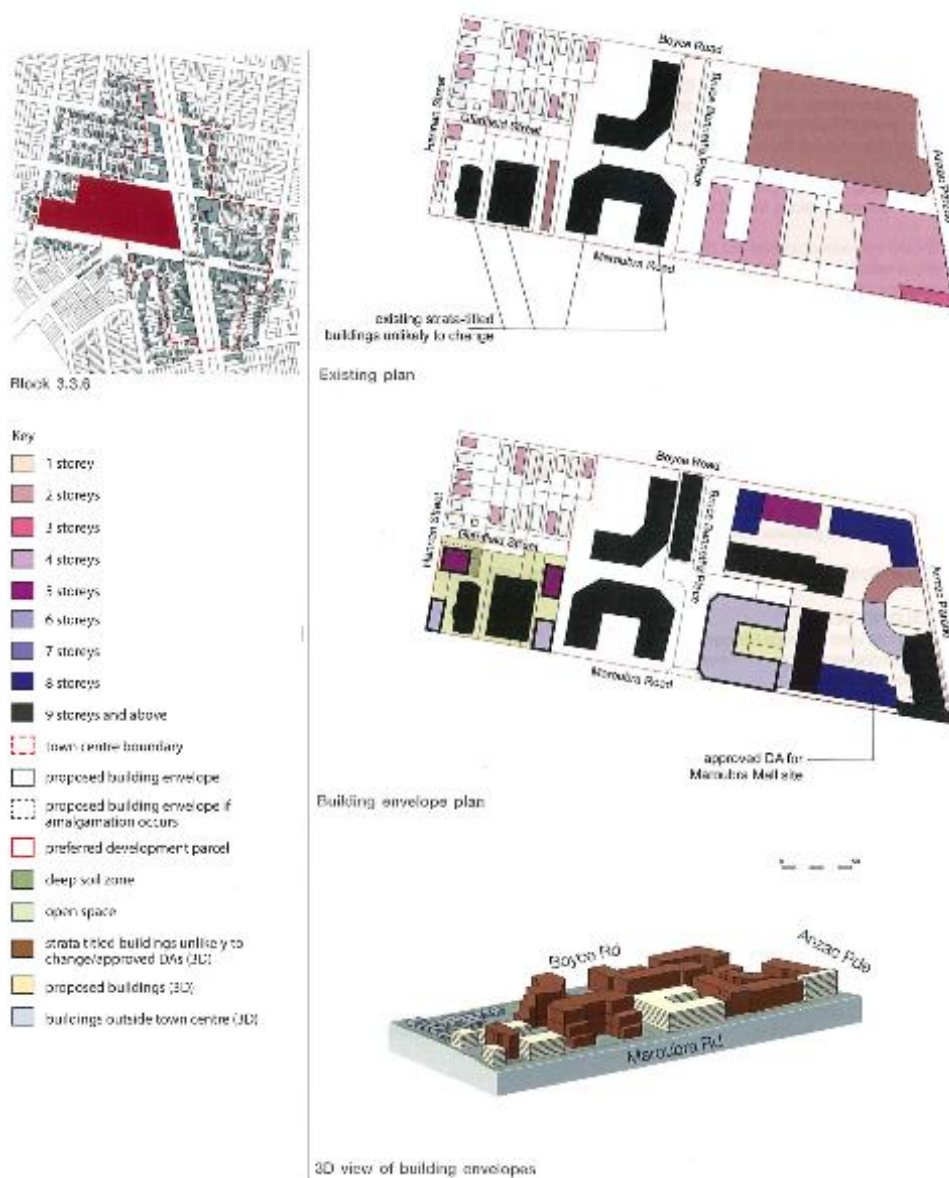
Note

The building envelopes shown in black have a maximum allowable height of 9 storeys.

Any proposed variation to the building use controls should be accompanied by an assessment of the economic impact on existing commercial development in the town centre.

In addition to the setback requirements in the table, the requirements in Section 3.1.6: Building Separation also apply. If any inconsistency between the maximum building envelope and setbacks arises, the setback requirements (tabled) and the requirements in Section 3.1.6 override the maximum building envelope.

Figure 38: Block 6



Source: Randwick City Council

3.2.7. Block 7

Block 7 is bound by Boyce Road to the north, Green Street to the south, Garden Street to the east and Anzac Parade to the west. It contains a seven storey building on Anzac Parade, and lower residential buildings (one to four storeys) on the secondary streets. A number of lots have dual frontage (i.e. frontage to both Boyce Road and Green Street).

Objectives

The objectives for Block 7 are to:

1. Reinforce Anzac Parade as the main street
2. To encourage a mix of commercial/retail uses within the retail core
3. Provide a transition in scale from the centre along Boyce Road, Green Street and Garden St to the lower scale residential buildings on the periphery
4. Maintain the amenity of the residential buildings by providing a green buffer between the busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses
5. Development of Green Street is to promote an intimate scale shopping and café laneway.

Controls

a) Building envelope plan

Location	Building envelopes
Anzac Parade	Seven storeys
Secondary Streets	Three to six storeys

b) Building use

Location	Building use
Anzac Parade	Two floors retail/commercial; residential above
Secondary Streets	One level of retail/commercial; residential above (home office uses encouraged)

c) Building depth

Location	Max Building depth
Boyce Road, Green Street and Garden Street (commercial/retail uses)	18m (16m glass line to glass line)
Boyce Road, Green Street and Garden Street (residential uses)	18m (15m glass line to glass line)
Green St (additional envelope if amalgamation occurs)	15 (12m glass line to glass line)

d) Setbacks

Location	Front setback
Front setback	
Boyce Road	Minimum 3m
Green Street	Minimum 2m
Side setback	
Anzac Parade	0m

Rear setback	
Anzac Parade	Minimum 10m
Garden Street	Minimum 6m

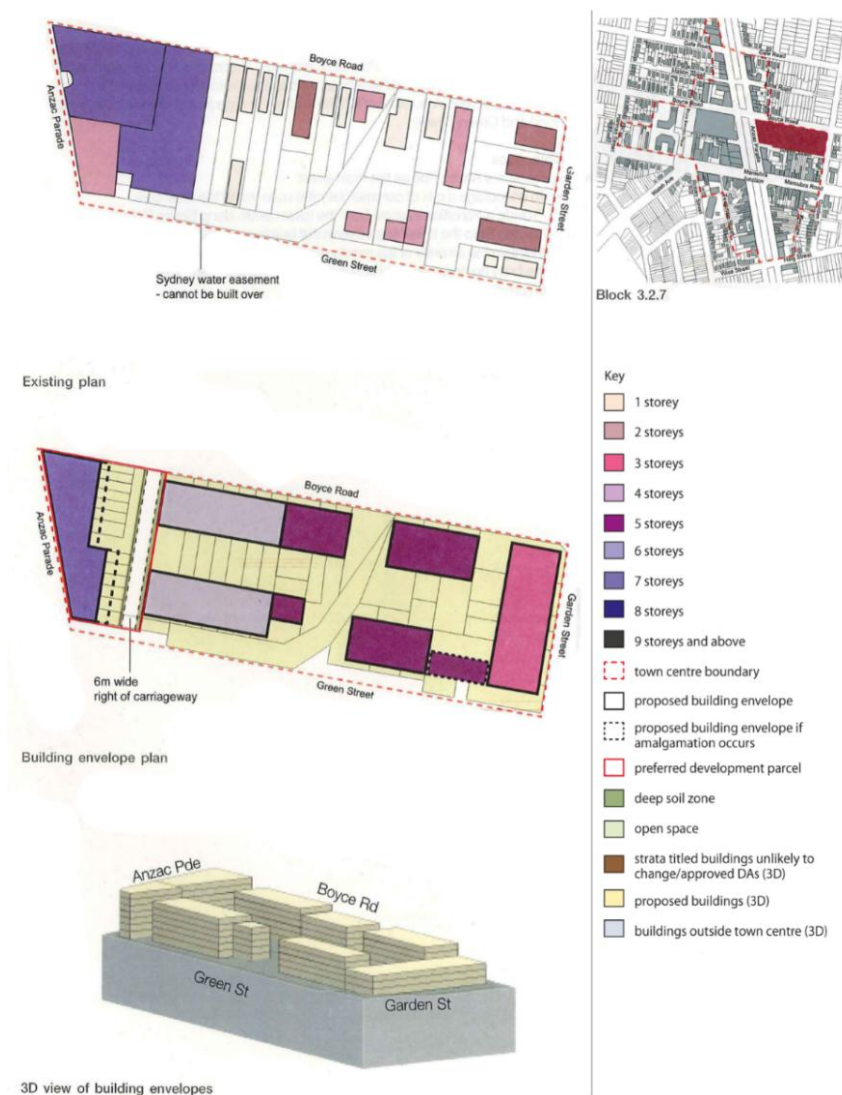
e) Deep soil zone

Location	Deep soil/open space
Anzac Parade	Minimum 1.5m wide deep soil tree planting strip along rear boundary

Vehicle access and road widening

- f) Lots with frontage to both Boyce Road and Green Street are to provide vehicular access via Boyce Road only.
- g) Lots on Green Street are to comply with Part B11: Laneway Widening of the DCP for development in laneways nominated for widening.

Figure 39: Block 7



Source: Randwick City Council

3.2.8. Block 8

Block 8 is bound by Green Street to the north, Maroubra Road to the south, Garden Street to the east and Anzac Parade to the west. This block contains strata buildings (seven to ten storeys), which are unlikely to change in the next 5-10 years. There are also lower buildings which range from one to four storeys along Maroubra Road and Green Street.

Objectives

The objectives for Block 8 are to:

1. Reinforce Anzac Parade as the main street
2. Reinforce Maroubra Road as the cross street
3. Reinforce the 'Junction' of Maroubra Road and Anzac Parade as the main focus of the Maroubra Junction Centre
4. Encourage a mix of commercial/retail uses in the retail core area
5. Provide a transition in scale from the centre along Green Street and Garden Street to the lower scale residential buildings on the periphery
6. Maintain the amenity of the residential buildings by providing a green buffer between the busy commercial/retail activities on Anzac Parade and adjacent low scale residential uses
7. Development of Green Street is to promote an intimate scale shopping and café laneway
8. Development sensitive in scale and character to Dudleys Corner (heritage building).

Controls

a) Building envelope plan

Location	Building envelopes
Anzac Parade	Seven storeys
Maroubra Road	Six storeys
Green Street and Garden Street	Five to six storeys

b) Building use

Location	Building use
Anzac Parade and Maroubra Road	Two floors retail/commercial; residential above
Green Street	One level of retail/commercial; residential above

c) Building depth

Location	Max building depth
Anzac Parade (excluding Dudleys Corner)	As set by 10m rear setback
Maroubra Road and Green Street (middle sites)	22m (18m glass line to glass line)
Maroubra Road and Green Street (end sites), Garden Street and Anzac Parade	18m (15m glass line to glass line)

d) Setbacks

Location	Front setback
Front setback	
Garden Street	0m

Green Street	Minimum 2m
Side setback	
Green Street and Maroubra Road	1.5m from existing strata buildings
Anzac Parade	0m
Rear setback	
Anzac Parade	Minimum 10m

e) Deep soil zone

Location	Deep soil/open space
Anzac Parade	Minimum 1.5m wide deep soil tree planting strip along rear boundary
Lots fronting secondary streets	Substantial tree planting in the middle of the lot is required

Vehicle access and road widening

- f) Lots fronting Anzac Parade are to provide vehicular access via a minimum 6m wide rear right of carriageway
- g) Lots on Green Street are to comply with Part B11: Laneway widening of the DCP for development in laneways nominated for widening.

Figure 40: Block 8



Source: Randwick City Council

3.2.9. Block 9

Block 9 is bound by Maroubra Road to the north, Ferguson Street to the east and Robey Street to the west. Existing buildings on the block are one to two storeys high. The southern adjoining boundary of the block contains an electricity substation.

Objectives

The objectives for Block 9 are to:

1. Reinforce Maroubra Road as the primary cross street
2. Encourage a mix of commercial/retail uses within the retail core area
3. Provide a transition in scale from the centre along Ferguson Street and Robey Street to the lower scale residential buildings on the periphery.

Controls

a) Building envelope plan

Location	Building envelopes
Maroubra Road	Six storeys
Ferguson Street and Robey Street	Five storeys

b) Building use

Location	Building use
Maroubra Road	Two levels of commercial; residential above
Ferguson Street and Robey Street	One level of commercial; residential above (home office uses encouraged)

c) Building depth

Location	Max building depth
Ferguson Street and Robey Street	18m (15m glass line to glass line)

d) Setbacks

Location	Front setback
Front setback	
Ferguson Street and Robey Street	Minimum 3m
Side setback	
Maroubra Road	0m
Ferguson Street and Robey Street	Minimum 1.5m
Rear setback	
Maroubra Road	Minimum 10m
Ferguson Street and Robey Street	Minimum 6m

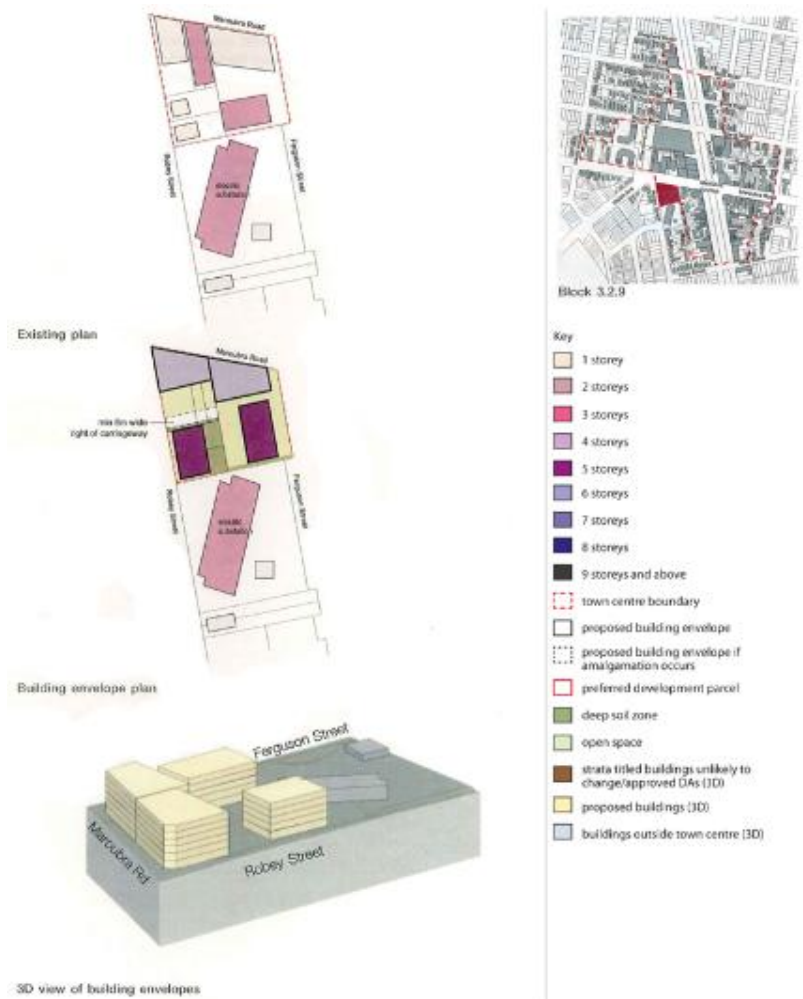
e) Deep soil zone

Location	Deep Soil/Open Space
Maroubra Road	Minimum 1.5m wide deep soil tree planting strip along rear boundary

Vehicle access and road widening

- f) Lots fronting Maroubra Road are to provide vehicular access via a minimum 6m wide rear right of carriageway
- g) Road widening: lots on Ferguson Street are to comply with Part B11: Laneway widening of the DCP for development in laneways nominated for widening.

Figure 41: Block 9



Source: Randwick City Council

3.2.10. Block 10

Block 10 is bound by Maroubra Road to the north, Anzac Parade to the east and Ferguson Street to the west. There are some existing strata-titled buildings, six to eight storeys high, along Anzac Parade which are unlikely to change in the next 10-15 years, and one to five storey buildings along Maroubra Road and Anzac Parade. There are two heritage buildings on this block: the Maroubra Hotel on Maroubra Road and 817 Anzac Parade, which must be considered when proposing any future development in their vicinity.

Objectives

The objectives for Block 10 are to:

1. Reinforce Anzac Parade as the main street
2. Reinforce Maroubra Road as the primary cross street
3. Reinforce the 'Junction' of Maroubra Road and Anzac Parade as the main focus of the Maroubra Junction Centre
4. Encourage a mix of commercial/retail uses within the retail core area
5. Provide a transition in scale from the centre along Ferguson Street to the lower scale residential buildings on the periphery
6. Development sensitive in scale and character to the heritage buildings on this block.

Controls

a) Building envelope plan

Location	Building Envelopes
Anzac Parade	Five to seven storeys, stepping down to three storeys adjacent to heritage buildings
Ferguson Street	Three to five storeys
Corner Maroubra Road and Anzac Parade	Six storeys

b) Building use

Location	Building Use
Anzac Parade/Maroubra Road	Two levels of commercial; residential above (on lots adjacent to heritage building)
Anzac Parade	One level of commercial; residential above (on lots south of 767-771 Anzac Parade)
Ferguson Street	One level of commercial; residential above (home office uses encouraged)

c) Building depth

Location	Max Building Depth
Anzac Parade (residential uses)	22m (18m glass line to glass line)
Anzac Parade (commercial uses)	22m (20m glass line to glass line)
Ferguson Street	15m (12m glass line to glass line)

d) Setbacks

Location	Front Setback
Front setback	
Ferguson Street	Minimum 3m
Side setback	
Anzac Parade	0m
Maroubra Road	Minimum 3m from existing strata title buildings and heritage building at the southern end of the block

Ferguson Street	0m (Minimum 1.5m from boundary of heritage building if amalgamation does not occur with adjacent property) Minimum 1.5m from boundary of lots fronting Wise Street Minimum 3m from existing strata buildings
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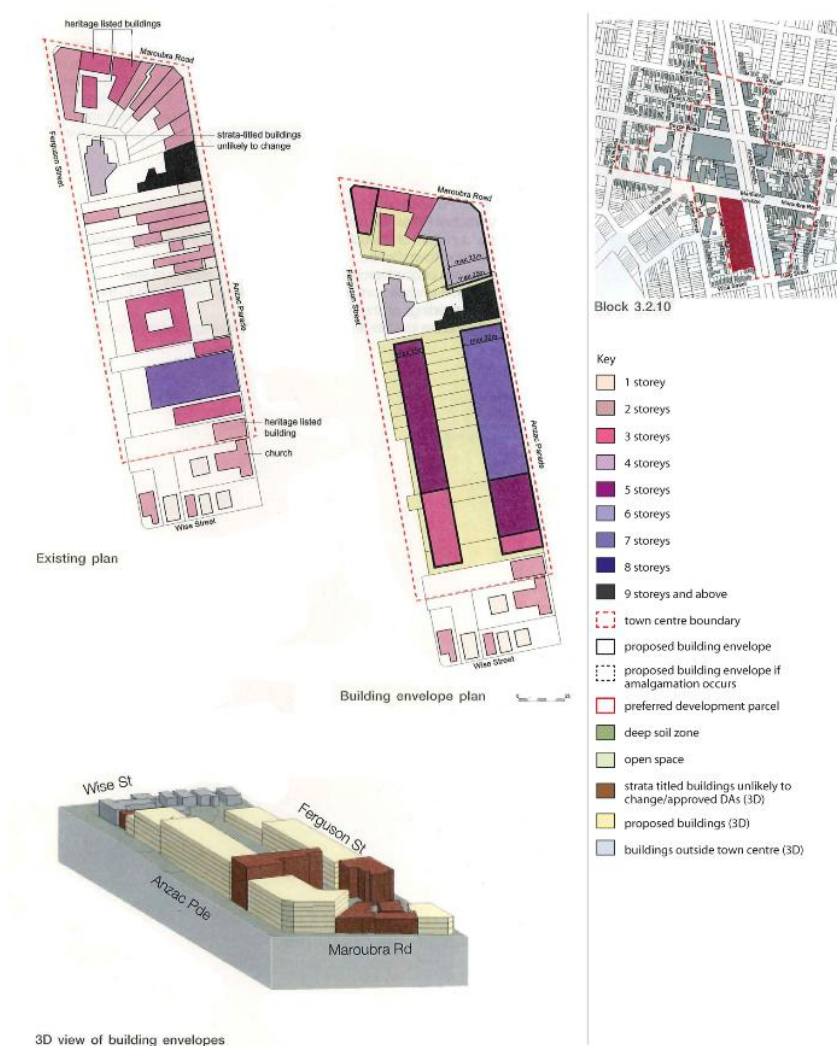
e) Deep soil zone

Location	Deep Soil/Open Space
Maroubra Road	Minimum 1.5m wide deep soil tree planting strip along rear boundary

Vehicle access and road widening

- f) Road widening: lots on Ferguson Street are to comply with Part B11 Development in laneways nominated for widening.

Figure 42: Block 10



Source: Randwick City Council

3.2.11. Block 11

Block 11 is bound by Maroubra Road to the north, Garden Lane to the south, Garden Street to the east and Anzac Parade to the west. Existing building heights range from one to three storeys.

Objectives

The objectives for Block 11 are to:

1. Reinforce Anzac Parade as the main street
2. Reinforce Maroubra Road as the primary cross street
3. Reinforce the 'Junction' of Maroubra Road and Anzac Parade as the main focus of the Maroubra Junction Centre
4. To encourage a mix of commercial/retail uses within the retail core
5. Provide a transition in scale from the centre along Garden Street and Garden Lane to the lower scale residential buildings on the periphery.

Controls

a) Building envelope plan

Location	Building Envelopes
Anzac Parade	Seven storeys
Maroubra Road	Six storeys
Corner Anzac Parade and Maroubra Road	Eight storeys
Garden Street and Garden Lane	Three storeys

b) Building use

Location	Building Use
Anzac Parade and Maroubra Road	Two levels of commercial; residential above
Garden Street/Garden Lane	One level of commercial; residential above (home office uses encouraged)

c) Building depth

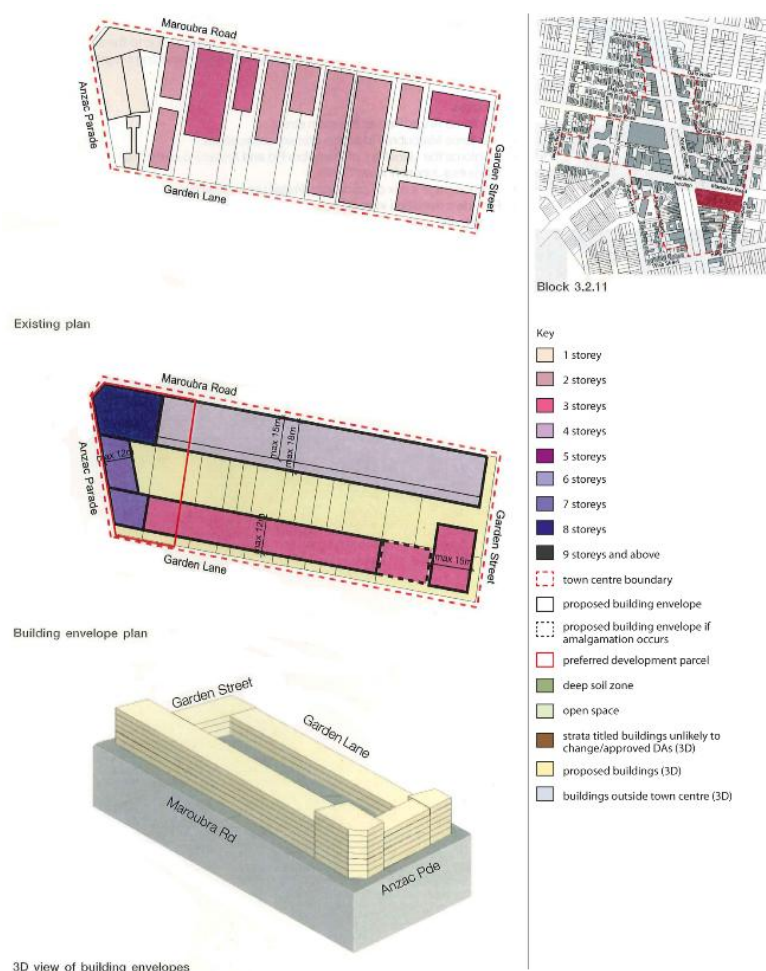
Location	Max Building Depth
Anzac Parade/Garden Lane (commercial/retail uses)	12m (10m glass line to glass line)
Anzac Parade/Garden Lane (residential uses)	12m (9m glass line to glass line)
Maroubra Road (commercial/retail)	18m (16m glass line to glass line)
Maroubra Road and Garden Street (residential uses)	15m (12m glass line to glass line)
Garden Street (commercial/retail uses)	15m (13m glass line to glass line)

d) Setbacks

Location	Front Setback
Front setback	

Garden Street and Garden Lane	Minimum 3m
Side setback	
All	0m

Figure 43: Block 11



Source: Randwick City Council

3.2.12. Block 12

Block 12 is bound by Garden Lane to the north, Haig Street to the south, Byng Lane to the east and Anzac Parade to the west. The block contains one to three storey buildings. It has a strata-titled building on the corner of Byng Lane and Haig Street, which is unlikely to change in the next 5-10 years.

Objectives

The objectives for Block 12 are to:

1. Reinforce Anzac Parade as the main street
2. Provide a transition in scale from the centre along Garden Lane to the lower scale residential buildings on the periphery.

Controls

a) Building envelope plan

Location	Building Envelopes
Anzac Parade	Five storeys
Garden Lane and Byng Lane	Three storeys

b) Building use

Location	Building Use
Anzac Parade	One level of commercial; residential above
Haig Street, Byng Lane and Garden Lane	One level of commercial; residential above (home office uses encouraged)

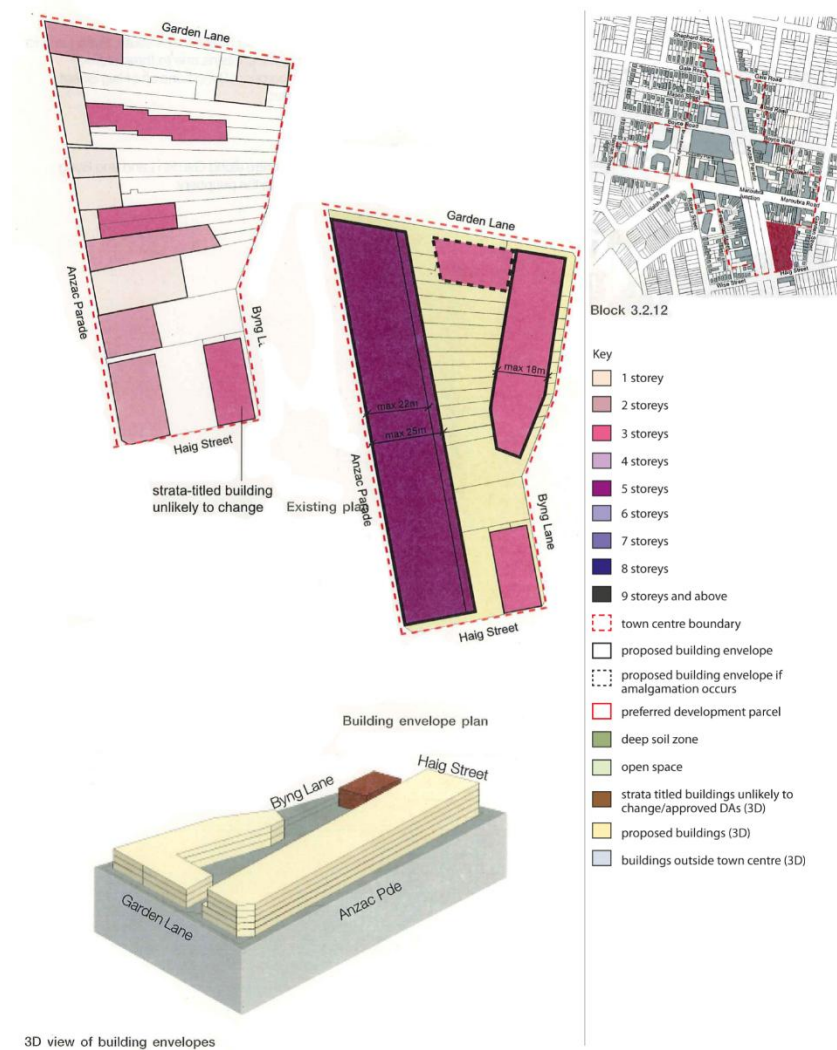
c) Building depth

Location	Max Building Depth
Garden Lane and Byng Lane (commercial/retail uses)	18m maximum overall (16m glass line to glass line)
Garden Lane and Byng Lane (residential uses)	18m maximum overall (15m glass line to glass line)

d) Setbacks

Location	Front Setback
Front setback	
Haig Street, Garden Lane and Byng Lane	Minimum 3m
Side setback	
Anzac Parade	0m

Figure 44: Block 12



Source: Randwick City Council

4. Design Controls

Explanation

This subsection outlines objectives and controls that guide the design of buildings. These controls are an additional layer of controls to those outlined in the 'Block-by-Block Controls'. All DAs must satisfy the controls outlined in this section.

Objectives

These outline the design intention/intentions. Diagrams have been included to illustrate the design objectives. Compliance with the objectives must be demonstrated as part of a DA.

Controls

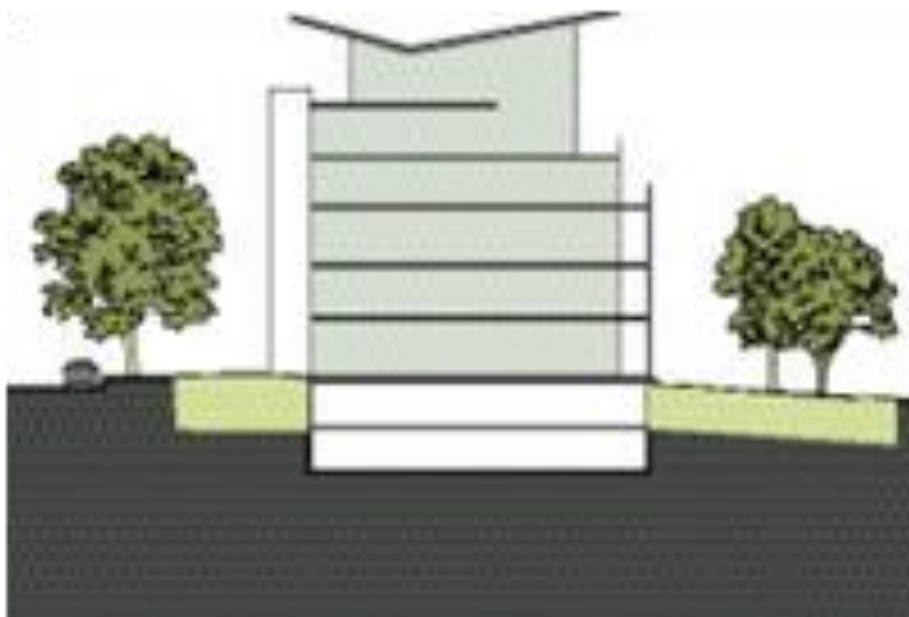
The controls demonstrate ways in which the objectives may be achieved, and these may not all be applicable to every site. These criteria directly relate to the controls outlined in the Block- by- Block Controls. All DAs will be reviewed against the controls outlined in this subsection.

4.1. Site Design

4.1.1. Deep soil zones

Deep soil zones are areas of natural ground with relatively natural soil profiles retained within a development. Deep soil zones are areas of the site that are not to be built upon, and are not to have underground carparking located underneath. Deep soil zones have important environmental benefits, which include promoting healthy growth of large canopy trees, protecting existing mature trees and allowing infiltration of rain water to the water table and thereby reducing stormwater runoff.

Figure 45: Car parking should be located under the building footprint to promote deep soil zones in the middle of the block



Source: Randwick City Council

Objectives

The objectives for deep soil zones are to:

1. Improve the amenity of developments through the retention and planting of trees that are or will grow to a large or medium size
2. Assist with management of the water table
3. Assist with management of water quality.

Controls

- a) As a minimum, deep soil zones are to be provided wherever indicated in the Block-by-Block Controls, and are to be considered for all development
- b) Deep soil zones should accommodate existing mature trees, as well as allowing for the planting of trees/shrubs that will grow to be mature trees
- c) Deep soil zones are to have a pervious surface
- d) Deep soil zones are not to be built upon or have underground carparking areas underneath.

4.1.2. Fences and walls

Fences and walls include all built vertical landscaping elements that define boundaries between spaces or a change in level. The design of fences and walls has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and the identity of the development. Fences will primarily be alongside boundaries or areas of private open space.

Figure 46: A picket and pillar fence defines the street boundary, clearly demarcating **'public' and 'private' space**



Source: Randwick City Council

Figure 47: Materials and planting are combined in a good ratio of solid to void, to enhance visual amenity of the street, while ensuring privacy and security to the residents



Source: Randwick City Council

Objectives

The objectives for fences and walls are to:

1. Define the edges between public and private land
2. Define the boundaries between areas within the development having different functions or owners
3. Provide privacy and security
4. Contribute positively to the public domain.

Controls

- a) Private and public domain are to be clearly defined by fences and walls which provide privacy and security whilst not eliminating views, outlook, light and air
- b) Fences are to contribute to the amenity, beauty and useability of private and communal open spaces by incorporating design elements such as benches/seats, planter boxes, pergolas and trellises, barbeques, water features etc
- c) The amenity of the public domain is to be retained and enhanced by:
 - i. Avoiding the use of continuous blank walls at street level
 - ii. Using planting to soften the edges of any raised terraces to the street, such as over sub-basement car parking, and reduce their apparent scale
- d) Fences are to be a maximum height of 1.2 metres. Variations may be permitted dependant upon the context, siting, safety, privacy and design of the building
- e) Fences and retaining walls are to be detailed on the DA plans and elevations accompanying the DA.

4.1.3. Landscape design

Landscaping has the potential to contribute to the character and visual quality of the centre. It is fundamental to the design of residential flat development. Well-designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain. Open space should not be generated by 'left-over' spaces resulting from building siting and location.

Landscape design builds on the existing site's natural and cultural features to contribute to a development's amenity. Landscape design should maximise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity.

Note

Refer to the requirements of Part B4: Landscaping and Biodiversity of the DCP

Objectives

The objectives for landscape design are to:

1. Enhance the amenity, views and outlook within developments
2. Improve the microclimate and solar performance within the development
3. Create interest, variety and focal points
4. Improve stormwater quality and reduce the quantity of stormwater runoff
5. Improve urban air quality.

Controls

- a) Ensure that landscape design:
 - i. Relates to the street planting and the streetscape
 - ii. Can be easily maintained
- b) Developments are to contribute to streetscape and public domain through landscaping which visually softens the bulk of large developments
- c) Ensure amenity of private and communal open spaces by:
 - i. Providing shade from the sun and shelter from wind (via trees, landscaping, structures etc)
 - ii. Providing accessible routes through the space and between buildings
- d) Use landscape design to improve the energy and solar efficiency of apartments and the microclimate of open spaces by:
 - i. Using trees appropriately so as not to cast a shadow over solar collectors at any time of the year
 - ii. Using varying heights of trees/shrubs to shade walls and windows where necessary
 - iii. Locating pergolas on balconies and courtyards to create shaded areas in summer
- e) Mulching and multi-storey planting is encouraged.

Figure 48: **The site's topography has been used to create a series of smaller more intimate spaces using retaining walls and planter beds, which step down across the site.**



Source: Randwick City Council

4.1.4. Open space

Open space is breathing space for residential flat development. It may be public (accessible and useable by the general public), communal (shared by all residents of a development) or private (associated with a single dwelling and for the exclusive use of the occupants).

The primary function of open space is to provide amenity through:

- Landscape design
- Daylight access
- Visual privacy
- Opportunities for recreation and social activities
- Water cycle management

Figure 49: Courtyard gardens provide private open space for residents within a larger common landscaped space.



Source: Randwick City Council 2023

Objectives

The objectives for open space are to:

1. Provide an area on site that enables soft landscaping and deep soil planting
2. Ensure that communal open space is consolidated and designed to be useable and attractive
3. Provide a pleasant outlook
4. Provide residents with passive and active recreational opportunities.

Controls

Communal open space

- a) 25% of the total site area is to be communal open space.
- b) Communal open space is to:
 - i. Be located so that it forms a focus of the development and provides a landscape buffer between buildings
 - ii. Provide a pleasant outlook
 - iii. Be located so that solar access is maximised
 - iv. Be consolidated into useable areas
 - v. Demonstrate that its size and dimensions allow for variety of uses, including active and passive recreation.
- c) Communal open space may be provided on a podium or roof(s)
- d) Communal open space design, is to provide shelter from wind
- e) Communal open space is to provide environmental benefits including habitat for native fauna, native vegetation and mature trees, and rainwater percolation
- f) Ventilation duct outlets from basement car parks are to be carefully located
- g) External areas for clothes drying, screened from the public domain, are to be provided. These should be located so they receive sunlight

Private open space

- h) All dwellings are to have access to a private, useable, functional area of open space directly accessible from the main living area
- i) Private open space of apartments at ground level, or similar space on a structure, (such as on a podium over a car park), is to have a minimum area of 25m², and a minimum dimension in one direction of 4 metres.

Note

Refer to Section 4.3.1 and 4.4.3 of this DCP for more details on visual privacy and balcony design.

Figure 50: A central courtyard with mature trees, lawn and a swimming pool provides a pleasant micro-climate from surrounding apartments in a dense environment.



Source: Randwick City Council 2023

4.1.5. Planting on structures

Landscaping on top of basement car parks, on podiums and on roofs can make a significant contribution to the amenity of the building, and particularly for the dwellings that overlook these spaces as they soften expanses of hard surfaces. The plants in these areas are grown in containment with artificial soils, drainage and irrigation, however good design of planting areas can result in healthy plant growth.

Objectives

The objectives for planting on structures are to:

1. Contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards
2. Encourage the establishment and healthy growth of trees in the centre
3. Provide screening between private, communal, and public spaces.

Figure 51: Sculptural planters provide adequate depth for small trees and visually enhance the design of adjacent spaces.



Source: Randwick City Council

Controls

- i) Plant growth is to be optimised by:
 - a. Providing soil depth, volume and area appropriate to the size of the plants selected
 - b. Providing appropriate soil conditions and irrigation methods
 - c. Providing appropriate drainage.
- ii) Planters are to be suitable for plant selection and achievement of maximum mature plant growth
- iii) Planters are to accommodate the largest volume of soil possible [minimum soil depths will vary depending on the size of the plant - refer to iv. below]
- iv) Minimum soil depths are to be increased in accordance with:
 - a. The mix of plants in a planter for example where trees are planted in association with shrubs, groundcovers and grass
 - b. The level of landscape management, including frequency of irrigation, anchorage requirements of large and medium trees, soil type and quality
- v) Minimum soil depths are to be provided as follows:

Plant size	Minimum soil requirements
Large trees (16 metre canopy diameter at maturity)	Volume – 150m ³ Depth – 1.3m Area – 10m ²
Medium trees (8 metre canopy diameter at maturity)	Volume – 35m ³ Depth – 1m
Shrubs	Depth – 0.5m to 0.6m
Ground cover	Depth – 0.3m to 0.45m
Turf	Depth – 0.1m to 0.3m

Note

Any subsurface drainage systems are in addition to the minimum depths above.

Figure 52: Shade trees and planters enclose a small courtyard and provide intimacy within a larger communal open space.



Source: Randwick City Council

4.1.6. Heritage

Heritage buildings, spaces, streets and items link people with their past, and contribute to the identity of an area. These are to be retained and reinforced, as far as possible. Heritage items may have scientific, aesthetic, historic or social/cultural significance or a combination of these. There are 3 heritage items within the centre: Dudley's Corner, Maroubra Junction Hotel and 817 Anzac Parade.

The scale and proportion of development in the vicinity of heritage items should consider the context and heritage significance of relevant heritage items.

Objective

The objective for heritage is to:

1. Retain and enhance heritage buildings and items, older items and places of significant character in the local area.

Figure 53: **Dudley's Corner and Maroubra Junction Hotel**



Source: Randwick City Council

Controls

- a) Development of or in proximity to a heritage item shall comply with the requirements of the DCP Part B2: Heritage
- b) Developments within proximity of heritage items are to be appropriate in scale, proportion and materials to these items and their context
- c) Developments near heritage items are to reflect and relate to, but not replicate or reproduce the heritage item.

4.2. Site Access

4.2.1. Parking

Accommodating parking on site, has a significant impact on the site layout, landscape design, deep soil zones and stormwater management. Parking provision should also be considered in relation to the local context. The location of public transport facilities, services and recreational facilities within walking or cycling distance may reduce the need for parking spaces.

Objectives

The objectives for parking are to:

- 1. Minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling, and walking
- 2. Provide adequate car parking for the building's users and visitors
- 3. Integrate the location and design of car parking with the design of the site and the building.

Figure 54: Where on-grade car parking is necessary, its impact can be reduced by quality paving and landscaping between smaller groups of car spaces.



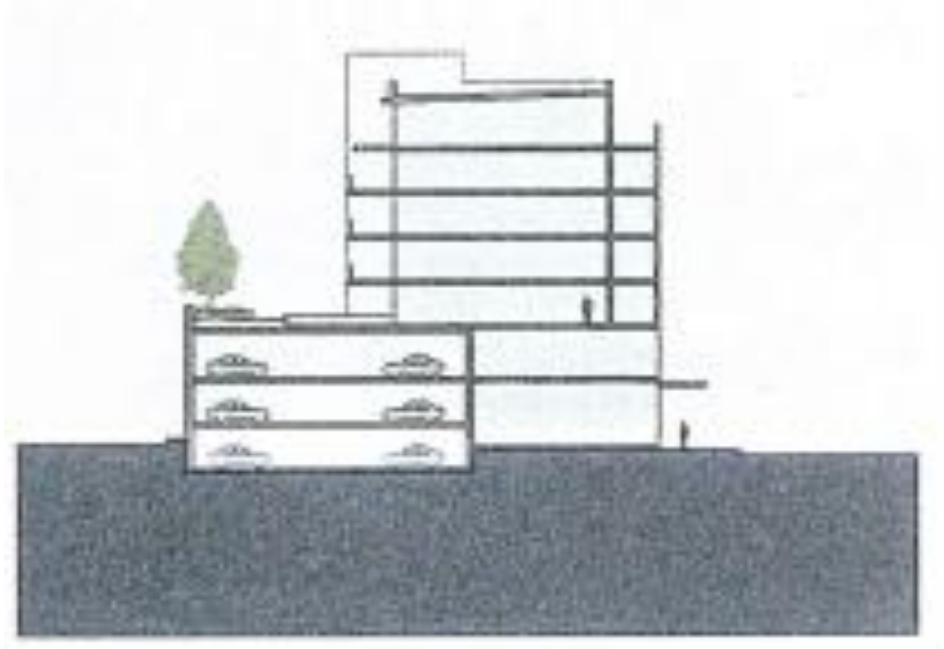
Source: Randwick City Council

Controls

- a) Car parking provision is to be in accordance with Part B7: Transport, Traffic and Parking of the DCP
- b) Parking is to be accommodated underground where possible
- c) Basement and sub-basement car parking areas are not to be located on the primary street frontage as indicated in the section diagram (figure 55).

- d) Basement and sub-basement car parking areas are to have natural ventilation where possible
- e) Ventilation grilles or screening devices of car park openings are to be integrated into the overall façade and landscape design of the development
- f) Safe and secure access is to be provided for building users, including direct access to residential apartment
- g) A logical and efficient structural grid is to be provided. There may be a larger floor area for basement car parking than for upper floors above ground
- h) Where above ground enclosed parking cannot be avoided, the car park (including vehicle entries) must be integrated into the overall facade design of the building. The car park must not be located on the street frontage
- i) Sub-basement car parking is to be not more than 1.2m above existing ground level
- j) Podiums above basement or sub basement car parks are to be landscaped as private or communal open space
- k) The impact of on-grade car parking is to be minimised by:
 - a. Locating parking on the side or rear of the lot away from street frontage
 - b. Screening cars from view of streets and buildings
 - c. Allowing for safe and direct access to building entry points
 - d. Incorporating car parking into the landscape design of the site (considerations include: vegetation between parking bays to ameliorate views, selection of paving material and screening from communal and private open space areas).

Figure 55: Locating above-ground car parking to the rear of the site behind commercial and retail uses is a good way of screening it from the main road.



Source: Randwick City Council

4.2.2. Pedestrian access

Design for pedestrians focuses on delivering high quality, safe and pleasant walking environments. It is person-centred rather than vehicle-centred. Pedestrian access should also provide a barrier-free environment where all people who live in and visit the development can enjoy the public domain, and can access apartments and communal use areas.

Objectives

The objectives for pedestrian access are to:

1. Promote development which is well connected to the street and contributes to the accessibility of the public domain
2. Ensure that residents, including users of strollers and wheelchairs and people with bicycles, can reach and enter their apartment and use communal areas via minimum grade ramps, paths, accessways or lifts.

Controls

- a) High quality safe and accessible routes are to be provided to public and semi-public areas of the building and the site, including shopfronts, major entries, lobbies, communal open spaces, site facilities, parking areas, public streets, and internal roads
- b) Equity is to be promoted by:
 - i. Ensuring that the main building entrance for apartments is accessible for all from the street and from car parking areas
 - ii. Integrating ramps into the overall building and landscape design
- c) Ground floor apartments are to be designed to be accessible from the street, where possible
- d) The number of accessible and adaptable apartments in a building is to be maximised.
- e) Pedestrian accessways and vehicle accessways are to be separate and clearly distinguishable
- f) The provision of public through-site pedestrian accessways is to be considered in large development sites
- g) Pedestrian access from the street and car parking area to the apartment entrance, are to be clearly identified on the DA plans
- h) The accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), is to be followed as a minimum
- i) Barrier-free access is to be provided to and within at least 1 in 15 dwellings in all development.

Figure 56: A safe pedestrian pathway mediates between private building entries and on-grade car parking.



Source: Randwick City Council

4.2.3. Vehicle access

Vehicle access is the ability for cars, maintenance and service vehicles to access a development. The location, type and design of vehicle access points to a development will have significant impacts on the streetscape, the site layout and the building façade design. It is important that vehicle access is integrated with site planning from the earliest stages to balance any potential conflicts with streetscape requirements and traffic patterns and to minimise potential conflicts with pedestrians.

Objectives

The objectives for vehicle access are to:

1. Integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety
2. Encourage the active use of street frontages.

Controls

- a) Vehicular access is not permitted from Anzac Parade or Maroubra Road for new developments. Vehicular access to sites fronting these roads is to be provided from secondary streets or via 6m (minimum) wide rights-of-carriageways running parallel to their rear boundaries, where identified on the block-by-block diagrams
- b) Basement carpark access must comply with the requirements of the DCP Part B8: Water Management
- c) Potential pedestrian/vehicle conflict is to be minimised by:
 - i. Limiting the width and number of vehicle access points (whilst complying with the relevant Australian Standards)
 - ii. Ensuring clear sight lines at pedestrian and vehicle crossings
 - iii. Utilising traffic calming devices
 - iv. Separating and clearly distinguishing between pedestrian and vehicular accessways
- d) Adequate separation distances are required between vehicular entries and street intersections
- e) Active street frontages are to be optimised by consolidating vehicle access within sites under single body corporate ownership
- f) The appearance of car parking and service vehicle entries are to be improved by:
 - i. Screening and locating garbage collection, loading and servicing areas away from the street
 - ii. Recessing car park entries from the main façade line
 - iii. Avoiding black holes in the façade by providing security doors to car park entries
 - iv. where doors are not provided, ensuring that the visible interior of the car park is incorporated into the façade design and material selection and that building services pipes and ducts are concealed
 - v. continuing the façade material into the car park entry recess for the extent visible from the street
- g) The width of driveways is to comply with the relevant Australian Standards.

Figure 57: A safe pedestrian pathway mediates between private building entries and on-grade car parking



Source: Randwick City Council

Figure 58: This elevation treats the car park entry as part of the whole elevation. It narrows the width of the entry and defines an opening in proportion to the other facade elements.



Source: Randwick City Council

4.2.4. Building entry

Entrances define the threshold between the public street and private areas within the building. They may lead into a common entry or directly into the private space of an apartment from the street. Building entries provide a public presence and should contribute to the identity of a residential development. Using multiple entries (a main entry plus individual entries to ground floor apartments) helps to create a human scale along the street.

Objectives

The objectives for building entries are to:

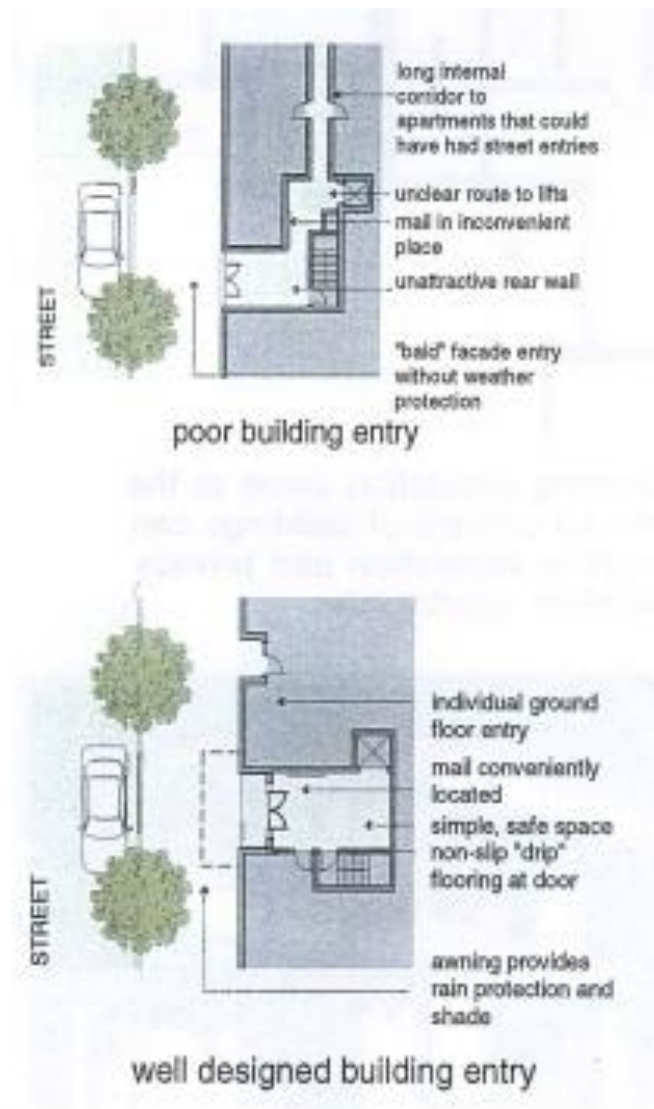
1. Create entrances which are clearly identifiable and provide a desirable residential identity for the development
2. Orient the visitor
3. Contribute positively to the streetscape and building façade design.

Controls

- a) Building entries are to be:

- i. Oriented to, and clearly visible from the street
- ii. Convenient for pedestrians; and
- iii. A clearly identifiable element of the building in the street.
- b) Building entries must be designed to provide equal access to all people.
- c) Safe and secure access is to be provided by:
 - i. Avoiding ambiguous spaces in entry areas
 - ii. Providing a clear line of sight between one circulation space and the next
 - iii. Providing sheltered, well lit and highly visible spaces for building entry and for the collection of mail
- d) Separate entries from the street are to be provided for:
 - i. Pedestrians and cars
 - ii. Different uses (for example, for residential and commercial users in a mixed-use development)
 - iii. Ground floor apartments
- e) Entries, lifts and their associated circulation space are to be of an adequate size to allow movement of furniture between public and private spaces.

Figure 59: This diagram illustrates a contrast between undesirable practice (top) and better design practice (bottom) for entry and lobby design.



Source: Randwick City Council

4.2.5. Visual privacy

Visual privacy protects residents' ability to carry out functions within rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of these spaces. Visual privacy is influenced by topography, site configuration, the scale of the proposed development, apartment layout and the relationship to adjoining development.

Privacy is influenced by factors such as:

- The nature of activities in areas
- The times and frequency of use of the spaces
- Occupants' ability to control overlooking with screening devices.

Objectives

The objectives for visual privacy are to:

1. Provide reasonable levels of visual privacy externally and internally, during the day and at night
2. Maximise outlook and views from principal rooms and private open spaces without compromising visual privacy.

Controls

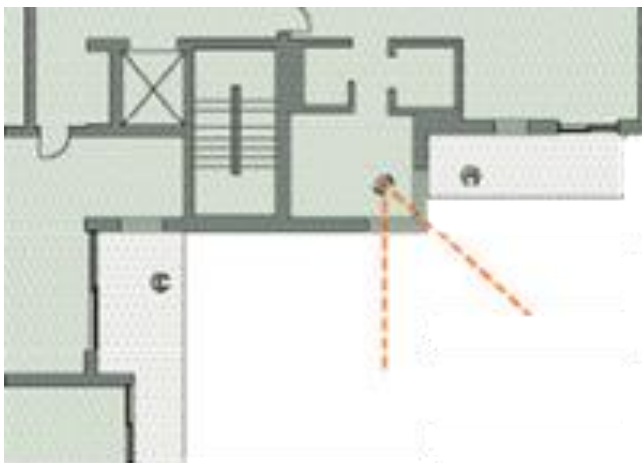
- a) New development is to be located and oriented to maximise visual privacy between buildings on site and adjacent buildings by providing adequate:
 - i. Building separation (refer to Section 3.1.6); and
 - ii. Rear and site setbacks (refer to Section 3.1.8 and 3.1.9)
- b) Building layouts are to be designed such that direct overlooking of rooms and private open spaces is minimised in apartments by:
 - i. separating communal open space, common areas and access routes from windows of rooms, particularly habitable rooms
 - ii. changing the level between ground floor apartments (including their associated private open space), and the public domain or communal open space
- c) Building and site design are to increase privacy without compromising access to light and air through:
 - i. Offsetting windows of apartments in new development to windows in adjacent development
 - ii. Recessing balconies and/or providing vertical fins between adjacent balconies
 - iii. Using solid or semi-solid balustrades to balconies
 - iv. Using louvres or screen panels to windows and/or balconies
 - v. Providing appropriate fencing
 - vi. Providing landscape screening
 - vii. Incorporating planter boxes into walls or balustrades to increase the visual separation between areas
 - viii. Utilising pergolas or shading devices to limit overlooking of lower apartments or private open space.

Figure 60: Building elements provide privacy between spaces: pergolas limit overlooking, solid walls and sliding screens limit horizontal views.



Source: Randwick City Council

Figure 61: Locating circulation cores at the internal corners of buildings can improve separation and privacy between apartments.



Source: Randwick City Council

4.2.6. Safety and security

The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. Development should provide safe ground level entry and exit at all times of day and night, enable casual surveillance, clearly define public and private ownership, and control access to the building.

Objectives

The objectives for safety and security are to:

1. Ensure that residential flat developments are safe and secure for residents and visitors
2. Contribute to the safety of the public domain

Controls

- a) The development boundary should clearly define public and private space through one or more of the following:
 - i. A level change at the site and/or building threshold
 - ii. Signs
 - iii. Entry awnings
 - iv. Fences, walls and gates
 - v. Change of material in paving between the street and the development
- b) Casual surveillance opportunities should be provided by:
 - i. Orienting living areas with views over public or communal open spaces
 - ii. Providing clear lines of sight between building entrances, foyers and the street
 - iii. Using bay windows and balconies, which protrude beyond the building line and enable a wider angle of vision to the street
 - iv. Using corner windows, which provide oblique views of the street
 - v. Providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks
- c) Opportunities for concealment are to be minimised by:
 - i. Avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parks, along corridors and walkways
 - ii. Providing well-lit routes throughout the development
 - iii. Providing appropriate levels of illumination for all common areas
 - iv. Providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard
- d) Access to the development is to be controlled by:
 - i. Making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings
 - ii. Separating the residential car parking component from any other building use
 - iii. Providing direct access from car parks to apartment lobbies for residents
 - iv. Providing separate access for residents in mixed use buildings
 - v. Controlling car park access from public and common areas
- e) A formal crime risk assessment, consistent with the Crime Prevention and the Assessment of DAs guidelines, is to be carried out for all residential developments of 20 or more new dwellings.

4.3. Building configuration

4.3.1. Apartment layout

The internal layout of an apartment establishes the uses of rooms, circulation between rooms, and the degrees of privacy for each room. In addition, the layout directly influences the quality of residential amenity, such as access to daylight and natural ventilation, and the assurance of acoustic and visual privacy. The apartment layout also includes private open space.

Objectives

The objectives for apartment layout are to:

1. Ensure that apartment layouts are efficient and provide high standards of residential amenity
2. Maximise the environmental performance of apartments.

Controls

- a) The following minimum sizes (internal area) of apartments are to be complied with:

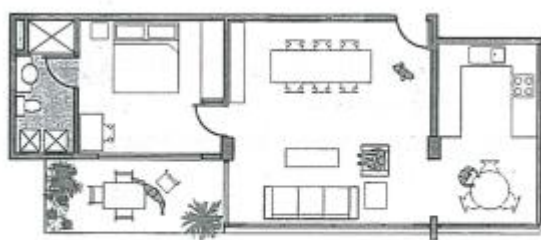
Apartment size	Minimum area
Studio apartment	40m ²
1 Bedroom apartment	50m ²
2 Bedroom apartment	80m ²
3 Bedroom apartment	125m ²

Note

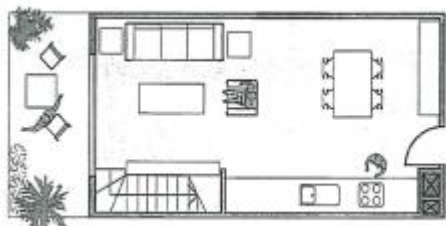
For each additional bedroom above 3 bedrooms, an addition 20m² is required.

- b) Single-aspect apartments are to have a maximum depth of 8 metres
- c) The back of a kitchen should be no more than eight metres from a window
- d) The width of cross-over or cross-through apartments over 15 metres deep is to be 4 metres or greater to avoid deep narrow apartment layouts
- e) Apartment layouts must be designed to:
 - i. Provide appropriate room size for their use
 - ii. Accommodate a variety of furniture arrangements
 - iii. Provide for a range of activities and privacy levels between different spaces within the apartment
 - iv. Incorporate flexible room sizes and proportions or open plans
 - v. Provide adequate window locations and sizes appropriate for their use
 - vi. Ensure circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms
- f) Apartment layouts are to be designed to respond to the natural environment and optimise site opportunities by:
 - i. Locating the primary private open space (e.g. balcony, terrace, courtyard or garden) adjacent to the main living area
 - ii. Orienting main living spaces toward the primary outlook and aspect and away from neighbouring noise sources or windows
 - iii. Locating habitable rooms, and where possible kitchens and bathrooms, on the external face of the buildings thereby maximising the number of rooms with windows
 - iv. Maximising opportunities to facilitate natural ventilation and to maximise natural daylight, for example by providing:
 - Corner apartments
 - Cross-over or cross-through apartments
 - Split-level or maisonette apartments
 - Shallow, single-aspect apartments.

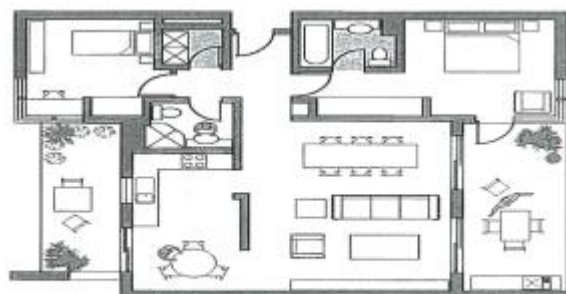
Figure 62: Examples of different apartment configurations



One bedroom single aspect apartment



One bedroom maisonette/loft apartment



Two bedroom cross through apartment



Two bedroom corner apartment

Source: Randwick City Council

Note

Apartment configuration is to be designed in response to the attributes of the site identified in the site analysis diagram (such as orientation, winds, relationship to adjoining development).

4.3.2. Apartment mix

A mix of apartment types provides housing choice and supports equitable housing access. By accommodating a range of household types, a mix of apartments can ensure apartment buildings support the needs of society now and in the future. This is particularly important because apartment buildings form a significant and often permanent part of the urban environment.

Objectives

The objectives for a mix of apartment types are to:

1. Provide a diversity of apartment types, which cater for different household requirements now and in the future
2. Maintain equitable access to new housing by cultural and socio-economic groups.

Controls

- a) A mix of studio, one, two, and three or more bedroom apartments is to be provided
- b) The number of accessible and adaptable apartments is to be optimised to cater for a wider range of occupants
- c) The possibility of flexible apartment configurations is to be investigated, which supports change in the future.

Figure 63: Balconies allow for privacy while at the same time giving a view and surveillance over the street they face



Source: Randwick City Council

4.3.3. Balconies

Balconies are outdoor rooms, which enhance the amenity and lifestyle choices of apartment residents. They provide private open space, extend the living spaces of the apartment and capitalise on the temperate climate. Balconies are also important architectural elements, contributing to the form and articulation of apartment buildings.

Objectives

The objectives for balconies are to:

1. Provide all apartments with private open space
2. Ensure balconies are functional, responsive to the environment, and promote outdoor living for apartment residents
3. Ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings
4. Contribute to the safety and liveliness of the street by allowing for casual overlooking and address.

Controls

- a) Each apartment is to have at least one primary balcony
- b) Primary balconies are to have a minimum depth of 2.5 metres
- c) The minimum area of primary balconies is to be as follows:

Apartment size	Minimum area
Studio and 1 bedroom	6m ²
2 and 3 bedrooms	10m ²
4 or more bedrooms	15m ²

- d) Primary balconies are to be:
 - i. Located adjacent to the main living areas (such as living room, dining room, kitchen) to extend the living space; and
 - ii. Sufficiently large and well-proportioned to be functional and promote indoor/outdoor living (a dining table and two to four chairs should fit on the majority of balconies in any development. Consideration should be given to supplying a tap and gas point)
- e) Additional amenity and choice is to be provided in the following situations, via secondary balconies (including Juliet balconies or operable walls with balustrades):
 - i. In larger apartments
 - ii. Adjacent to bedrooms
- f) Balconies are to be detailed and designed in response to the local climate and site context. This may be achieved by:
 - i. Locating balconies facing predominantly north, east or west to provide solar access
 - ii. Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind
 - iii. Providing balconies with moveable screens, Juliet balconies or sliding doors with a balustrade in locations where noise or high winds prohibit other solutions (such as on busy roads or in tower buildings)
 - iv. The use of cantilevered, partially cantilevered and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy
 - v. Ensuring that balconies do not prevent sunlight entering apartments adjacent or below

- g) Balustrades are to be designed to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include: detailing balustrades using a proportion of solid to transparent materials to address privacy, sight lines from the street, public domain or adjacent development (note: full glass balustrades do not provide privacy for the balcony or apartment interior, especially at night and are to be avoided).

Figure 64: The detailed design of these partially solid balustrades, sun shades and privacy screens contribute to the overall facade composition of the building



Source: Randwick City Council

Figure 65: Variation in height of different floors adds to the articulation/ visual quality of the building



Source: Randwick City Council

4.3.4. Ceiling heights

Ceiling heights are measured from finished floor to finished ceiling level. Well designed and appropriately defined ceilings ensure quality residential amenity and create spatial interest.

Objectives

The objectives for ceiling heights are to:

1. Increase the sense of space in apartments and provide well proportioned rooms
2. Promote the penetration of daylight into the depths of the apartment
3. Contribute to flexibility of use
4. Achieve quality interior spaces while considering the external building form requirements.

Controls

- i) All development must comply with the following minimum floor to ceiling levels:

Floor	Minimum ceiling height
Ground	3.6m
First floor	3.3m*
All floors above first floor	2.7m

* To allow flexibility for this level to be commercial/retail or residential

- ii) Ceilings are to:

- Enable better proportioned rooms (for example, smaller rooms often feel larger and more spacious when ceilings are higher)
- Maximise heights in habitable rooms by stacking wet areas from floor to floor (ensuring that services and their bulkheads are located above bathroom and storage areas rather than habitable spaces)
- Reduce reliance on air conditioning by promoting the use of ceiling fans for cooling and heating distribution

- iii) Better access to natural light is to be facilitated by using ceiling heights which

- Promote the use of taller windows, highlight windows and fan lights (this is particularly important for apartments with limited light access, such as ground floor units and apartments with deep floor plans)
- Enhance the effectiveness of light shelves in providing daylight into deep interiors

- iv) Ceiling heights are to be designed to promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate

- v) Double height spaces with mezzanines are to be counted as two storeys.

Figure 66: The double height spatially unifies two floor levels, creating a pleasant well-lit living area



Source: Randwick City Council

4.3.5. Corner Buildings

Buildings on the corner of two streets/roads are identified as 'corner buildings'. Corner buildings are highly visible because of their location, with address and visibility from two streets.

Objective

The objective for corner buildings is to:

1. Ensure that corner buildings, are well designed and respond to the different characteristics of the streets they address.

Controls

- a) Buildings are to align and reflect the corner conditions. This is to:
 - i. Accentuate the topography
 - ii. Clarify the street hierarchy; and
 - iii. Reinforce the spatial relationships
- b) Corner buildings are to reflect the architecture, hierarchy and characteristics of the streets they address.

Figure 67: This corner building owing to its alignment to both streets, helps pedestrians to place themselves relative to the two roads it addresses



Source: Randwick City Council

4.3.6. Flexibility

Flexible apartment design ensures that buildings can accommodate a wider range of inhabitants and their changing lifestyle needs, such as:

- Changes in household structure (single, couple, family, extended family)
- Home/office arrangements
- Changing mobility and access needs, including those of the elderly or young children in prams; and
- Future changes in use such as a change from residential floors to commercial office space.

Objectives

The objectives for flexibility are to:

1. Encourage housing designs which meet a broad range of needs
2. Promote buildings which can be adapted to accommodate whole or partial changes of use over time
3. Encourage adaptive re-use
4. Save the embodied energy expended in building demolition.

Controls

- a) Building configurations are to utilise multiple entries and circulation cores, especially in larger buildings over 15 metres in length
- b) Buildings are to be designed to accommodate future change in building use or configuration by incorporating:
 - i. Slim building cross sections (suitable for both residential and commercial uses a mix of apartment types
 - ii. Separate entries for the ground floor level and the upper levels
 - iii. Aligning structural walls, columns and services cores throughout the building
 - iv. Knock-out panels between apartments to allow two adjacent apartments to be amalgamated; and
 - v. Minimising internal structural walls.
- c) Apartment layouts are to be designed to accommodate flexibility in room use through:
 - i. Adequate room sizes or open-plan apartments, which provide a variety of furniture layout opportunities
 - ii. Dual master-bedroom apartments, which can support two independent adults living together or a live/work situation
 - iii. Incorporate flexible room sizes.
- d) A minimum of 10% of all ground floor apartments are to comply with AS4299-1995 Adaptable House Class A
- e) A minimum of 10% of all ground floor apartments are to comply with AS4299-1995 Adaptable House Class C
- f) All commercial/retail components of mixed use buildings are to comply with Australian Standards AS1428-2001.

Figure 68: The layout on the ground floor of this 2-storey apartment facilitates a variety of uses: small business, third bedroom, shared housing for independent adults and housing for an elderly parent



Source: Randwick City Council

4.3.7. Ground floor apartments

Ground floor apartments offer the potential for direct access from the street and private open space areas. They provide opportunities for the apartment building and its landscaping to create a pedestrian scale at street level. Ground floor apartments that address the street with individual entries increase pedestrian activity and street surveillance. Ground floor apartments also support housing choice by providing access for elderly and/or disabled people, and are suitable for families with small children. Ground floor apartments extend the lifestyle choices available in apartment buildings by facilitating activities, such as gardening, play and pet ownership.

Objectives

The objectives for ground floor apartments are to:

1. Contribute to the desired streetscape of an area and to create active safe streets
2. Increase the housing and lifestyle choices available in apartment buildings.

Controls

- a) Housing choice is to be promoted by:
 - i. Maximising the number of accessible apartments on the ground floor
 - ii. Designing ground floor apartments to accommodate a change of use, such as a corner shop or home office accessible from the street
- b) Where no front setback is required, privacy and safety of ground floor units is to be ensured by
 - i. Stepping up the ground floor from the level of the footpath (to a maximum of 1.2 metres)
 - ii. Designing balustrades and window sill heights to minimise sight lines into apartments
 - iii. Ensuring safety bars or screens are integrated into the overall building design and detailing
- c) Solar access to ground floor units is to be increased by:
 - i. Providing higher ceilings and taller windows; and
 - ii. Use of deciduous trees and shrubs which allow solar access in winter and shade in summer.
- d) Ground floor apartments are to have direct access to private open space, preferably a terrace or garden, which should contribute to the character of the street while maintaining adequate privacy for apartment occupants.

Figure 69: The use of multiple lift/stair cores creates more entries on the street and helps articulate a long building facade



Source: Randwick City Council

Figure 70: Street level picket fencing with planting provides screening to car park ventilation louvres



Source: Randwick City Council

4.3.8. Home offices

A home office is a small work place forming part of a dwelling, with no traffic or parking implications, and no interference with the amenity of the neighbourhood.

Objectives

The objectives for home offices are to:

1. Promote economic growth and diversity within the centre
2. Promote transport initiatives by reducing travel time and cost, creating a cleaner environment
3. Promote an active and safe neighbourhood, and casual surveillance of the street
4. Improve personal and property security
5. Promote a diverse workforce in terms of age and mobility.

Controls

- a) Home offices are to have no traffic or parking implications on the neighbourhood/street
- b) Home offices are to minimise conflict with domestic activities
- c) Home offices are to have the flexibility of being able to convert to become part of the residence
- d) Home offices are to have a clearly identifiable area, ideally designed to be able to be closed-off from the rest of the dwelling for purposes of safety, security and privacy
- e) The work activity is not to interfere with the amenity of the neighbourhood by reason of emission of noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products, grit, oil, or otherwise
- f) Home offices are to have:
 - i. Adequate storage areas
 - ii. A mailbox suitable for business mail
 - iii. Any special utility services needed (e.g. separate power metering)
- g) Home offices are not to display any goods in a window
- h) Home offices are not to exhibit any notice, advertisement or sign, other than a notice, sign or advertisement exhibited on the dwelling house or dwelling to indicate the name and occupation only of the resident

4.3.9. Internal circulation

Lobbies, stairs, lifts and corridors make up the common circulation spaces within a building. Important design considerations include safety, amenity and choice of materials for durability and low maintenance.

Objectives

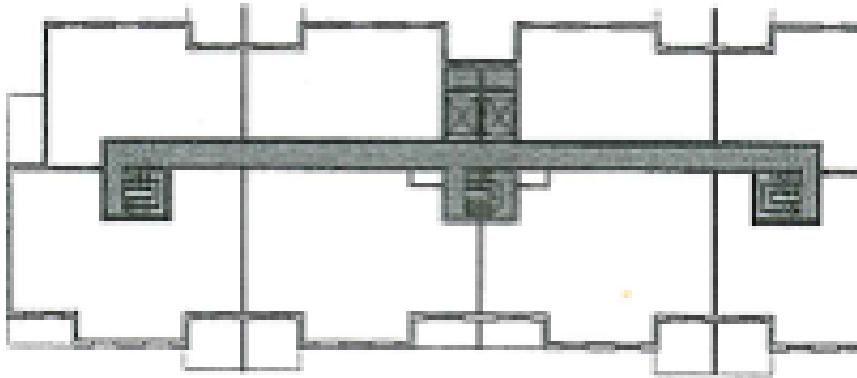
The objectives for internal circulation are to:

1. Create safe and pleasant spaces for the circulation of people and their personal possessions
2. Facilitate quality apartment layouts, such as dual aspect apartments
3. Contribute positively to the form and articulation of the building façade and its relationship to the urban environment
4. Encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.

Controls

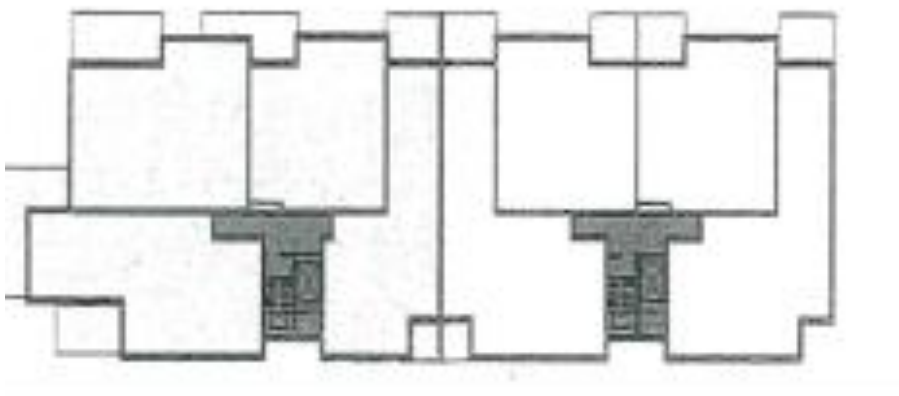
- a) Optimise safety and security by grouping apartments to a maximum of ten (10) around a common lobby. Council may consider a variation in the maximum number of apartments per floor where the Applicant can demonstrate that a high level of amenity of the common lobby, corridors and apartments is achieved (for example through light wells)
- b) Where apartments are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor is to be limited to eight
- c) Amenity and safety in circulation spaces is to be increased by:
 - i. Providing generous corridor widths and ceiling heights, particularly in lobbies, outside lifts and apartment entry doors
 - ii. Providing appropriate levels of lighting, including the use of natural daylight, where possible
 - iii. Minimising corridor lengths to give short, clear sight lines
 - iv. Avoiding tight corners
 - v. Providing adequate ventilation
- d) Building layouts are to utilise multiple cores to
 - i. Increase the number of entries along a street
 - ii. Increase the number of vertical circulation points
 - iii. Give more articulation to the façade
 - iv. Limit the number of units off a circulation core on a single level
- e) Longer corridors are to be articulated by
 - i. Changing the direction or width of a corridor
 - ii. Utilising a series of foyer areas
 - iii. Providing windows along or at the end of a corridor
- f) Durable, low maintenance materials are to be used in common circulation areas. Details of proposed materials are to be provided on DA plans and in the Statement of Environmental Effects.

Figure 71: Conventional practice locates single aspect units along a double loaded corridor



Source: Randwick City Council

Figure 72: Better practice uses multiple cores to support more dual aspect apartments with better daylight access and cross-ventilation



Source: Randwick City Council

4.3.10. Storage

Providing adequate and useable storage space is particularly important in residential developments where dwelling size and configuration is constrained. Storage is calculated on an individual apartment basis, proportional to the size of the apartment.

Objectives

The objectives for storage are to:

1. Provide adequate storage for everyday household items within easy access of the apartment
2. Provide storage for sporting, leisure, fitness and hobby equipment.

Controls

- a) Storage is to be located conveniently for apartments
- b) At least 50% of the required storage within each apartment is to be accessible from either the hall or living area. Storage within apartments is best provided as cupboards accessible from entries and hallways and/or from under internal stairs

- c) Dedicated storage rooms may be provided on each floor within the development, which can be leased by residents as required
- d) Storage can be provided in dedicated and/or leasable storage in internal or basement car parks. Where this is provided, it must be contained in fire-safe compartments and must comply with fire regulations
- e) Storage is to be provided to accommodate larger items such as surfing and skiing equipment, bicycles, etc
- f) Storage which is provided separate from the apartments is to be safe and secure for individual use
- g) Where basement storage is provided, it must not compromise natural ventilation in car parks
- h) Additional storage may be provided in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces. Details are to be shown on DA plans
- i) In addition to kitchen cupboards and bedroom wardrobes, accessible storage facilities are to be provided at the following rates as a minimum requirement:

Apartment size	Accessible storage
Studio apartments	6m ³
One bedroom apartments	8m ³
Two bedroom apartments	10m ³
Three plus bedroom apartments	12m ³

Note

The above minimum storage areas shall be excluded from apartment size calculations.

- j) Storage spaces are to have a minimum height of 1.5m.

4.4. Amenity

4.4.1. Acoustic privacy

Acoustic privacy is a measure of sound insulation between apartments and between external and internal spaces. Acoustic privacy is important for the amenity of apartments in multi-unit housing and mixed-use developments. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of apartments and internal spaces within apartments.

Objective

The objective for acoustic privacy is to:

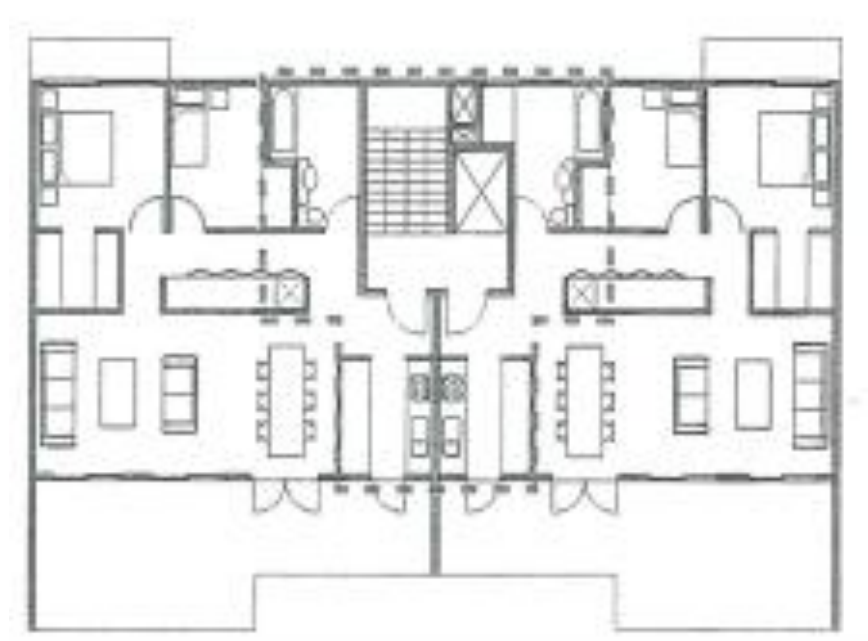
1. Ensure a high level of amenity by protecting the privacy of occupants of residential flat buildings, both within the apartments and in private open spaces

Controls

- a) All residential buildings are to be constructed so as to achieve the following internal acoustic amenity criteria, when tested in accordance with Australian Standard AS2107-2000
 - i. In naturally ventilated residential units; the repeatable maximum LAeq (1hour) should not exceed:

- 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
 - 45 dB(A) in sleeping areas when windows are open (24 hours)
 - 5 dB(A) in living areas (24 hours) when the windows are closed, and
 - 55 dB(A) in living areas (24 hours) when the windows are open
- b) Where natural ventilation cannot be achieved, in residential units provided with mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia), when doors and windows are shut, the repeatable maximum LAeq (1hour) should not exceed:
- i. 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
 - ii. 46 dB(A) in living areas (24 hours)
 - iii. 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm
- c) A noise and vibration assessment report, prepared by an appropriately qualified professional, is to be submitted with DAs, addressing appropriate measures to minimise potential noise and vibration impacts for any proposed development
- d) This assessment is to:
- i. Be prepared having regard to the NSW Environmental Protection Authority's Industrial Noise Policy, *Chapter 174* of the NSW Environmental Protection Authority's Noise Control Manual and relevant Australian Standards
 - ii. Incorporate external noise sources (such as traffic, plant & equipment) and internal noise sources (such as mechanical ventilation)
 - iii. Specify if the findings and recommendations can be achieved and detail the measures needed to achieve the required acoustic environment
- e) The site and building layout are to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings (refer to Section 3.1.6: Building Separation)
- f) Developments are to be designed to minimise noise transition between apartments by:
- i. Locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms
 - ii. Locating bedrooms away from busy roads and other noise sources
 - iii. Using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas
 - iv. Minimising the amount of party (shared) walls with other apartments
- g) Noise transmission is to be reduced from common corridors or outside the building by providing seals at entry doors
- h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing and operable screening
- i) Comply with BCA requirements for acoustic control of airborne noise and impact of noise between apartments.

Figure 73: This apartment layout locates living spaces away from noise sources such as the lift and stairs. Quiet bedrooms are also located separate from main living areas



Source: Randwick City Council

4.4.2. Daylight access

Daylight access refers to natural light as well as direct sunlight. It changes with the time of day, season, and weather conditions. Within an apartment, access to natural light reduces reliance on artificial light, improving energy efficiency and residential amenity.

Objectives

The objectives for daylight access are to:

1. Ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development
2. Provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours
3. Provide residents with the ability to adjust the quantity of daylight to suit their needs.

Controls

- a) The building configuration is to optimise northern aspect to new residential apartments where possible
- b) Communal open spaces are to receive sunlight between March and September and appropriate shading is to be provided in summer
- c) Habitable rooms and private open spaces are to be designed to maximise daylight access, particularly in winter
- d) Living rooms and private open spaces for at least 70 percent of apartments in a development are to receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid-winter, unless existing overshadowing prevents this
- e) Skylights, clerestory windows and fanlights are to be used to supplement daylight access

- f) Where daylight access is limited (e.g. due to orientation or adjoining development), two-storey and mezzanine apartments are encouraged to facilitate daylight access to living rooms and private open spaces
- g) The depth of single aspect apartments is to be limited to 8 metres
- h) Living areas are to be located on the northern side, and service areas located on the southern and western sides of the development, as much as possible
- i) Single storey-single aspect apartments are to have a northerly or north-easterly aspect
- j) The number of south-facing apartments is to be kept to a minimum. Single aspect apartments are not to be oriented to Anzac Parade or Maroubra Road
- k) Buildings are to be designed for shading and glare control, particularly in summer, by
 - a. Using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting, particularly for north and western facing windows
 - b. Using high performance glass (note: the use of reflective glass is not permitted)
- l) Lightwells should not be used as a primary source of daylight to habitable rooms
- m) Submit shadow diagrams in elevation and plan form prepared by a suitably qualified professional with each DA. Refer to Council's DA guide for details

Figure 74: A combination of louvres provides shading for different times of the day.



Source: Randwick City Council

Figure 75: Sun shading is an integral component of the building form and facade design.



Source: Randwick City Council

4.4.3. Natural ventilation

Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Designing for natural ventilation exercises sustainable practice by responding to the local climate and by reducing or eliminating the need for mechanical ventilation. The building envelopes and block-by-block controls have been designed to encourage effective natural ventilation. Building orientation, apartment layout and external building facades are key elements in achieving optimal natural ventilation.

Objectives

The objectives for natural ventilation are to:

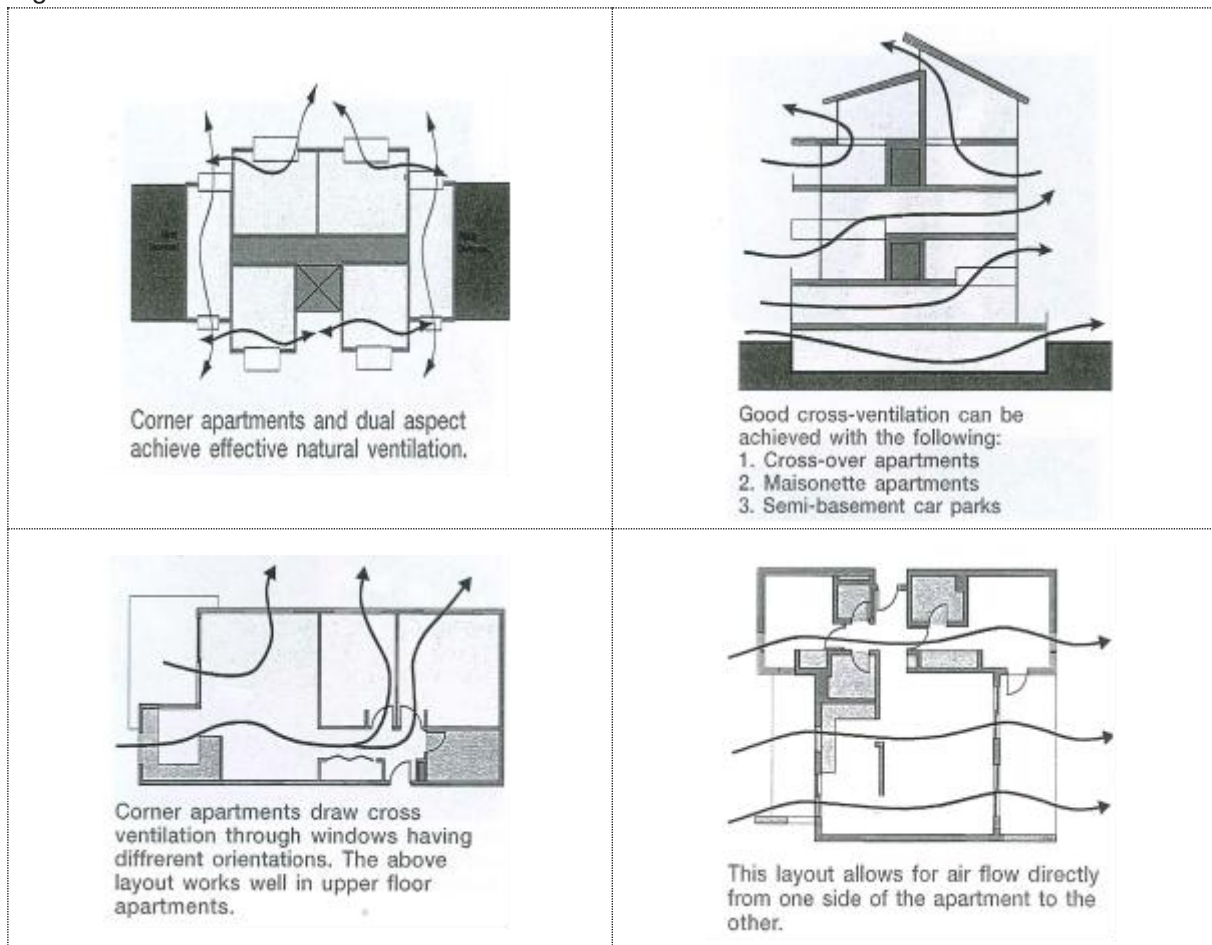
1. Ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants
2. Provide natural ventilation in non-habitable rooms, where possible
3. Reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.

Controls

- a) Ensure that all apartments are single loaded or dual aspect, to allow the direct flow of air from one side of the apartment to the other
- b) Development is to utilise natural breezes by
 - i. Determining prevailing breezes and orienting buildings to maximise use, where possible
 - ii. Locating vegetation to direct breezes and cool air as it flows across the site; and
 - iii. Selecting planting or trees that do not inhibit airflow
- c) Building layout is to maximise the potential for natural ventilation through
 - i. Dual aspect apartments (e.g. cross through apartments and corner apartments), which allow cross ventilation
 - ii. Apartment design which draws cool air in at lower levels and allow warm air to escape at higher levels (e.g. maisonette apartments and two-storey apartments)
- d) The internal layout of apartments is to be designed to promote natural ventilation by:
 - i. Minimising interruptions (such as corners and walls) to air flow through an apartment
 - ii. Grouping rooms with similar usage together, for example, keeping living spaces together and sleeping spaces together (allowing the apartment to be compartmentalised for efficient summer cooling or winter heating)
- e) Doors and operable windows are to maximise natural ventilation by:
 - i. Locating small windows on the windward side and larger windows on the leeward side of the building (utilising air pressure to draw air through the apartment)
 - ii. Using higher level casement or sash windows, clerestory windows or operable fanlight windows (including above internal doors) to facilitate convective currents. This is particularly important in apartments with only one aspect; and
 - iii. Selecting windows which can be reconfigured to funnel breezes into the apartment, such as vertical louvred and casement windows.
- f) Innovative technologies to naturally ventilate internal building areas or rooms such as bathrooms, laundries and underground car parks (e.g. using stack-effect ventilation or solar chimneys), are to be explored
- g) Council may consider some double-loaded apartments only if specific site conditions create design difficulties and the applicant can provide appropriate verification/evidence

(from suitably qualified professional) that innovative technologies will be employed to achieve natural ventilation.

Figure 76: Natural ventilation



Source: Randwick City Council

4.5. Building form

4.5.1. Awnings and signs

Awnings increase the amenity of public footpaths and protect pedestrians from sun and rain. They encourage pedestrian activity along streets and are an important part of the streetscape and building facade.

Signs are an important consideration in the design of buildings located in mixed-use areas. Signs should be compatible with the desired streetscape character, building scale and proportions, without obscuring or dominating important views. Signs should be considered at the design stage of the building.

Objectives

The objectives for awnings and signs are to:

1. Provide shelter for public streets
2. Ensure signs are in keeping with desired streetscape character and with development scale, detail and overall design.

Controls

Awnings

- a) Awnings are to:
 - i. Complement the height, depth and form of the desired character or existing pattern of awnings, and
 - ii. Provide sufficient protection from sun and rain.
- b) Awning dimensions for buildings fronting main roads and major side streets are to provide:
 - i. a minimum width of 3m
 - ii. a minimum soffit height of 3.5m and no higher than 4.2m above the footpath
 - iii. a minimum 1 metre setback from the kerb
 - iv. Awnings are generally to extend no more than two thirds across the public footpath, to permit street trees and verge planter beds access to sunlight and direct rainfall – refer to Council’s Street Garden Guidelines
- c) Continuous awnings are to be provided in busy pedestrian areas
- d) Awnings are to be located over building entries and should help identify the entry point
- e) Pedestrian safety is to be enhanced by providing under-awning lighting

Signs

- f) Signs are to be integrated with the design of the development by responding to scale, proportions and architectural detailing
- g) Location and space for future signs is to be detailed on DA plans and elevations.
- h) Signs are to provide clear direction for residents and visitors
- i) Signs on blinds are not permitted
- j) All signs are to comply with State Environmental Planning Policy (Industry and Infrastructure) 2021 and Part B12 – Advertising and Signage in the Randwick DCP.

4.5.2. Facades and articulation

Facades are the public face of buildings. Their architectural quality contributes to the character and design of the public domain.

The composition and detailing of the building façade has an impact on its apparent scale as well as its appearance. The proportions of the façade, the placement and size of windows, the articulation and detailing of external walls, and materials used are all important considerations.

Objectives

The objectives for facades and articulation are to:

1. Promote high architectural quality in buildings
2. Ensure that new developments define and enhance the public domain and desired street character
3. Ensure that building elements are integrated into the overall building form and façade design.

Controls

- a) A satisfactory relationship between the building form and the façade, including building elements, is to be established
- b) Facades are to have an appropriate scale and proportion, which respond to building use and desired character by:
 - i. Defining a base, middle and top related to the overall proportion of the building
 - ii. Emphasising the vertical elements

- iii. Using cornices, a change in materials or building setback to articulate the façade
 - iv. Expressing the variation in floor to floor height, particularly at the lower levels
 - v. Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays
 - vi. Use of balcony types which respond to the street context, building orientation and residential amenity and to add visual depth to the façade
 - vii. Using a variety of window types to differentiate building uses
 - viii. Incorporating architectural features which give human scale to the design of the building at street level (such as porches, awnings, colonnades, pergolas and fences)
- c) The use of face brickwork and or stone is encouraged for medium to large buildings (up to 9 stories). Rendered masonry is also supported to a limited extent, to complement face brickwork materials palette. This is due to brickwork and stonework's capacity to contribute scale, detail, texture and a rich colouring to the building facade – a limited and well considered palette is encouraged
 - d) For residential and commercial buildings, the extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary facade finish/material are to be avoided
 - e) Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas
 - f) Important corners are to be expressed by giving visual prominence to parts of the façade (e.g. a change in building articulation, material or colour, roof expression or increased height)
 - g) Building services such as drainage pipes are to be coordinated and integrated, with the overall façade and balcony design
 - h) Security grilles/screens, ventilation louvres and car park entry doors are to be coordinated with the overall façade design
 - i) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid shutters, screens or grilles are not permitted.

Figure 77: Rectilinear elements, clearly defined volumes and a change of materials create visual interest on this building facade



Source: Randwick City Council

Figure 78: The use of varying alignments on the facade and sunscreens has articulated the taller mass of this building



Source: Randwick City Council

4.5.3. Roof design

The roof is an important architectural element for the overall composition of a building. The roof of a building may be visible from adjacent taller buildings, as well as in silhouette against the sky. Roof design should consider the context of surrounding development and should add interest to the building.

Objectives

The objectives for roof design are to:

1. Provide quality roof designs, which contribute to the overall design and performance of mixed use and residential flat buildings
2. Integrate the design of the roof into the overall facade and composition of the building.

Controls

- a) Roof design is to be related to the desired built form. Design solutions include articulating the roof, or breaking down its massing on large buildings, to minimise the apparent bulk or to relate to a context of smaller building forms
- b) The roof design, including any parapet, is to relate to the size and scale of the building, the building elevations and 3D building form
- c) Roofs, particularly on large buildings, are to be articulated to minimise apparent bulk.
- d) Roof design is to respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access
- e) Roof design is to relate to the scale of the proposed development. 'Domestic' roof forms may not be appropriate on larger buildings
- f) Service elements (such as lift over-runs, service plants, telecommunications infrastructure, satellite dishes, and vent stacks) are to be incorporated into roof design to minimise visual impact
- g) Where roofs are used for open space, structures to provide shade and shelter from wind are to be incorporated into the design
- h) The use of the roof for sustainable functions is to be facilitated by:
 - i. Allowing rainwater tanks for water conservation
 - ii. Orienting surfaces so they are suitable for photovoltaic panels/cells
 - iii. Allowing for future innovative design solutions, such as water features or green roofs.

Figure 79: This modern version of the attic contributes to a dynamic and vibrant roofscape at night time



Source: Randwick City Council

4.6. Ecologically Sustainable Development

4.6.1. Maintenance

Detailed design and material selection should support long-term maintenance of buildings. On-going maintenance ensures the longevity of quality architectural and landscape design, sustains and increases the value of property and minimises the life-cycle cost of a development to owners.

Note

Refer also to the following sections in Part B – General Controls of the DCP:

- B3 - Sustainability
- B4 - Landscaping and biodiversity
- B6 - Waste management
- B8 - Water management

Objective

The objective for maintenance is to:

1. Ensure long life and ease of maintenance for the development.

Controls

- a) Windows are to be designed to enable their cleaning from inside the building, where possible
- b) Manually operated systems, such as blinds, sunshades, pergolas and curtains are to be selected in preference to mechanical systems

- c) Building maintenance systems are to be incorporated and integrated into the design of the building form, roof and façade
- d) Durable materials, which are easily cleaned and are graffiti resistant, are to be selected.
- e) Appropriate landscape elements and vegetation are to be selected and appropriate irrigation systems are to be provided
- f) For developments with communal open space, a garden, maintenance and storage area are to be provided, which is efficient and convenient to use and is connected to water and drainage. Details are to be shown on DA plans.

5. Glossary

Acoustic privacy means a measure of sound insulation between dwellings and between external and internal space

Accessible housing means housing that is designed and built to accommodate the needs of occupants with mobility impairments (Australian Standard 1428: Design for Access and Mobility Series).

Adaptable housing means housing that is designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs (Australian Standard 4299: Adaptable Housing).

Affordable housing is housing for very low, low and moderate income households. Affordable housing is usually required to be financially viable based on a ratio of housing costs to income.

Amenity is the 'liveability' or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in both the public and private domain and includes the enjoyment of sunlight, views, privacy and quiet.

Articulation is three dimensional modelling at the periphery of the building, including any changes in façade alignment, balconies, bay windows and sun shading devices.

AS 1428 is the Australian Standard 1428: Design for Access and Mobility Series.

AS 4299 is the Australian Standard 4299: Adaptable Housing.

BCA is the Building Code of Australia.

Building envelope is the area within which a building can be built, usually represented in plan and section.

Build to line is a front setback expressed as a required distance from the street edge of the building envelope. In urban areas, the build to line often corresponds to a zero front setback, to establish a consistent streetscape.

Building line is the line formed by the main external face of the building, excluding any balcony or bay window projections.

Building height is calculated as the distance measured vertically from the ground level taken from each point on the boundary of the site to the underside of the topmost floor.

Core means vertical circulation (e.g. lift, stairs).

Cornice is decorative horizontal moulding at the top of a building which 'crowns' or finishes the external façade.

Cross over apartments are apartments with two opposite aspects and with a change in level between one side of the building and the other.

Cross through apartments are apartments one level with two opposite aspects.

Deck means an external platform, usually elevated, located alongside and accessible from an interior space and often made of timber.

Depth or width is measured from inside face of wall to inside face of wall or from inside face of glass to inside face of glass.

Façade means the external face of the building.

Glass line is the inside face of windows on the external walls of a building.

Ground level means the level of the site that existed at the appointed day.

Habitable room means any room or area used for normal domestic activities, including living, dining, family, lounge, bedrooms, study, kitchen, sun room and play room.

Indigenous plants or animals means a plant or animal occurring at a place within its historically known natural range and forming part of the natural biological diversity of a place.

Internal courtyard means a communal space at ground level or above a structure (e.g. podium), formed by the building and enclosed.

Juliet balcony is a small projecting balcony, generally ornamental or only large enough for one person standing.

Lightwell is a shaft for air or light, enclosed on all sides or which has the potential to be enclosed by future adjoining development, and either open to the sky or glazed.

Maisonette apartment is a two storey apartment, where the storeys are vertically stacked.

Mezzanine means the second storey of an apartment, fully or partially open to a void (double height) space shared by both storeys.

Non-habitable room means spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, photographic dark rooms and clothes drying rooms.

On-grade means on ground level (not on a building structure).

Open plan means apartment layouts where spaces are not divided into discrete rooms, but are open and connected to allow flexibility of use (typically living, dining, kitchen and study areas).

Operable screening device means sliding, folding or retractable elements on a building designed to provide shade, privacy and protection from natural elements.

Operable walls are internal walls which can be moved, for example by sliding, folding, or pivoting, to allow for different configurations.

Parapet means a horizontal low wall or barrier at the edge of a balcony or roof. Often taken to refer to the decorative element which establishes the street wall height of heritage buildings (see Cornice).

Permitter block development is where buildings are generally aligned to the street, enclosing or partially enclosing an area in the middle of the block.

Potable water is water which conforms to Australian Standards for drinking quality.

Private courtyard means a private open space which may be on a structure (e.g. podium, parking deck) or at ground level.

SEPP is a State Environmental Planning Policy.

Silhouette means a building's outline viewed against the sky.

STRATEGIC PLANNING

Randwick Development Control Plan D4 Local Centres – general controls

D06210777

27 July 2026

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1. Introduction

Local centres within Randwick City play an important role in its economy. They provide convenient access to goods and services to meet the needs of the community, whilst supporting employment, and contributing to lifestyle and neighbourhood amenity. Local centres are also highly accessible, often located within walking distance to residents, primary transport routes and public transport stops.

The controls in this section apply to commercial premises permitted in the E1 Local Centre zone under *Randwick Local Environmental Plan 2012* (RLEP 2012), and in limited circumstances, within residential zones.

A range of non-commercial land uses are also permitted within local centres, such as hospitals, service stations, registered clubs, and entertainment facilities. Development proposals for such uses will need to address the controls contained within this section.

Application of this DCP Part

This DCP part should be read in conjunction with:

- Part A – Introduction
- Part B - General Controls including
 - Part B12 – Outdoor advertising and signage
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

This DCP part does not apply to E1 Local Centre zoned land subject to Part D Location Specific Controls of this DCP, including:

- Part D5 - Matraville
- Part D6 - Maroubra Beach
- Part D7 - The Spot
- Part D12 - Newmarket Green
- Part D14 - Well Located Housing Areas (*formerly Housing Investigation Areas (HIAs)*)

For residential development in the E1 Local Centre zone, this DCP part should be considered with Part C2 – Medium density residential of this DCP.

1.1. Randwick City's local centres

Randwick City's local centres are generally comprised of small clusters of commercial premises, including retail and business premises (generally five or more shops), that service the convenience needs of residents and workers in the immediate surrounds.

Local centres in Randwick City often have a distinct character and identity, offer services on a more intimate level, and provide a unique shopping experience compared to larger commercial centres.

Planning for our local centres needs to focus on their local advantages such as proximity to parks and public transport and build on specialty niches, including historical architecture to remain relevant and viable. The continued success of these local centres relies on high quality residential, public domain and building design.

Randwick City has numerous centres zoned E1 Local Centre. This section applies to development within these local centres, in addition to commercial premises permissible in residential zones.

Objectives

1. Enhance the commercial amenity and ongoing economic viability of Randwick City's local centres
2. Promote active street level frontages
3. Maintain the small shop and small shopping centre character of individual centres
4. Enhance the scenic quality and amenity of streetscapes and public places
5. Ensure development in these centres is compatible with the character and form of existing development in the surrounding neighbourhood
6. Encourage shop top housing as a form of affordable residential accommodation
7. Ensure that development provides for the amenity of residents living, in or near, centres.

2. Built form

Explanation

Built form refers to the ‘three dimensional’ appearance or character of local centres and their surroundings, encompassing the aesthetic quality, shape, scale and configuration of individual buildings, and their relationship to other buildings, and to streets and the public domain.

Objectives and controls focus on achieving an appropriate bulk and scale for new development so that buildings and building envelopes achieve a coherent, harmonious and visually appealing urban environment, that enhances the public realm, is compatible with site conditions and the desired future character of the area.

Note

A building envelope for a site represents the maximum limits of development and can only be achieved if all other planning controls and objectives for the site can be addressed.

Where development proposals vary from the built form objectives and controls due, to unique or extreme site conditions, the development proposal will be assessed on merit.

Objectives

1. Ensure built form is compatible with the desired future character of the street, block or surrounding area, in terms of building bulk, scale and massing
2. Promote coherent and orderly redevelopment of land, avoiding the isolation of sites
3. Ensure development reinforces the urban structure and street hierarchy through responsive design
4. Ensure development respects the existing siting, scale, form and character of adjoining properties
5. Avoid large, bulky and unarticulated ‘wall-like’ building form that visually dominate the public realm
6. Achieve a scale transition between residential buildings and surrounding residential areas to protect residential amenity
7. Design development to optimise solar access, protect privacy, maintain view corridors and enhance visual amenity for neighbouring properties, public spaces and communal areas in accordance with best practice urban design principles
8. Allow sufficient space between floors for building services and acoustic attenuation
9. Incorporate upper-level building setbacks to reduce the apparent scale of buildings, establish a consistent street wall height, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment
10. Ensure the form and massing of development respects the topography of the site.

2.1. Floor Space Ratio

Explanation

Floor Space Ratio (FSR) is a measure of development density 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 three-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 (GFA) to the site area.

The maximum permissible FSR for any development is prescribed and defined in the *Randwick Local Environmental Plan 2012* (RLEP 2012) Floor Space Ratio Map.

2.2. Building height

Explanation

Building height is an important control which influences the bulk and scale of a development and the visual amenity of a place and neighbouring properties. It can also reinforce an area's existing or desired future character.

The maximum permissible building height for any development is prescribed and defined in the RLEP 2012 Height of Buildings Map (HOB).

Objectives

1. Ensure that the number of storeys in a development aligns with the maximum permissible building height in metres under the RLEP 2012
2. Ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity
3. Ensure an appropriate relationship between new development, street width and surrounding dwellings
4. Ensure appropriate floor to ceiling heights within commercial buildings and to enable flexibility of uses through higher floor to ceiling heights for ground floor development
5. Achieve a consistent built street wall height.

Controls

- a) In local centres with a 9.5m maximum height limit, development must not exceed two storeys in height (with the exception of habitable roof space/partial floor, which must be setback, so as not to be visible from the street, or incorporated into the roof design to have the appearance of a roof rather than an additional storey)
- b) In local centres with a 12m maximum height limit, development must not exceed three storeys in height (with the exception of habitable roof space/partial floor which must be setback, so as not to be visible from the street, or incorporated into the roof design to have the appearance of a roof rather than an additional storey)
- c) The minimum floor to ceiling height for a floor must comply with the following table:

Floor	Minimum floor to ceiling height
Ground floor	3.3 meters
Upper floors	2.7 meters

Note

Ceiling heights shall be measured from Finished Floor Level (FFL) to finished ceiling level (FCL).

- d) Demonstrate the suitability of an alternative number of storeys, and/or floor to ceiling heights, having regard to:
 - i. Proposed uses
 - ii. Existing predominant storeys and/or floor to ceiling heights within the centre
 - iii. Character of the street.

Note

Under RLEP 2012, the 'maximum building height' is defined as: *The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

2.3. 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. They help define the proportions of the street and can contribute to the streetscape character and activation through continuity of street facades. Continuous retail frontages with a zero street setback help reinforce a shopping street.

Side and rear setbacks are established to ensure an adequate level of building separation, and to provide for access, landscaping, privacy, natural lighting and ventilation. In retail main streets, zero side setbacks may be appropriate with common walls, to maintain continuity of the retail frontage. Side setbacks may be required where there are transitions to adjoining R2 low density residential areas. Where rear lanes exist, they ensure adequate space is maintained for parking, loading and services. Setbacks to upper levels may also be required to ensure an appropriate building scale is realised.

Setback controls do not apply to below ground structures.

Note

Vehicle access from classified roads and state roads are generally not supported.

Setbacks are to be in accordance with TfNSW requirements in relation to classified roads and signalised intersections.

Definition

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 1.2m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Objectives

1. Define the street edge and establish or maintain the desired spatial proportions of development on the street
2. Ensure front setbacks maintain the continuity of setbacks in the street
3. Ensure a development does not detrimentally affect the amenity of adjoining residential development
4. Ensure any building fronting a rear lane has a smaller scale and massing appropriate for the width of the lane.

Controls

- a) Setbacks for residential redevelopment in E1 zones must refer to the Medium Density Residential setback controls in DCP Part C2.

Front setback

- b) Comply with the following minimum front setback:

Description	Minimum setback
Development fronting a primary road, up to 9.5m in building height	0m setback from the street edge
Development fronting a primary road, above 9.5m in building height	2m setback
Corner allotments	A minimum 1.5m x 1.5m splay corner across all levels at the intersection of two roads. No walls or plantings higher than 600mm may be located within the splay corner.

- c) Provide increased setbacks, over and above the aforementioned minimum requirements, or demonstrate the suitability of an alternative setback having regard to the following matters:
 - i. Existing predominant street setback
 - ii. Character of the street.

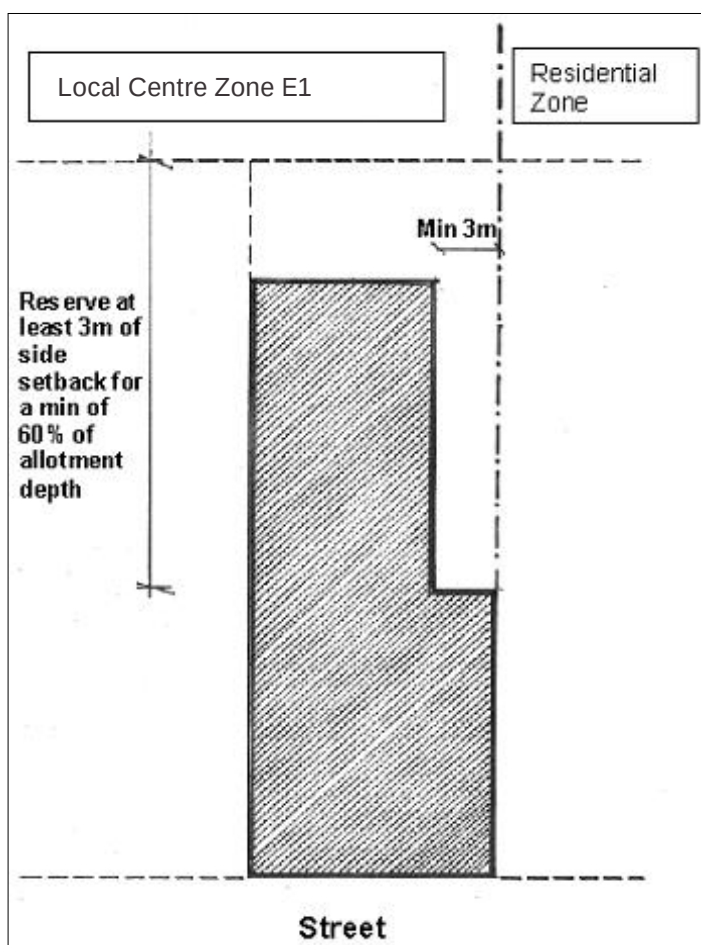
Rear setback

- d) Where the site has rear lane access, car parking structures (hardstand car space, carport or garage) and ancillary development must have a 1m minimum setback from the rear boundary
- e) 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
- f) Where there is no rear lane access and the site adjoins land in a residential zone, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the lesser.

Side setback

- g) Where the site's side boundary adjoins land in a business zone, provide a zero metre side setback
- h) For alterations and/or additions to dwellings in E1 zones, redevelopment must address the residential sections of the DCP
- i) Where a side boundary of the site forms the edge of a business zone or, adjoins land in a non-business zone (and not separated by a road), provide a minimum 3m setback from the side boundary for a minimum of 60% of the allotment depth. For constrained sites, Council may consider a variation to the standard if the proposal can demonstrate that a reduced setback will suitably address privacy and solar access to the neighbouring properties.

Figure 1: Side setback controls for development adjoining non-commercial zone



Source: Randwick City Council

3. Building design

3.1. Facades

Explanation

Facades have an important role to play in the perception and enjoyment of a place. Design emphasis through facade details, materials, colours, changes in the building plane (recessed or extended from building surface), contrasts in materials or decorative artwork can all contribute to the unique character of a building and a place. This visual interest, or articulation, can also assist to visually ‘divide’ buildings into smaller, identifiable proportions.

Figure 2: Examples of facades in E1 Local Centres



Source: Randwick City Council

Objectives

1. Ensure building facades are articulated to complement and enhance the character of the street
2. Buildings are to be well-designed with articulated facades, reflecting a ‘fine grain’ character, common to local centres
3. Ensure that corner buildings suitably resolve the design characteristics of the two streets they address, and reinforce corner elements in the local centre setting
4. Retain and restore the surviving examples of original whole shop frontages and elements
5. Encourage new shopfronts to be compatible with the existing proportions, materials and detailing across the centre to maintain and enhance the character of the local centre.

Controls

- a) Where a development has two street frontages, each façade treatment must respond to the buildings in those streets
- b) Include shopfronts on side street frontages of corner sites to enhance the commercial potential of the space and minimise blank walls to the street front
- c) Facades should display proportions and detailing which respect the prevailing building facades across the centre (i.e. designing fine grain shop fronts, where the existing subdivision is fine grain)
- d) Distinguish residential entries from commercial/retail entries in the case of mixed use development
- e) Design shopfronts, including entries and windows, to reinforce any prevalent character in the centre
- f) All street frontage windows at ground level are to have clear glazing. Large glazed shopfronts should be avoided, with window configurations broken into discrete sections to ensure visual interest
- g) All facade elements must be contained within the site boundaries
- h) Building services, such as drainage pipes shall be coordinated and integrated with overall facade and balcony design
- i) Balconies to the street facade are to be recessed behind the principal building facade
- j) Balcony balustrades should comprise a light open/glazed material and should be compatible with the style of the building
- k) The development of colonnades is discouraged.

3.2. Roof forms

Explanation

Well-designed roof forms and parapets can enhance the design of buildings and conceal mechanical structures such as lift overruns, services and plant rooms. Many of Randwick City's local centres are characterised by flat roofs and often with a distinctive parapet.

Objectives

- 1. Reinforce existing parapet features in local centres
- 2. Add visual interest to the local centre skyline when viewed from street level or surrounding vantage points
- 3. Ensure the roof form contributes to the overall design and environmental performance of the building
- 4. Ensure that roof plant and service areas are incorporated into the roof design and not visible from adjoining public roads or private property.

Controls

- a) In centres where parapet forms are prevalent, development should include new parapets that reflect the rhythm, scale and detailing of existing parapets
- b) Provide flat roofs where these prevail across the centre, unless the site conditions justify an alternative roof form (e.g. Corner sites)
- c) Design roof forms to generate a visually interesting skyline, while minimising apparent bulk and potential for overshadowing. The style and pitch of new roofs should relate sympathetically to neighbouring buildings

- d) Relate roof forms to the size and scale of the building, the building elevation and the three dimensional building form
- e) Structures such as ventilation shafts, lift over-runs and service plants, should be wholly contained within roof structures and not project above the roof line.

3.3. Awnings

Explanation

Awnings improve the shopping experience by providing weather protection and by encouraging pedestrian activity, supporting the vitality of a centre. Awnings also play a role in sheltering passengers waiting at bus stops and outdoor dining areas. Well-designed awnings can also contribute to the character of the street.

Objectives

1. Provide shelter and amenity for pedestrians on public streets
2. Provide continuity in the streetscape.

Controls

- a) Provide continuous street frontage awnings to all new development
- b) Generally, awnings should be a minimum 3m deep and setback a minimum 600mm from the kerb
- c) Design new awnings to be complementary with their neighbours and aligned with the general alignment of existing awnings in the street
- d) Awning dimensions for buildings fronting main roads and major side streets, are to provide:
 - i. A minimum width of 3m
 - ii. A minimum soffit height of 3.5m and no higher than 4.2m above the footpath
 - iii. A minimum 1m setback from the kerb
 - iv. Awnings are generally to extend no more than two thirds across the public footpath, to permit street trees and verge planter beds access to sunlight and direct rainfall – refer to Council's Street Garden Guidelines
 - v. A low profile, with slim vertical facias or eaves, generally not exceeding 300mm
- e) Provide under awning lighting to improve public safety
- f) Colonnades along the street edge are inappropriate
- g) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection
- h) Signage on canvas blinds is inappropriate
- i) Ensure all awnings are structurally sound and safe and comply with relevant NCC requirements.

3.4. Colours, materials and finishes

Explanation

Well considered use of external building materials, finishes and colours can greatly contribute towards the appearance and cohesiveness of a local centre. New development or refurbishment should improve the overall presentation of the streetscape.

Objectives

1. Achieve a pleasant, coherent streetscape that integrates new and existing buildings incorporating quality materials and finishes
2. Limit solar glare and the reflection of sunlight from buildings.

Controls

- a) Utilise high quality and durable materials and finishes which require minimal maintenance
- b) Combine different materials and finishes to assist building articulation and modulation. The use of face bricks and/or natural stone cladding may assist the integration of new development into the existing streetscape
- c) The use of face brickwork and or stone is encouraged for medium to large buildings (up to 9 stories). Rendered masonry is also supported to a limited extent, to complement face brickwork materials palette. This is due to brickwork and stonework's capacity to contribute scale, detail, texture and a rich colouring to the building facade – a limited and well considered palette is encouraged
- d) For residential and commercial buildings, the extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary facade finish/material are to be avoided. Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas
- e) The following materials are considered incompatible:
 - i. Large wall tiles
 - ii. Rough textured render and/or bagged finish
 - iii. Curtain walls
 - iv. Highly reflective or mirror glass
- f) Avoid large expanses of any single material to facades
- g) Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.

3.5. Lighting

Explanation

Lighting should be managed for centres to be safe and inviting, while avoiding nuisance to nearby development, residential areas and/or traffic. Light spillage can be managed through location and design considerations.

Objectives

1. Encourage external lighting that adds to the architectural character of buildings whilst having regard to the amenity of nearby residents
2. Illuminate parts of a site for security and safety
3. Provide correct lighting orientation and minimise overspill lighting.

Controls

- a) The external lighting of buildings must integrate external light features with the architecture of the building
- b) Under awning lighting should be provided in accordance with the relevant Australian Standard
- c) Where residential development is located above or adjoins the development, provide location and design details demonstrating that light is directed away from residences
- d) Avoid floodlights or excessive lighting of buildings.

4. Public domain

4.1. Active frontages

Explanation

Continuous business or retail land uses that open directly to the footpath create people oriented active street frontages. An active frontage enhances public security and passive surveillance and improves the amenity to the public domain by encouraging pedestrian activity. Active street frontages are a vital contributing factor to the economic viability and vitality of a local centre.

Objectives

1. Achieve a well designed streetscape that engages and activates the local centre and contributes to its economic viability
2. Provide a walkable environment, with visual interest and opportunities for social interaction
3. Facilitate active uses and pedestrian orientated activities at ground level in local centres
4. Ensure that the provision of active street frontages are compatible with the scale, character and architectural treatment of the building.

Controls

- a) Maximise street level activity (e.g. by wrapping shopfronts around corners) and minimise opaque or blank walls at ground level
- b) Minimise vehicular entrances not associated with active uses or building entries
- c) Security grilles or shutters may be fitted only within the shop itself behind glazing, and must offer a minimum of 70% transparency
- d) Doors shall not encroach over the footpath when open. The use of fully operable glass walls or windows (e.g. pivot, stacking or bi-fold) to open cafés and restaurants to the street is encouraged, where suitable for the prevailing character of existing buildings in the centre
- e) ATMs and takeaway service counters should be recessed within a building wall to avoid negative impact on footpaths being used as service/queuing space. These areas are to be designed to avoid a hidden alcove/niche.

4.2. Pedestrian friendly access and spaces

Explanation

Pedestrian friendly design focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access in a local centre should provide a barrier-free environment where all people who live and visit the centre can enjoy the public domain. Public art can enhance centres by celebrating local heritage and exploring community and cultural heritage.

Objectives

1. Promote development that is well connected to the street and contributes to the accessibility of the public domain and functionality of the local centre
2. Ensure that residents, including users of strollers and wheelchairs, are able to reach and enter shop top housing via minimum grade ramps, paths, accessways or lifts
3. Encourage public art that enhances the unique identity of centres.

Controls

- a) Development should aim to increase the area of public spaces and pedestrian links that are available in the local centres
- b) In designing such areas, consideration should be given to solar access and protection from wind and rain
- c) Pedestrian and vehicle accessways are to be separated and clearly distinguishable
- d) Pedestrian areas should minimise any changes in levels and allow wheelchair access to the shops from the car parking area and public footpaths
- e) Consider artworks and design which integrates private development with the public domain, such as window treatments, paving, sculptures and decorative elements.

4.3. Laneways / shared zones

Explanation

Laneways and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management and car parking access to developments. Laneways / shared zones in certain situations assist in providing an appropriate scale transition and separation from surrounding lower scaled neighbourhoods.

Objectives

1. Facilitate vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
2. Provide usable, green and leafy laneways
3. Encourage passive surveillance of any existing or new laneways.

Controls

- a) All new development fronting lanes shall be articulated to create visual interest and incorporate passive surveillance by orienting windows and balconies onto the lane
- b) Development shall ensure sufficient width for turning and U-turn movements within laneways, without compromising vehicular and pedestrian movement
- c) Development adjacent laneways shall provide landscaping, lighting and high quality materials and finishes to enhance the pedestrian environment
- d) In an urban context, ground floor uses fronting lanes shall incorporate openings onto the lane to contribute to the enjoyment and activation of the lane including, where possible, outdoor dining
- e) Applicants are to negotiate Rights of Carriageway with adjoining property owners where required for access.

Note

Evidence of the attempt to obtain the adjoining property owner's agreement to the Right of Carriageway is to be submitted as part of the Development Application (DA).

Refer to Transport for New South Wales (TfNSW) Technical Direction '*Design and Implementation of Shared Zones Including Provision for Parking*' in the planning and design of shared zones.

4.4. Vehicular access

Explanation

Vehicular access interrupts the active streetscape and the continuity of footpaths. Where alternatives such as rear lanes and side streets exist, vehicular access for land within centres should be via these alternatives.

Objectives

1. Access sites within centres via driveways from side streets and rear lanes
2. Minimise the number of vehicle access points on shopping street frontages
3. Maximise retail frontages and streetscape presentation
4. Maximise pedestrian safety.

Controls

- a) Where new development has access available off rear laneways or side streets, vehicular access must be provided from the laneway or side streets
- b) Where no alternative street frontage is available:
 - i. Demonstrate alternative sustainable measures for meeting parking and delivery requirements
 - ii. The entry to the building should be designed to give priority to pedestrians by maintaining a constant grade for the footpath crossing for pedestrians
 - iii. Before the exit from the site, speed bumps and or warning signs to give way to pedestrians should be provided. The vehicle crossing area of the footpath should be identified by pavement blending with the footpath treatment as required by Council's Engineering Services
- c) Design driveways to minimise visual impact on the street and maximise pedestrian safety. Setback any rear lane garage doors 1m from the laneway alignment
- d) Avoid locating accessways to driveways adjacent to the doors or windows of habitable rooms.

4.5. Loading areas

Explanation

Loading areas provide for short term use of vehicles when loading or unloading goods during business or when dropping off or picking up passengers. They are an integral aspect of a commercial business, however if situated inappropriately have the potential to impact adversely on the amenity for adjoining land uses and pedestrian and vehicular safety.

Objectives

1. Ensure the provision of adequate loading/unloading areas
2. Ensure vehicular access to buildings and areas dedicated for off-street loading and servicing does not diminish active street frontages
3. Ensure efficiency and amenity in the design and operation of off-street loading and servicing.

Controls

- a) Provide for loading facilities on site wherever feasible or demonstrate that suitable alternative arrangements to minimise impact on other premises and people within the centre
- b) Service/delivery areas are to be located to minimise conflict between pedestrians/cyclists and vehicles and to minimise impact on residential amenity of neighbouring properties
- c) Where new development has access available off rear laneways or side streets, loading areas shall be located off these areas.

5. Amenity

5.1. Solar access

Explanation

Sunlight access supports the health and amenity performance of buildings and is a financial benefit by reducing the need for artificial heating and cooling. This applies to new development and their relationship to existing adjoining buildings, requiring reasonable access to sunlight for living spaces and private and public open spaces.

Objectives

1. Optimise solar access to habitable rooms and to minimise the need for artificial lighting during daylight hours
2. Minimise the impact of overshadowing on the internal and outdoor areas of neighbouring buildings
3. Retain the amenity of the public domain by maximising solar access
4. Promote natural cross ventilation and discourage sole reliance on air conditioning.

Controls

- a) Commercial and mixed-use development are not to reduce direct sunlight to adjacent dwellings below a minimum of 2 hours of sunlight for habitable rooms between 9am and 3pm on 21 June
- b) Where adjacent dwellings and their open space already receive less than the standard hours of sun, new development should seek to maintain this solar access where practicable
- c) If suitably justified, Council may accept a reduction in solar access for the subject site and adjacent development if the topography and lot orientation are such that the standard is considered unreasonable
- d) Ensure that building layouts facilitate good solar access to both internal and external living spaces (e.g. Ideally locate living areas to the north and east, and service areas to the south and west of the development)
- e) Maximise any northerly aspect and optimise the number of north facing windows. Shade north facing windows with roof eaves, verandas or balconies, awnings or other horizontal shading devices.

5.2. Acoustic and visual privacy

Explanation

Acoustic privacy is a measure of sound insulation within and between buildings and between external and internal spaces. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of internal spaces within apartments.

Visual privacy aims to protect every resident's ability to carry out private functions within all rooms and private open spaces.

Objectives

1. Ensure high levels of acoustic privacy within and between developments
2. Provide reasonable levels of external and internal visual privacy
3. Maximise outlook and views from principal rooms and private open spaces without compromising visual privacy.

Controls

- a) Developments are to be designed to minimise noise transmission by:
 - i. Locating busy noisy areas next to each other and quieter areas next to each other
 - ii. Locating bedrooms away from busy roads and other noise sources
 - iii. Using storage or circulation areas within a dwelling to buffer noise from adjacent apartments, mechanical services or corridors/lobbies
 - iv. Avoid locating wet areas, such as toilets, laundries and kitchens, adjacent to bedrooms of adjoining dwellings
- b) Locate exhaust vents away from windows and open space of dwellings
- c) For development fronting arterial roads, provide noise mitigation measures to ensure an acceptable level of living amenity for the dwellings is maintained
- d) Operating hours must be submitted with the DA. Should the development require deliveries and/or operation of machinery outside of standard hours (7.30am to 5pm, Monday to Friday), an acoustic report must accompany the DA. The acoustic report must be prepared by a suitably qualified acoustic consultant.

6. Shop top housing

Explanation

Shop top housing adds diversity and affordability to local centres. Housing within walking distance of services, jobs, shopping and entertainment, supports long-term affordability and sustainability by reducing reliance on private car trips.

Housing can also provide interest, pedestrian activity and a human element to the zone, particularly after business hours. Shop top housing revitalises under-utilised spaces, improves land efficiency, and supports opportunities to work from or near home.

Objectives

1. Encourage the inclusion of dwellings in new developments, whilst ensuring that active commercial uses continue to be provided at ground floor level on principal retail streets
2. Maintain the built form arising from the historical subdivision pattern and the small shop character at street level
3. Maintain the built form character of small shops originally built to serve residents within a walking catchment, together with shop top housing
4. Provide a range of usable, attractive and accessible landscaped outdoor spaces and recreation areas for the use of the occupants of shop top housing
5. Ensure that shop top development reinforces the character of the commercial precincts and forms a satisfactory transition between the commercial uses and adjacent residential uses.

Controls

- a) Entries to residential apartments are to be separated from commercial entries to provide security and an identifiable address for each of the different users
- b) Each dwelling must be provided with private open space directly accessible from its living area, in the form of either a balcony at least 2m deep or a terrace or private courtyard at least 10m² in area
- c) Private open spaces should be:
 - i. Located adjacent to and accessible from the main living areas of the dwelling
 - ii. Located so as to maximise solar access, i.e. preferably orientated from north-east to north-west
 - iii. Located to ensure privacy and away from noisy locations, where possible
 - iv. Screened by vegetation or a wall to ensure privacy
- d) If an elevator is provided for residential use, it must not be used for retail loading or waste removal
- e) Separate the waste storage facilities for commercial and residential components of a development
- f) Site services and facilities (such as letterboxes and drying yards) should be designed:
 - i. To enable safe and convenient access by residents
 - ii. In an aesthetically sensitive way
 - iii. To have regard to the amenity of adjoining developments and streetscape
 - iv. To require minimal maintenance
 - v. To be visually integrated with the development.

6.1. Commercial uses in residential zones

Explanation

Corner shops, limited business uses, restaurants and cafes are permissible in residential zones. Clause 6.13 of RLEP 2012 allows for the retention and continued use of existing purpose designed or built commercial premises. It should be noted that development should be consistent with the controls stipulated in either the C1 Low Density Residential or C2 Medium Density Residential Parts of this DCP, and should also consider controls, as relevant in this Part.

The purpose of this sub-part is to provide additional design controls for these business uses.

Objectives

1. Encourage the retention of the fabric of existing purpose-built corner shops/shop-top housing in residential areas
2. Ensure commercial development in residential zones do not create adverse noise or disturbance.

Controls

- a) Preserve glazed shopfronts (i.e. do not infill), awnings and primary wall heights at the street front.
- b) A Noise Impact Assessment prepared by a qualified acoustic consultant may be required depending on the use, scale, and location of a development to demonstrate that the use can suitably operate within a residential area.



STRATEGIC PLANNING

Randwick Development Control Plan D6 Maroubra Beach

D06210781

27 July 2026



File reference	D06210781	Date	Signature
Prepared by	MP	September 2025	
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1. Introduction

This section of the DCP contains development controls for the Maroubra Beach commercial centre.

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

- Part A - Introduction and Part B - General Controls
- Part D4 – Local Centres General Controls
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application

The land to which this section of the DCP applies is shown in the following diagram:

Figure 1: Maroubra Beach commercial centre



There are two different potential development scenarios contained in this section of the DCP for the block bounded by Marine Parade, McKeon Street, Fenton Avenue and Mons Avenue. The Amalgamated Scheme allows greater building heights but only where lot consolidation is achieved and where a north-facing public square on the southern side of McKeon Street, public

open space and through-site links are provided. The intention is to create a heart for the Maroubra Beach commercial centre, focused on the area around a new public square. Development in the Amalgamated Scheme is to be staged as seen in Figure 2.

Figure 2: Amalgamation scheme



There is also a base scheme which contains controls to be used where sites are developed individually rather than being amalgamated. Due to the flooding constraints in the commercial centre, developing sites individually is unlikely as car park entries, ramping and driveway gradients will require larger development sites than currently provided for in the subdivision pattern. The Base Scheme includes the block bounded by Marine Parade, Mons Avenue, Fenton Avenue and McKeon Street and also the northern side of McKeon Street between Hereward Street and Marine Parade and a portion of the southern side of McKeon Street to the west of Fenton Avenue.

A range of uses, including residential, commercial and retail are permitted with consent in the E1 Zone of Randwick LEP 2012 which generally applies to the area covered by this section of the DCP. The controls in this section of the DCP further encourage development which will preserve the fine grain pattern of development in McKeon Street through a limit on the width of retail spaces. A mixture of residential and home/office uses on Fenton Avenue are to be provided so that there is a transition to residential development further to the west of the commercial centre.

1.1. Objectives

1. Create a heart for the Maroubra Beach Commercial Centre by providing a north-facing public square on the southern side of McKeon Street
2. Provide public open space and a through-site link between Fenton Avenue and Marine Parade
3. Improve the amenity and safety of the public domain
4. Maintain the existing fine-grain pattern of development
5. Provide for a range of uses including small retail businesses, a mini-supermarket, commercial activities, home-offices and residential uses to create and support a vibrant community
6. Ensure development is of a high quality contemporary architectural design providing high levels of amenity for residents and visitors and in a manner that enhances the character of the commercial centre.

2. Building envelope

Explanation

A building envelope is a three-dimensional space which defines the maximum extent within which development may occur. It describes maximum height, width, length and depth of a potential development. The envelope includes colonnades and balconies but does not include cantilevered awnings along retail/commercial shopfronts.

Objectives

1. Determine the appropriate siting and scale of the built form
2. Ensure that the built form and density of new development respects the desired future character of the commercial centre
3. Determine the appropriate amount and siting of open space.

Controls

- a) Figures 3 and 4 define the building envelopes for the Amalgamated and Base schemes
- b) All development in the Amalgamated Scheme must demonstrate that the gross floor area achieved occupies not more than 80% of the maximum building envelope (Figure 3)
- c) All development in the Base Scheme for the land bounded by McKeon Street, Marine Parade, Mons Avenue and Fenton Avenue (Figure 4) must demonstrate that the gross floor area achieved occupies not more than 70% of the maximum building envelope
- d) Any development of the land on the northern side of McKeon Street and the south western corner of McKeon Street and Fenton Avenue is subject to a maximum Floor Space ratio of 2:1
- e) Ensure that the built form contributes to a high quality urban environment by limiting building depth and height.

Figure 3: Building envelope – amalgamated scheme

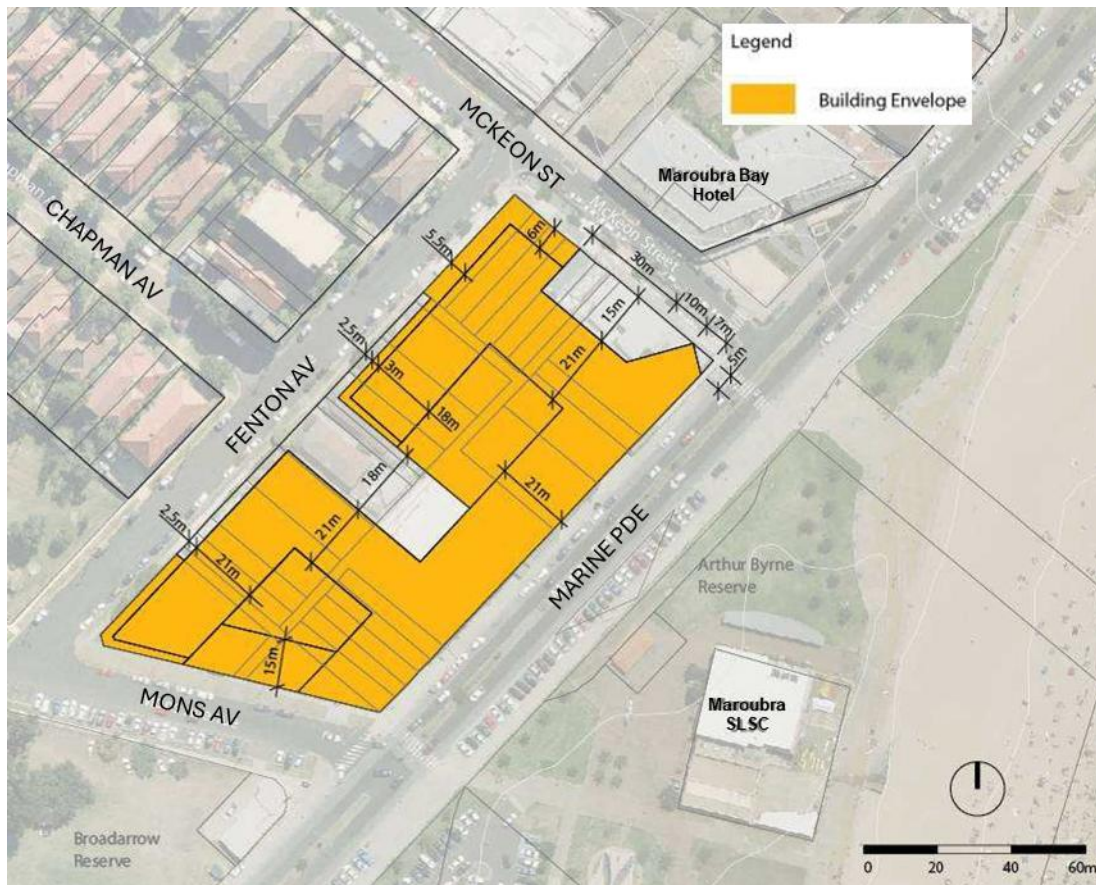
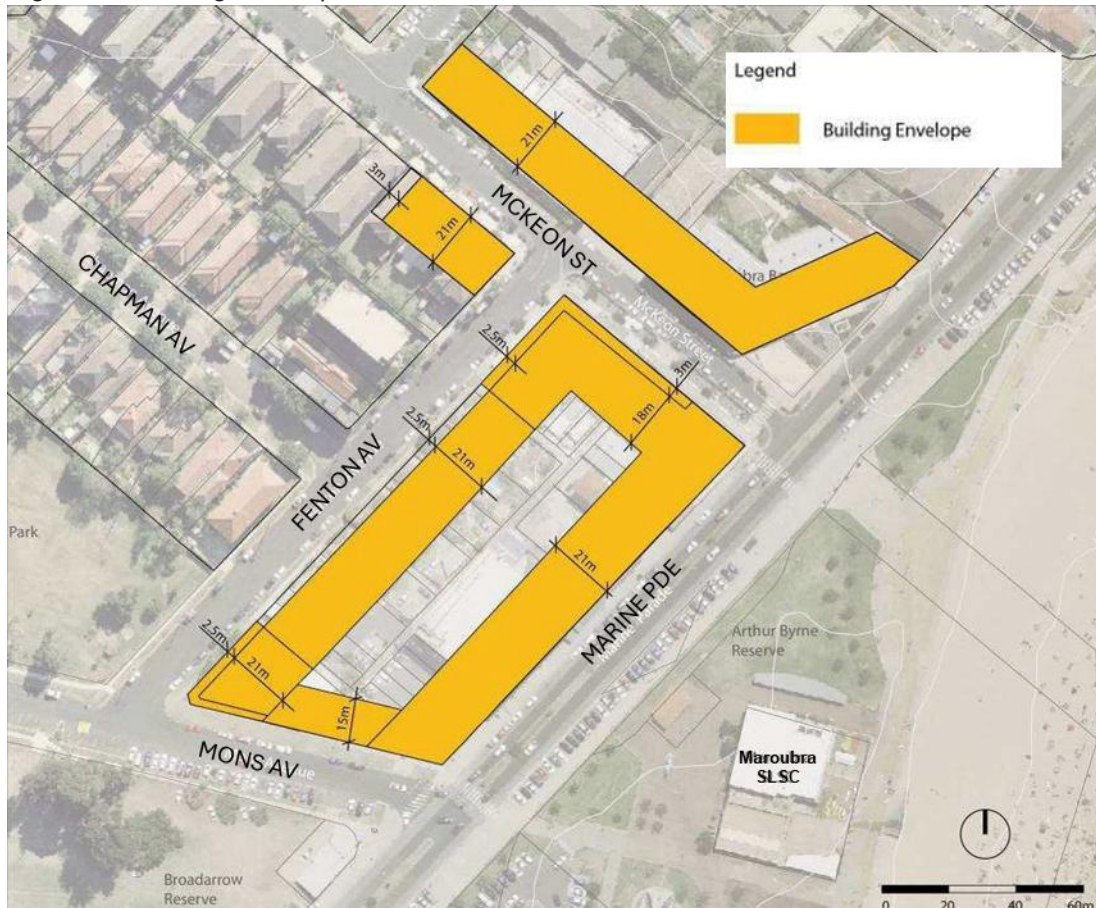


Figure 4: Building envelope – base scheme



3. Building heights

Explanation

Height is an important control as it has a major impact on the amenity of both the subject site and the surrounding neighbourhood, both physically and visually. Height controls are an important mechanism for achieving the desired future character of the site and area.

The Amalgamated Scheme for the block bounded by Marine Parade, McKeon Street, Fenton Avenue and Mons Avenue allows for greater building heights but only where lot consolidation is achieved and where a north-facing public square on the southern side of McKeon Street, public open space and through-site links are provided.

Note

Randwick LEP 2012 - *clause 4.3 B* Exceptions to Height of buildings on land within Maroubra Beach Commercial Centre

- 1) The objective of this clause is to allow greater building heights on land within the Maroubra Beach Commercial Centre if lot consolidation is achieved and public open space and through-site links are provided.
- 2) If all of the land identified as “Area 6” on the [Height of Buildings Map](#) is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the [Alternative Building Heights Map](#).
- 3) If all of the land identified as “Area 7” on the [Height of Buildings Map](#) is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the [Alternative Building Heights Map](#).

Objectives

1. Ensure development responds to the desired scale and future character of the street and locality
2. Allow reasonable solar access to the public domain and within the development sites.

Controls

- a) The maximum height for development in the Amalgamated Scheme must be in accordance with Figure 5 and is subject to *Clause 4.3B* of the Randwick LEP 2012
- b) The maximum height for development that does not satisfy *Clause 4.3B* of the Randwick LEP 2012 must be in accordance with the Base Scheme in Figure 6.

Figure 5: Building heights – amalgamated scheme

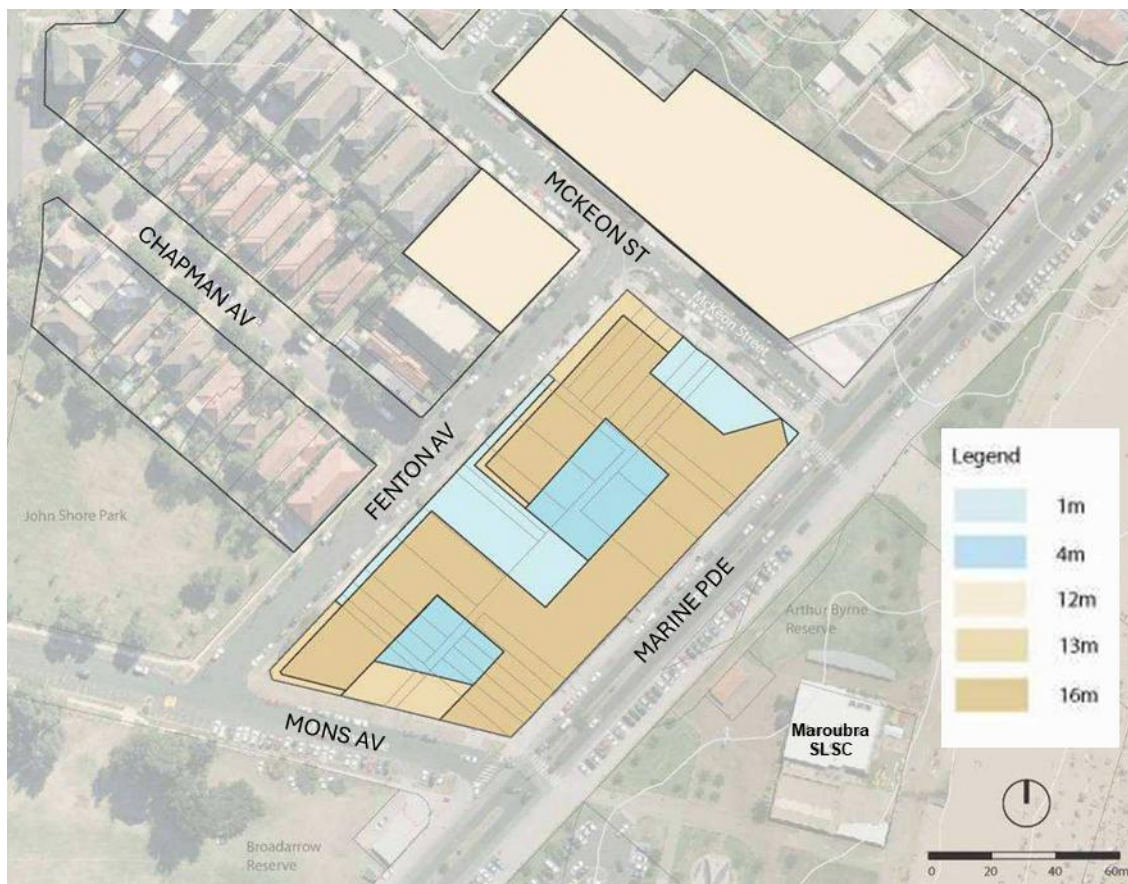


Figure 6: Building heights – base scheme



4. Street setbacks

Explanation

Street setbacks establish the front building line. Setbacks generally reflect building use, with commercial buildings traditionally built to the front boundary and residential development setback from the street frontage. Setbacks allow for landscape areas, entries to ground floor apartments and provide room for balconies at upper levels.

Objectives

1. Allow retail/commercial development to be built to the street boundary to maintain an urban edge
2. Provide a clear threshold by allowing a transition between public and private space
3. Provide privacy to dwellings by providing residential setbacks
4. Create a landscape character along the street
5. Allow for quality entries to individual apartments and apartment building lobbies.

Controls

- a) Street setbacks for development that is subject to the Amalgamated scheme must be in accordance with Figure 7
- b) Street setbacks for development that is subject to the Base Scheme must be in accordance with Figure 8.

Figure 7: Street setback – amalgamated scheme

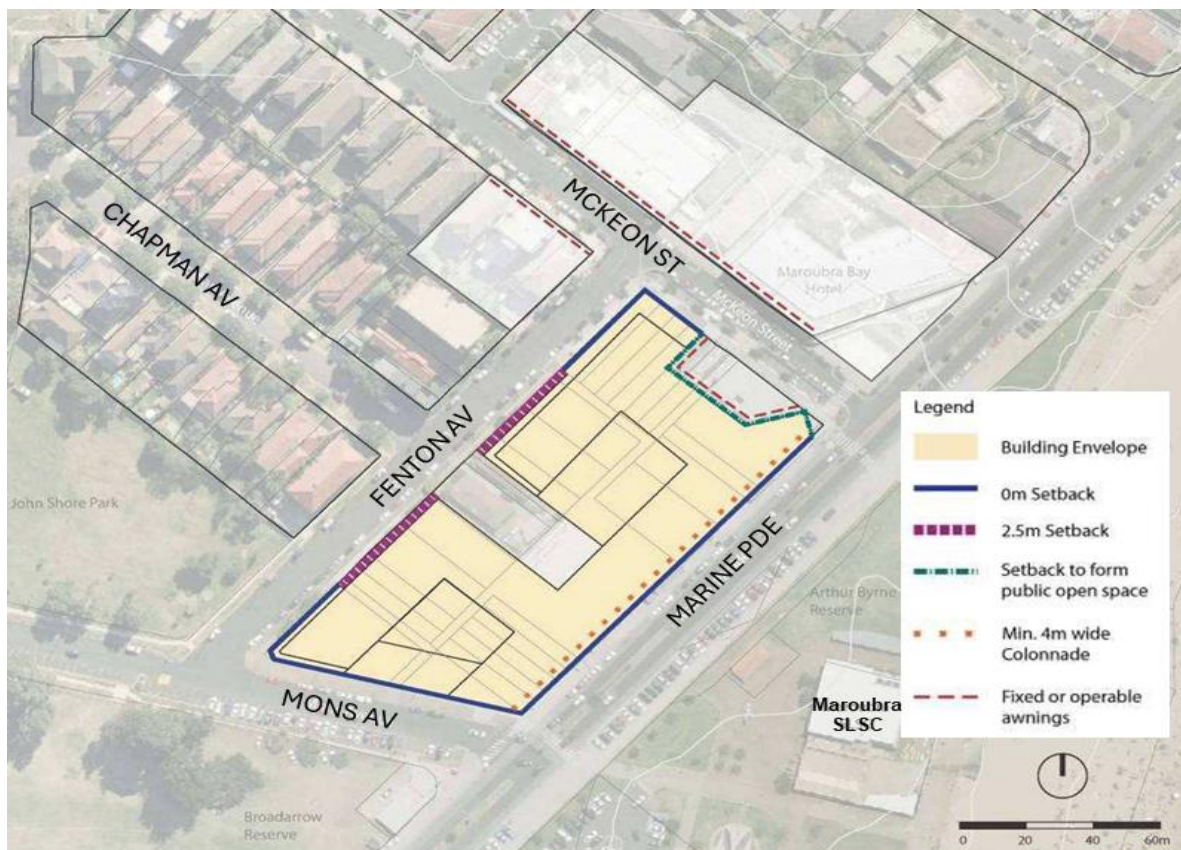
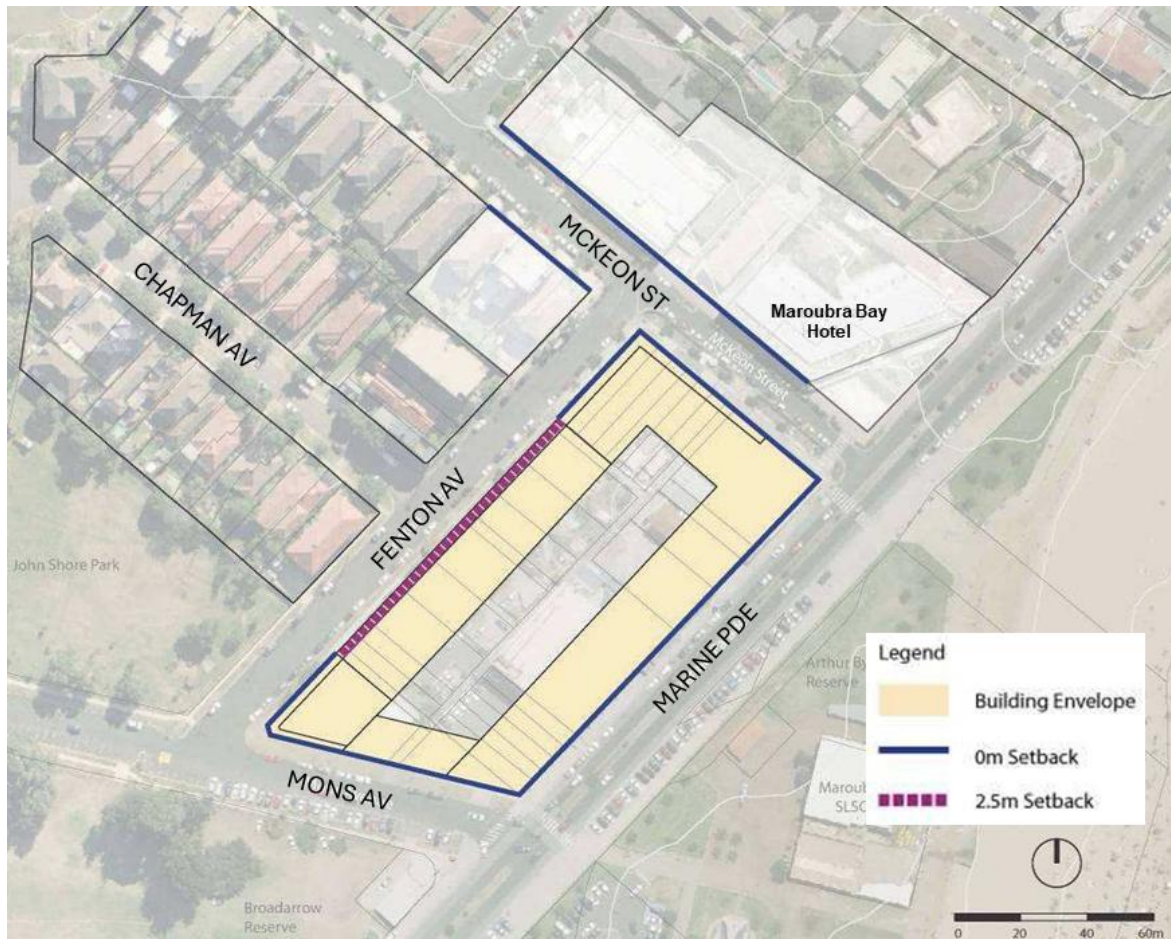


Figure 8: Street setback: base scheme



5. Upper setbacks

Explanation

Street wall heights create the proportions of the street and contribute to the public domain. The height of street walls are designed to allow maximum solar access and limit overshadowing of the public domain and reduce the apparent scale of buildings to the street.

Objectives

1. Establish the desired spatial proportions of the street and define the street edge
2. Minimise the visual impact of development by setting back upper levels from the street in particular locations
3. Minimise overshadowing.

Controls

- a) The upper level setbacks for the Amalgamated scheme must be in accordance with Figure 9
- b) The upper level setbacks for the Base scheme must be in accordance with Figure 10.

Figure 9: Upper setback: amalgamated scheme

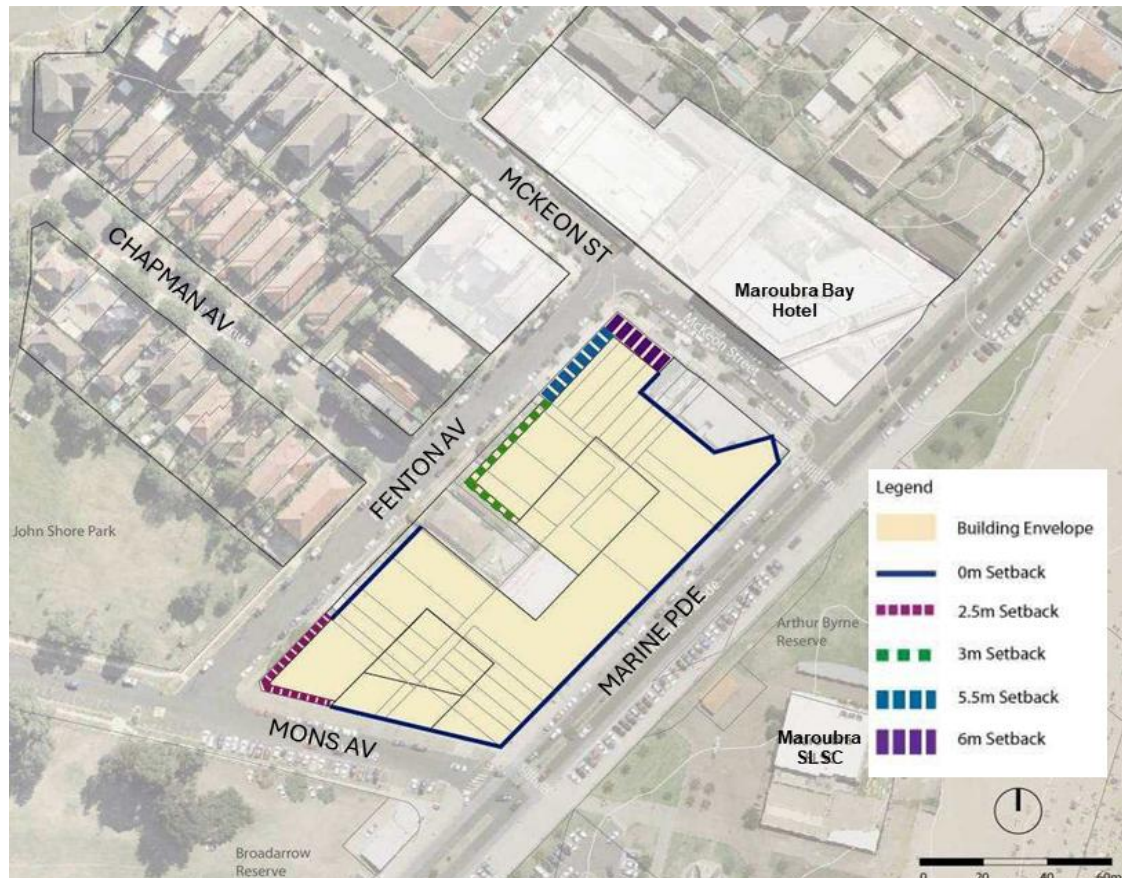


Figure 10: Upper setback: base scheme



6. Side setbacks – base scheme

Explanation

Side setbacks ensure that building height and separation of the built form from boundaries maintain the amenity of neighbouring land. Minimum side setbacks of 3 metres are required for development in the Base Scheme fronting Fenton Avenue and for development on the southern side of McKeon Street adjacent to the western boundary of the area covered by this section of the DCP. These setbacks are necessary to minimise the impact on the amenity of existing properties in terms of daylight and visual bulk given that consolidation of lots is unlikely to occur in the Base scheme.

Objectives

1. Protect the amenity of existing development by requiring adequate side setbacks
2. Ensure existing development receives adequate light and is not adversely impacted in terms of visual bulk and scale.

Controls

- a) Minimum side setbacks for development subject to the Base scheme must be in accordance with Figure 11.

Figure 11: Side setbacks – base scheme



7. Building appearance and façade articulation

Explanation

Building facades are to be articulated in order to reduce perceived building bulk and to provide visual interest. Blank walls, exposed car parks, large basement car park entries and the use of reflective glass are not appropriate.

Clause 6.11 of RLEP 2012 requires the demonstration of design excellence if the development:

- Has an area of 10,000 square metres or greater
- Requires the preparation of a development control plan
- Is greater than 15 metres in height

Objectives

1. Incorporate architectural features which reduce the visual bulk of a building
2. Promote high architectural quality
3. Define and enhance the public domain and character of the locality.

Controls

- a) Building facades must be articulated and modulated within a 2.5 metre articulation zone to allow visual depth to the facade. Balconies are permitted within the articulation zone
- b) Building facades must have well balanced vertical and horizontal proportions
- c) Development over a number of lots should provide building facades that present as a street of buildings whilst still maintaining a coherent architectural language
- d) The selection of exterior colours and materials must be harmonious with and complement the coastal character of the area. Materials used are to be suitable for the local climatic conditions and are to be able to withstand natural weathering
- e) External walls must have a high material quality and be durable
- f) Large expanses of any single material should be avoided. Highly reflective finishes and curtain wall glazing are prohibited
- g) All windows not facing balconies are to have external shading appropriate to their orientation
- h) Entries to basement car parks are to be designed as part of the overall development and are to be kept to a minimum in size and number
- i) Express important corners by giving visual prominence to part of the façade by a change in building articulation, material, colour and roofing.



Examples of acceptable use of materials and façade articulation

8. Floor to ceiling heights

Explanation

Ceiling heights are design elements for controlling the amenity of residential and commercial spaces and also allow for the use of spaces to be varied, for example from residential to commercial use.

Objectives

1. Ensure that interior spaces have a high level of amenity and sense of space
2. Allow for the flexibility of use of ground level spaces on Fenton Avenue
3. Allow for sunlight penetration into apartments.

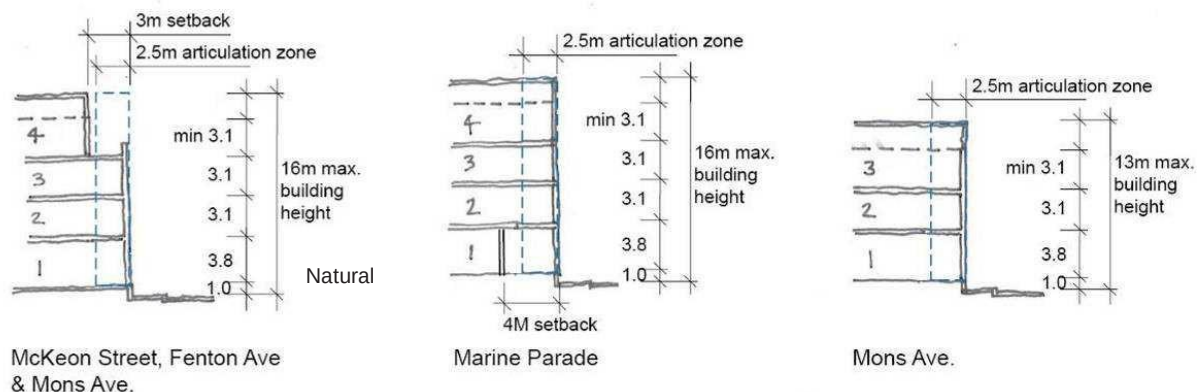
Note

Flood study investigations require ground floor levels to be set a minimum of 1.0m above natural ground level. Refer to Part B8 for further flood related controls.

Controls

- a) Minimum floor to ceiling heights must be in accordance with Figure 12.

Figure 12: Floor to ceiling heights for amalgamated and base schemes and articulation zones



9. Awnings and colonnades

Explanation

Continuous cantilevered awnings currently run the length of the southern side of McKeon Street between Marine Parade and Fenton Avenue and return partly onto Marine Parade. The Maroubra Bay Hotel has an awning, as does the development to the west of this on McKeon Street. Awnings and colonnades are required to preserve this character, provide weather protection and to give a pedestrian scale to retail/commercial areas. The construction of a colonnade along Marine Parade will also address flooding levels and provide disabled access.

Objectives

1. Provide weather protection to pedestrians both from rain and to provide shade
2. Give a pedestrian scale to retail/commercial streets
3. Awnings and colonnades are to be designed to complement the building to which they are attached.

Controls

- a) Colonnades and awnings must be provided in accordance with Figures 13 and 14
- b) Awnings must be constructed to provide continuous cover and protection from sun and rain. Awnings must not be constructed in glass and other transparent materials.

Figure 13: awnings/colonnades amalgamated scheme

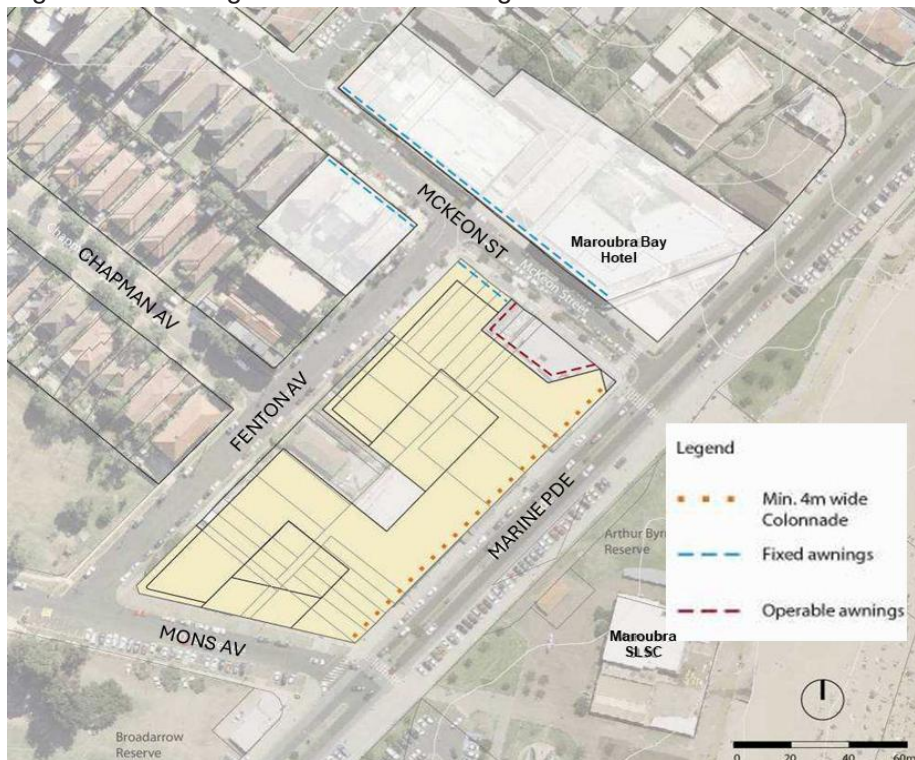


Figure 14: Awnings base scheme



10. Open space

Explanation

The primary function of open space is to provide amenity to the public domain and to a development. To meet this need the amalgamated scheme provides for the construction of a north-facing public square on the southern side of McKeon Street, public open spaces and a through-site link between Fenton Avenue and Marine Parade. This will create a heart to the Maroubra beach commercial area. A shared pedestrian/vehicular zone on McKeon Street will further enhance this area.

Open space should be considered as an integral part of a development. It provides amenity by creating areas for landscaping and recreation. The provision of open space areas also facilitates the separation of buildings to allow for sunlight access and visual privacy.

Objectives

1. Provide for the construction of a north-facing public square on the southern side of McKeon Street
2. Provide on-site public open space on Fenton Avenue opposite Chapman Avenue with a public through-site link to Marine Parade from Fenton Avenue
3. Create a residential scale and form of development to Fenton Avenue by providing for front gardens on the Fenton Avenue frontage
4. Provide for a shared pedestrian and vehicular area with removable bollards to enable closure of the road when required, on McKeon Street adjacent to the Maroubra Bay Hotel.

Controls

- a) Public open space, communal and private open space areas must be provided in accordance with Figures 15 and 16
- b) A shared pedestrian/vehicular zone with removable bollards must be constructed on McKeon Street in accordance with Figure 15
- c) A pedestrian link must be provided between Fenton Avenue and Marine Parade in accordance with Figure 15. The entry and passage through the building envelope at Marine Parade must have a minimum width of 4.2m
- d) Public open must be provided on the southern side of McKeon Street in accordance with Figure 15 to create a public square.

Figure 15: Open space amalgamated scheme



Figure 16: Open space base scheme



11. Deep soil zone landscape requirements

Explanation

Deep soil zones are areas of natural ground retained within a development which allows for soft landscaping and the planting of large canopy trees. Deep soil areas provide environmental amenity by promoting healthy growth of trees while providing a pervious surface allowing rainwater infiltration and therefore reducing stormwater runoff.

Objectives

1. Improve the amenity of the development by providing a soft landscape area for the planting of canopy trees
2. Assist in stormwater management and quality.

Controls

- a) Deep soil zones must be provided in accordance with Figure 17
- b) Deep soil planting on structures must be provided in accordance with Figure 17 and must have minimum dimensions of 6 metres by 6 metres with a minimum soil depth of 1 metre.

Figure 17: Deep soil zone landscape requirements – amalgamated scheme



12. Balconies and private open space

Explanation

It is desirable for each residential unit to have access to private open space at ground level or a balcony if the residential unit is located at a higher level, in order to provide a useable area for outdoor recreation. It is necessary to ensure balconies and areas of private open space are functional and respond to the environment. Balconies should be integrated into the overall architectural form of a building.

Objectives

1. Provide each apartment with a functional area for outdoor recreation
2. Provide reasonable levels of amenity for residents
3. Ensure balconies are integrated into the design of a development.

Controls

- a) Each apartment must have a balcony or area of private open space with a minimum area of 8 square metres and a minimum dimension of 2 metres
- b) Balconies and areas of private open space must be adjacent to the main living areas
- c) Balconies and areas of private open space must be facing predominantly north, east or west to provide adequate solar access
- d) Balconies must be integrated into the design and form of the building.
- e)

13. Dwelling layout, sizes and mix

Explanation

A mixture of apartment sizes provides housing choice and ensures that new residential development meets the needs of the community.

Objectives

1. Ensure apartment layouts provide high standards of residential amenity
2. Ensure the spatial arrangement of apartments is functional and well organised
3. Maximise the environmental performance of apartments
4. Accommodate a variety of household sizes, activities and occupants' needs.

Controls

- a) Main living areas must be located adjacent to private open space
- b) Opportunities for natural ventilation and daylight must be maximised by providing:
 - i. Corner apartments
 - ii. Cross-over or cross-through apartments
 - iii. Split-level or maisonette apartments
 - iv. Shallow, single-aspect apartments.
- c) A variety of apartment types must be provided at the following ratio:
 - i. 50% studio or one bedroom
 - ii. 40% two bedroom
 - iii. 10% three bedroom.

14. Uses

Explanation

The E1 Local Centre zone allows for a range of small- scale retail and business uses

By further controlling land use through limiting the size of shop fronts on McKeon Street and Marine Parade, this DCP will ensure that a variety of small business can establish in this location, contributing to the on-going economic viability of the commercial centre

Small commercial and home offices are provided for on Fenton Street to provide a transition from commercial uses to residential uses located to the west of the commercial centre

Residential development is also allowed which integrates with and supports the adjacent commercial uses

A 600 square metre supermarket is provided for in order to provide good access to services for residents in the locality.

Objectives

1. Maintain the scale and proportion of the existing fine- grain, narrow lot shopfronts which give McKeon Street its distinctive character
2. Provide for a mini-supermarket located behind the McKeon Street frontage with a maximum floor area of 600 sqm
3. Allow for mixed-use development with upper-level residential use
4. Restrict the uses on Fenton Avenue to smaller commercial/home office development as a transition to residential development to the west of the commercial centre.

Controls

- a) Land uses for the amalgamated scheme must be in accordance with Figure 18
- b) Land uses for the base scheme must be in accordance with Figure 19.

Figure 18: Land use amalgamated scheme

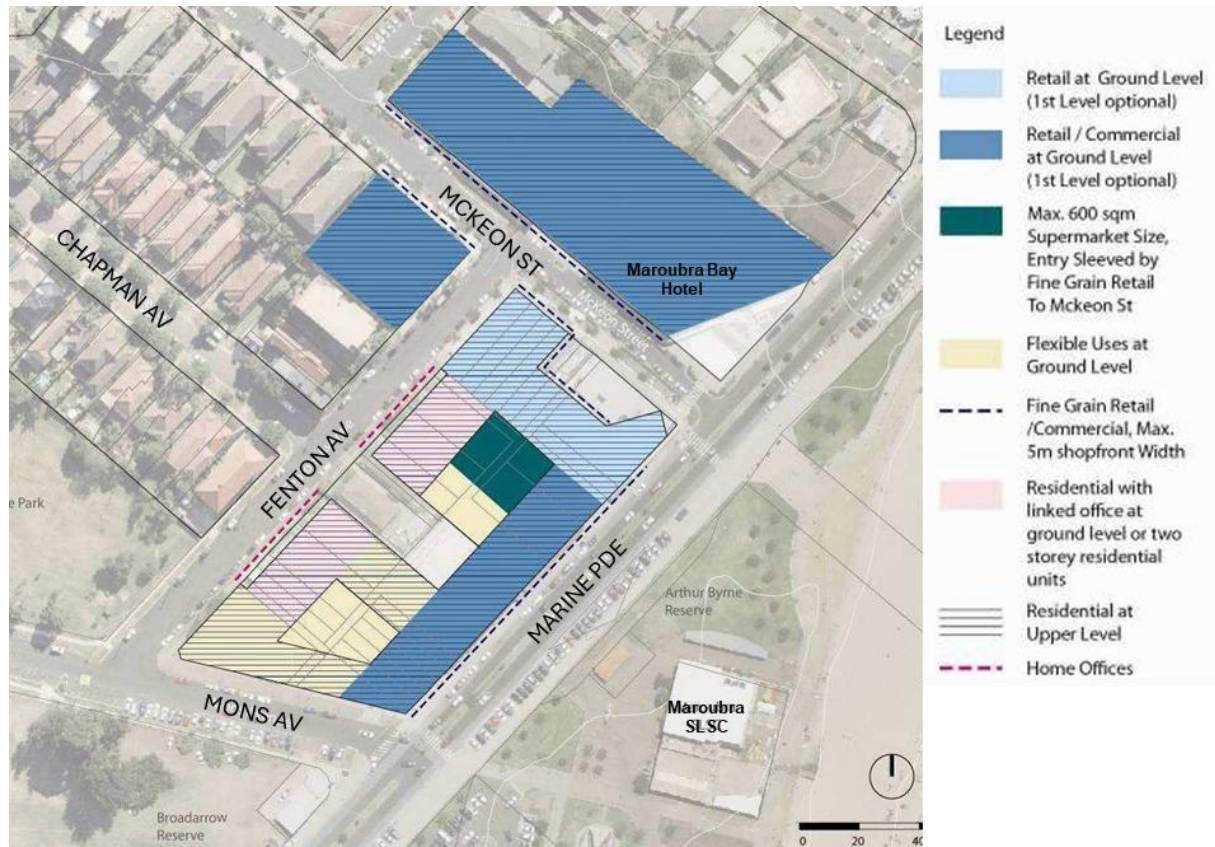
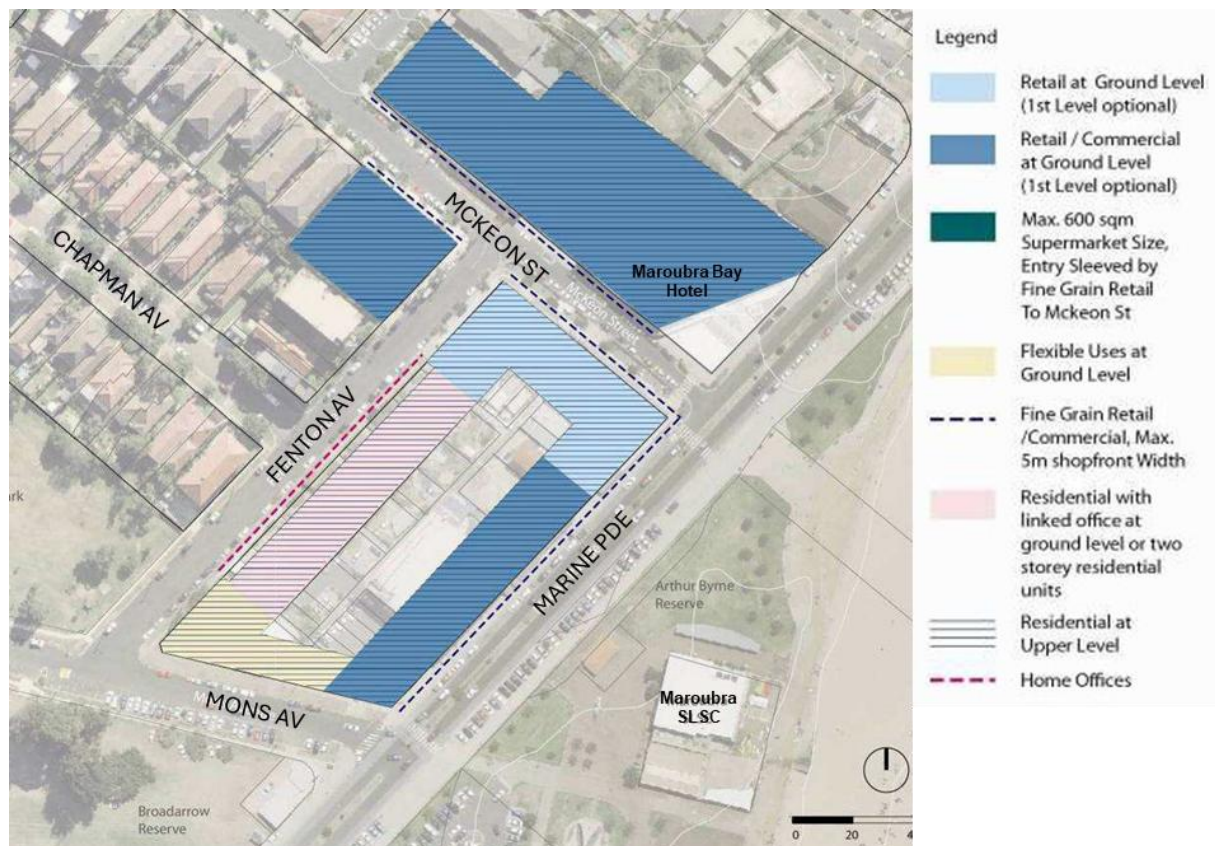


Figure 19: Land uses base scheme



15. Size and configuration of retail spaces

Explanation

The scale and proportion of the existing fine-grain (narrow lots) shopfronts on McKeon Street are distinctive and provide local character. The retention of these dimensions is necessary to preserve this character and to allow for the establishment of a variety of small businesses in the area thereby contributing to the ongoing economic viability of the commercial centre.

Objectives

1. Retail/commercial uses are to reinforce and reflect the existing fine-grain strip retail frontages at street level along McKeon Street, surrounding the proposed public open space fronting McKeon Street and along Marine Parade.

Controls

- a) Retail/commercial premises must be no greater than 5 metres in width in accordance with Figures 17 and 18
- b) The supermarket must be located behind tenancies on McKeon Street with access to be provided from McKeon Street.

16. Building entries

Explanation

Building entries define the transition between the public and private domain. Entries differ with building use. Retail and commercial building entries are generally accessed directly from the street, whereas residential developments are generally setback to ensure a degree of privacy.

Objectives

1. Contribute positively to the streetscape and building façade design
2. Orient the visitor
3. Create residences with a desirable residential identity.

Control

- a) Building entries must be prominent and marked with an awning or colonnade.

Examples of good building entries



17. Roofs and parapets

Explanation

To provide high quality roof designs which contribute to the overall design and composition of the development. Due to the topography of Maroubra, roofs of buildings in the Maroubra Beach Commercial Centre will be highly visible from surrounding ridgelines to the north, south and west. It is therefore important to ensure that roof design contributes to the character of the area.

Objectives

1. Avoid large expanses of roof especially on large developments. Articulate the roofline to minimise the apparent bulk and relate to the context of smaller building forms
2. Roof design to relate to the size and scale of the development
3. Parapets can double as a balustrade on roof terraces to limit visual impacts.

Controls

- a) Rooflines must be articulated to reduce the appearance of bulk
- b) Large expanses of roof must be avoided
- c) Roof design must be integral to the design of the development
- d) Parapets must be used as balustrades on roof terraces where possible in order to limit visual impacts.

18. Access – pedestrian and vehicular

Explanation

It is important to integrate adequate vehicle servicing and parking without compromising street character, landscape or pedestrian amenity and safety. To achieve this, vehicular access is not permitted from McKeon Street in the block bounded by Marine Parade and Fenton Avenue. The design of vehicular access points are to accommodate expected flood levels. All new development should be well-connected to the street and the public domain with pedestrian entries clearly identified and designed with safety and accessibility as priorities.

Objectives

1. Limit the visual impact of vehicular access to development
2. Ensure vehicular access points are designed to accommodate known flood levels
3. Ensure vehicular and pedestrian safety meets required safety standards.

Controls

- a) Access for residents to apartments and communal areas must be provided by minimum grade ramps, paths, access ways or lifts
- b) Development must separate and clearly distinguish between pedestrian and vehicle accessways
- c) Development must be designed to minimise potential for pedestrian and vehicle conflict
- d) Vehicular access must be designed to accommodate expected flood levels
- e) Vehicle access must be designed as an integral part of the building and to limit visual impacts
- f) Vehicle access to properties must be limited as detailed in Figure 20.

19. Parking

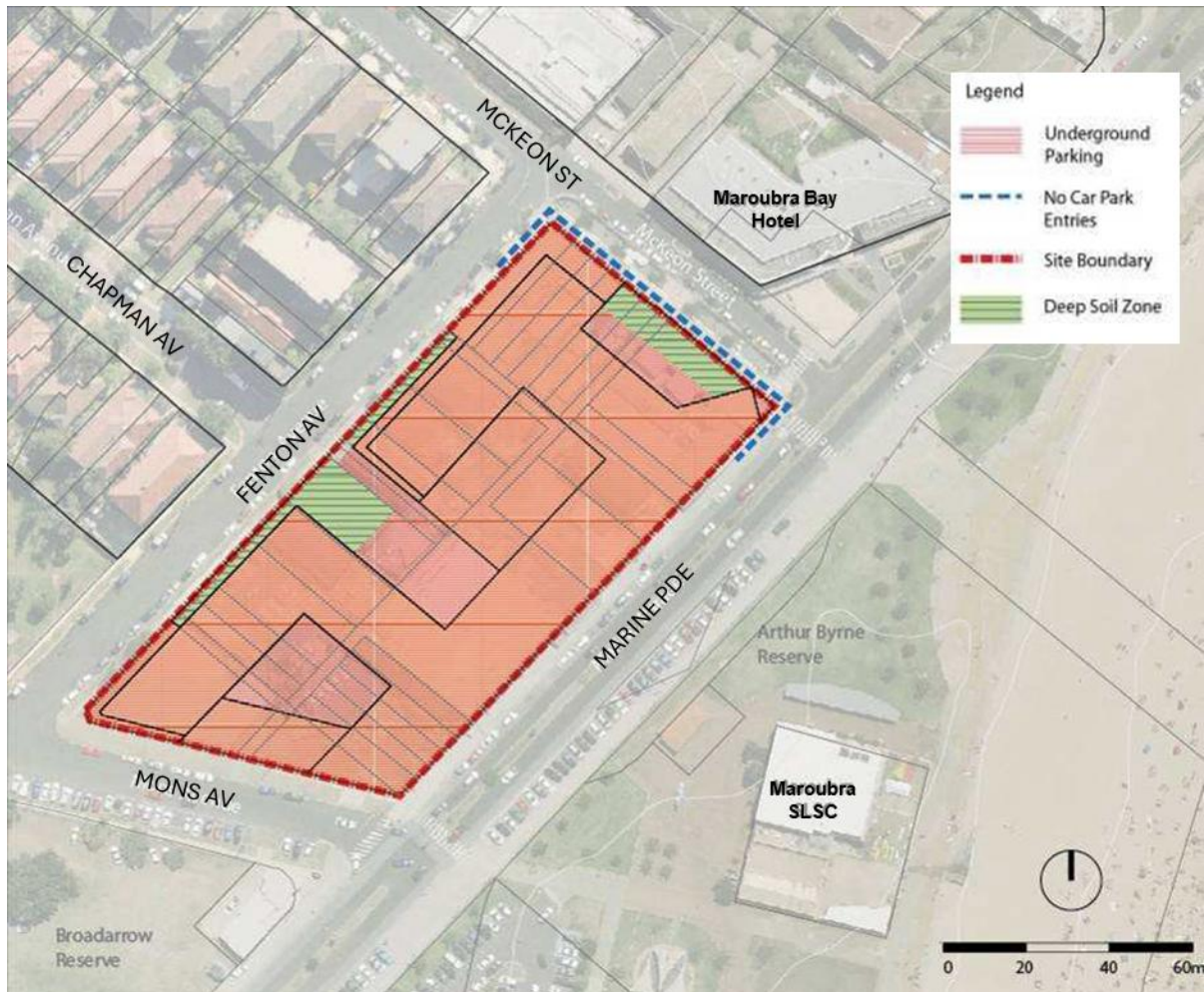
Objectives

1. Limit the impact of basement car parking and allow for deep soil planting
2. Ensure adequate parking is provided to meet additional parking demand resulting from development.

Controls

- a) Basement car parking must be provided in accordance with Figure 20
- b) Car parking must be provided in accordance with the controls detailed in Part B7 of the DCP.

Figure 20: Underground car parking



20. Safety and crime prevention

Explanation

New development must be designed and constructed so that it is safe and secure for residents and visitors. The design of new development must also ensure that the safety of the public domain is maintained and enhanced.

Objectives

1. Ensure that all development is safe and secure for residents and visitors alike
2. Ensure that the safety of the public domain is enhanced and maintained.

Control

- a) Best practice Crime Prevention through Environmental Design (CPTED) principles must be utilised in building design
- b) Development must optimise the visibility, functionality and safety of building entrances
- c) The design of new buildings must maximise opportunities for casual surveillance over public and communal spaces
- d) Opportunities for concealment must be minimised
- e) Boundaries between public and private open space must be clearly defined.

21. Sustainable development

Note

For controls relating to sustainability, please refer to Part B3 Sustainability of the DCP.

22. Solar access

Explanation

It is important to ensure that adequate daylight access is provided to all habitable rooms within a development and that the need for artificial lighting is minimised during daylight hours. Shadow impacts on the public domain and adjacent properties require careful consideration and are to be minimised.

Objectives

1. Ensure new development is designed to maximise sunlight access to apartments
2. Ensure new development limits shadow impacts on the public domain
3. Shadow impacts on adjacent properties are minimised.

Controls

- a) Living rooms and POS of at least 70% of apartments in a building, are to receive a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter
- b) A maximum of 15% of apartments in a building are to receive no direct sunlight between 9am and 3pm at mid-winter.

23. Fences

Explanation

Fences contribute positively to the public domain. They also protect privacy and enhance security.

Objectives

1. Enhance the public domain
2. Provide security and privacy.

Controls

- a) Solid fences facing the street must be no higher than 1.2 metres. This may be increased to 1.8 metres where the fence has openings that make it at least 50% transparent
- b) Fences must be designed to integrate with the development on the subject property and the neighbourhood.

24. Public domain interface

Explanation

The design of the public domain is critical in ensuring that the design of the new public square, the through-site link and the Mckeon Street upgrade are of high standard and incorporate expected levels of public safety. It is also critical that these new or improved areas of public domain integrate well with the existing public domain.

Objectives

1. Improve the amenity of and enhance the overall appearance of the commercial centre
2. Ensure that the public domain is designed so that it is accessible to everyone.

Control

- a) The public domain interface must be designed in accordance with the requirements of the public domain plan.

25. Privacy

Explanation

Privacy measures allow residents to carry out private functions within all rooms without compromising the functioning of internal and external spaces. The following controls are designed to meet occupants' expectations of privacy and amenity. Windows located in main living areas and balconies located off main living areas are to be located so that overlooking of similar windows and areas of private open space is avoided. Development is also to be designed so that noise transmission between dwellings is minimised in order to meet expectations of residents.

Objectives

1. Maintain reasonable levels of aural and visual privacy within new development
2. Limit privacy impacts on adjacent development
3. Ensure new development meets relevant Australian standards relating to noise from road traffic and aircraft.

Controls

- a) Windows in new development must be off-set from windows in adjacent development. Where this is not possible, sill heights of 1.6 m above floor level must be provided
- b) Screens and louvres must be utilised for balconies and/or windows to increase privacy
- c) Vegetation must be utilised for screening between ground level private open space areas
- d) Noise-generating areas must be located adjacent to each other and quiet areas next to each other (for example, living rooms to living rooms, bedrooms to bedrooms).
- e) Wet areas, such as toilets, laundries and kitchens must not be located adjacent to bedrooms of the adjoining dwelling
- f) Development affected by noise from aircraft or road traffic must be designed to meet the requirements of the relevant Australian Standards.

26. Storage

Explanation

The provision of adequate storage within easy access for each residential apartment is a necessity for all residents. Storage areas need to be suitable for the needs of residents including being able to accommodate larger items.

Objectives

1. Provide storage in a convenient location for all apartments
2. Provide adequate storage for everyday household items
3. Provide storage for sporting leisure, fitness and hobby equipment.

Controls

- a) Storage (in addition to kitchen cupboards and bedroom wardrobes) must be provided at the following rates:

i. One-bedroom and studio apartments	6sqm
ii. Two-bedroom apartments	8sqm
iii. Three plus bedroom apartments	10sqm
- b) At least 50% of the required storage must be located within each apartment and is to be accessible from either the hall or the living area
- c) Dedicated storage areas must be provided within basement car park areas.

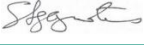


STRATEGIC PLANNING

Randwick Development Control Plan D7 The Spot

D06210783

27 July 2026

File reference	D06210783	Date	Signature
Prepared by	JB	22 September 2025	
Coordinator Review	David Appleby	22 September 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

The Spot is a vibrant neighbourhood local centre located at the junction of two relatively busy roads (St Pauls Street and Perouse Road) within a predominantly residential and educational precinct in Randwick. The area is zoned E1 Local Centre under the Randwick Local Environmental Plan 2012 (RLEP 2012), reflecting its role in providing local retail, dining and community services to surrounding residents and visitors.

The Spot is distinguished by its aesthetic, historic and social significance which is formally recognised through its designation as a Heritage Conservation Area (HCA). The precinct features a cohesive streetscape of heritage buildings, including the iconic Ritz Cinema and retains a fine-grain urban form that contributes to its unique local character.

Functioning as a key local centre within the Randwick Local Government Area (LGA), The Spot offers a pedestrian-friendly environment with active street frontages, a mix of commercial and residential uses and a strong cultural identity. Its layout and proximity to public transport makes it a highly accessible and attractive destination as one of Randwick's main entertainment districts.

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

- Part A – Introduction
- Part B – General controls including:
 - Part B7 – Traffic, transport and parking
 - Part B12 – Outdoor advertising and signage
- Part C – Land Use Controls including:
 - Part C1 – Low density residential
 - Part C2 – Medium density residential
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

Objectives

The objectives of this DCP are to:

1. Protect and enhance the heritage values and character of the commercial area.
2. Encourage and facilitate well designed and appropriate development within The Spot local centre with new development or alterations to existing buildings designed to be compatible with and enhance the heritage streetscape
3. Maintain and strengthen The Spot's role as a cultural and entertainment hub
4. Minimise the potential of the buildings within the commercial zone to adversely affect the amenity of the residential land by implementing building height planes and controls around the commercial periphery.

2. Heritage

Explanation

The Spot Heritage Conservation Area (HCA) showcases a rich diversity of streetscapes. In the commercial centre, buildings are predominantly two-storey, continuous, and aligned to the street, creating a distinctive urban character—especially at the curved corner of Perouse Road and St Pauls Street. Architectural styles include Victorian Italianate, Federation Free Classical, and Inter-War Art Deco, with the Randwick Ritz cinema (39 St Pauls Street) standing out as a prime Art Deco example. Residential areas feature representative buildings from the Victorian, Federation, and Inter-War periods, with Federation Bungalows being the most common. Notable groupings include the detached houses at 77–93 Perouse Road and several others throughout the HCA.

The Spot HCA has historic significance for its origins as “Irishtown”, a poor working area on the fringe of Randwick Village, dominated by Irish Catholics. It came to be considered a settlement in opposition to Simeon Pearce’s “Struggletown”, the housing area he developed for his own workers. The original group maintained a long association with the area and contributed to its strong sense of local identity. The Spot is now a cohesive residential and commercial neighbourhood. It demonstrates the later processes of large-scale urban subdivision and development, which began after the establishment of the tramway route between Randwick and Coogee in 1883, where the commercial centre developed around a tram stop at the intersection of Perouse Road and St Pauls Street.

Themes represented in the HCA

The following historical themes, identified in The Spot HCA include:

- Speculation and promotion
- Industry and commerce
- Transport and communications
- Suburbanisation
- Modifying the landscape
- Promotion, culture, religion and education
- Recreation, entertainment and leisure

Note

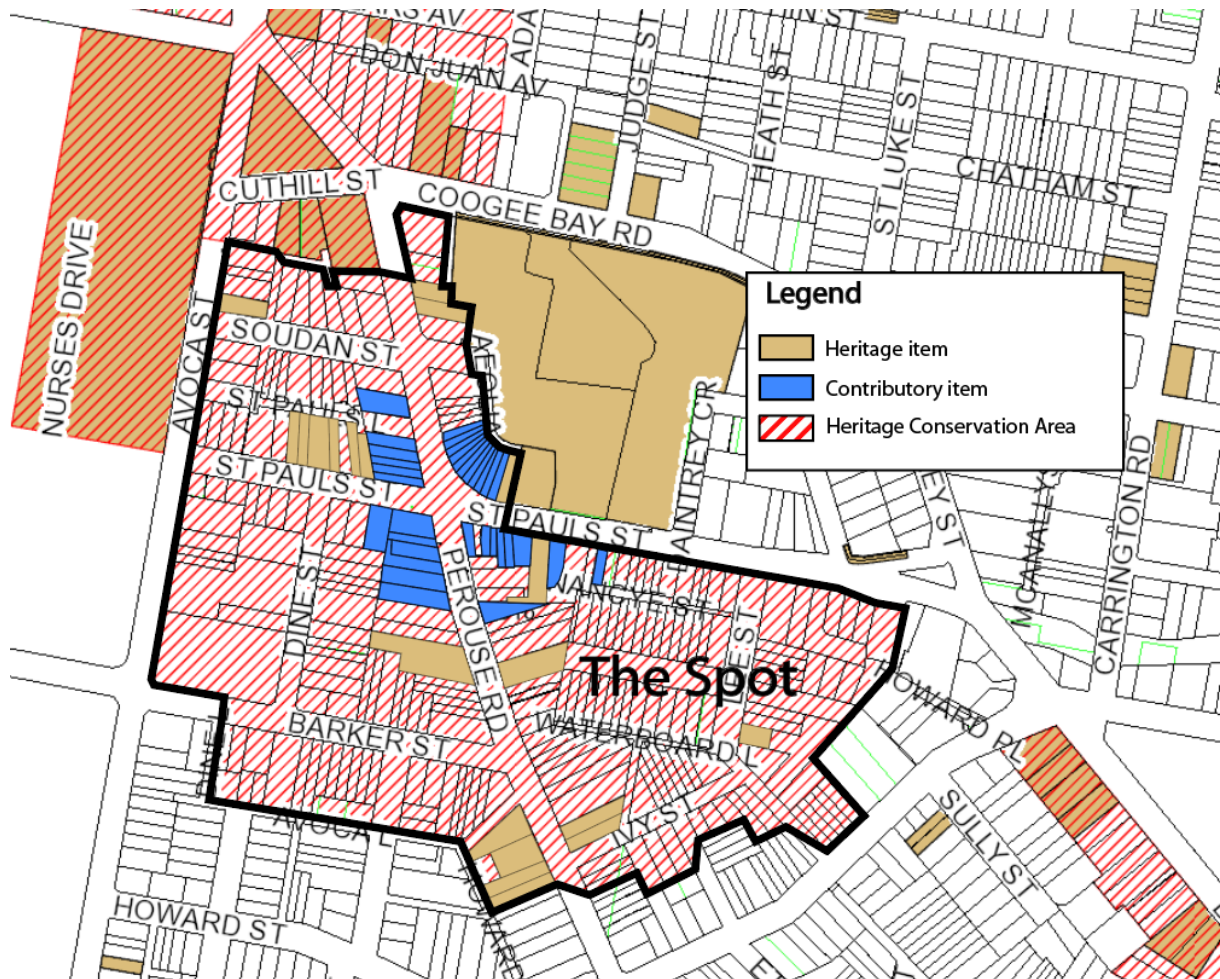
In addition to the below controls, all development must comply with Part B2 Heritage of the Randwick DCP.

The Spot HCA statement of significance can be found on Council’s website at:

<https://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/heritage-conservation-areas>

Heritage and Contributory Buildings identified within the local centre and surrounds are listed in Table 1 and also mapped in Figure 1 below.

Figure 1: The Spot heritage and contributory buildings



Source: Randwick City Council 2025

Table 1: Contributory buildings within the local centre

22-30 Perouse Road	66-68 Perouse Road
36-38 Perouse Road	22 St Pauls Street
40-44 Perouse Road	28-32 St Pauls Street
41 Perouse Road	29-37 St Pauls Street
43-51 Perouse Road	34 St Pauls Street
46-50 Perouse Road	36-40 St Pauls Street
52-56 Perouse Road	42 St Pauls Street
60 Perouse Road	39-47 St Pauls Street
62-64 Perouse Road	44-46 St Pauls Street
65-71 Perouse Road	52 St Pauls Street

Objectives

The objectives for heritage are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and conserve the distinctive and significant physical fabric of heritage items and contributory buildings
3. Ensure surrounding or infill development is designed to respond sympathetically to the historic scale, built form, character and detailing of nearby heritage items and contributory buildings
4. Ensure that the heritage significance of heritage items and The Spot HCA are considered in the assessment of Development Applications (DA).

Controls

- a) All development involving heritage items are to be in accordance with requirements for heritage set out in Part B2 – Heritage of the Randwick DCP
- b) All development involving heritage items and contributory buildings are required to:
 - i. Adhere to the principles of the Burra Charter
 - ii. Include the submission of a Heritage Impact Statement (or Heritage Impact Assessment) which considers the heritage significance of the item or contributory building, the impact of the proposal on the heritage significance of the building or heritage items within the vicinity, the rationale for the proposed development, and the compatibility of the development with the objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories
- c) Alterations and additions to heritage items and contributory buildings should conserve original characteristic-built form, and not significantly alter the appearance of principal, or historically significant facades, except to remove detracting elements
- d) Development adjacent to heritage items and contributory buildings (infill development) should:
 - i. Reflect the scale, proportions, articulation and alignment of adjacent buildings including maintaining vertical articulation, avoiding dominant horizontal forms and reinforcing historic height lines at corners and intersections
 - ii. Incorporate design that responds to historic streetscape patterns. Contemporary signage and finishes should complement existing detailing and side elevations should preserve the massing and profile of contributory and heritage items.

3. Site planning

Objectives

The objectives for site planning are to:

1. Maintain and enhance retail quality, variety and continuity
2. Promote an attractive and harmonious streetscape which relates to the scale of pedestrians
3. Ensure local site conditions, constraints and opportunities are considered in the design of new development
4. Achieve a coherent site layout that provides a pleasant, attractive and sustainable environment for living, socialising and work
5. Ensure consideration of the relationship between new and existing development and to minimise negative impacts.

Controls

- a) Provide ground floor retail and/or commercial floor space along all local centre zoned street frontages, other than the frontage required for access
- b) Where suitable, provide additional commercial/retail uses at first floor
- c) In addition to the continuous commercial street frontage, the ground floor commercial area should have a minimum depth of 10m in order to achieve a viable shop or office size (except in heritage situations where it may be different)
- d) New development should integrate with the surrounding area through consideration of streetscape, landscape design and pedestrian and cycle links
- e) Retain and integrate heritage items or contributory buildings and significant features such as stone fencing and retaining walls
- f) New development must minimise impacts on the amenity of neighbouring sites.

4. Commercial area – building envelopes

Objectives

The objectives for commercial building envelopes are to:

1. Ensure that any new development respects the scale and form, siting and setbacks of surrounding buildings
2. Ensure that any new development reinforces existing urban form and streetscape character
3. Minimise the potential of buildings within the local centre to adversely affect the amenity of adjoining residential land.

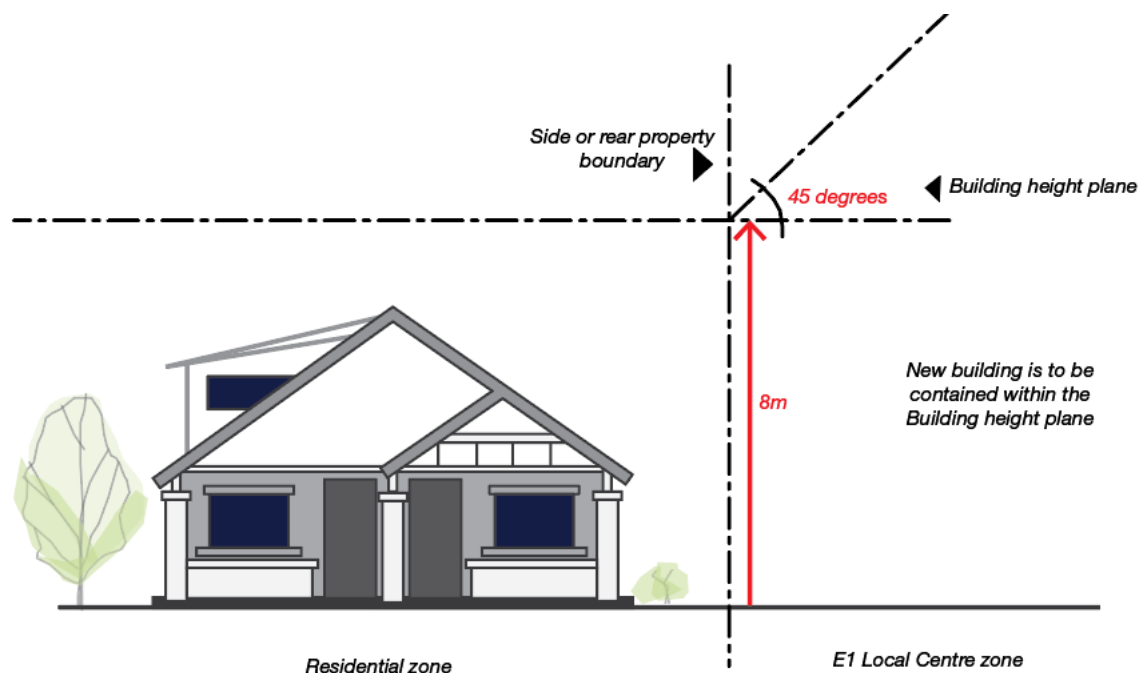
4.1. Application of building envelope planes/space- commercial development

Explanation

The building height plane defines the envelope or space within which a building can be built. The following explains each of the building height planes. Figure 2 shows an example application of the building height plane control. The building height plane for new commercial development adjacent to existing residential development applies throughout the Local Centre zone (at side and rear of property boundaries).

This building envelope plane also applies where any proposed development shares a boundary with an existing residential property and is overlooked by proposed development. The building height plane applies regardless of the location of the residential development. The reason for this building height plane is to minimise the effects of overshadowing and overlooking of existing residential development surrounding the local centre. This building height plane is illustrated in Figure 2.

Figure 2: Application of building height plane control



Source: Randwick City Council 2025

Building envelope plane – heritage items and contributory buildings

An additional building height plane applies to heritage items and contributory building facades shown on Figure 3. The purpose of this building height plane is to reduce the prominence of new building additions and alterations behind existing conserved heritage and contributing facades and to ensure new buildings will not necessarily or unreasonably intrude upon:

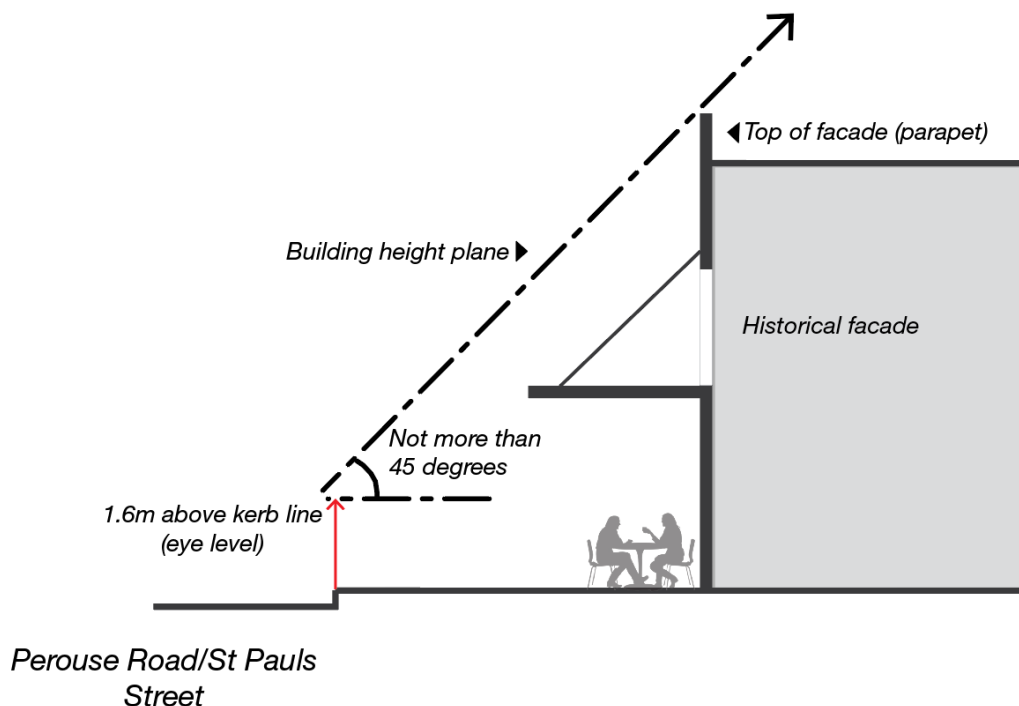
- A heritage item
- The existing streetscape
- The existing character of buildings in the locality built between the late 1880's to the mid 1930's

This height plane is measured at right angles to the building alignment and is projected from a point 1.6m above the kerb line. Its angle is determined by the height of the retained buildings, but not more than 45° as indicated in Figure 3.

Control

- a) All commercial development within The Spot adjacent to residential development must comply with the building envelope planes in addition to the relevant FSR and building height controls set by RLEP 2012
- b) No part of a building may penetrate the plane except for minor architectural features including parapets, eaves, chimneys, etc.

Figure 3: Building height plane – historic buildings and contributory facades



Source: Randwick City Council 2025

5. Commercial area – building design

Explanation

The distinctive character of The Spot is largely determined by the existing built form of heritage and contributory buildings (refer to Figure 4). It is envisaged that development will remain consistent with the existing built form and character of the HCA. New development is envisaged to incorporate a number of design elements that contribute to the existing appearance, function and impact of the surrounding area including:

- Shopfronts
- Awnings
- Upper level facades
- Materials and colours
- Outdoor advertising and signage
- Car parking and access

Figure 4: Building design



Source: Randwick City Council 2025

Objectives

The objectives for building design are to:

1. Ensure that new development is consistent with the distinctive character, aesthetic qualities and heritage significance of the precinct
2. Ensure that any new development respects the detailing, materials and finishes of surrounding heritage and contributory buildings
3. Conserve and enhance the existing commercial streetscape, in particular above the awning level

4. Encourage reinstatement of original features such as awnings and windows and remove inappropriate alterations and additions
5. Ensure materials, painting/colour schemes of buildings are appropriate to the heritage streetscape.

5.1. Shopfronts

Controls

- a) Original heritage shopfronts and detailing (e.g. doors, tiles, windows and ornamental detailing) shall be retained and restored
- b) New shopfronts must be designed to reinforce the character of the locality and to ensure street level continuity. The form, scale and proportion of shopfront elements should be consistent with nearby heritage or contributory buildings/development
- c) Acceptable security measures include expanding metal grilles, open, perforated or clear shutters or shutter grilles which can be placed inside the shopfronts
- d) The use of solid roller shutters is unacceptable as these severely detract from the visual and heritage amenity of the area outside of business hours.

5.2. Awnings

Controls

- a) Continuous awnings attached to buildings and covering all main pedestrian routes must be provided for pedestrian comfort (refer to Figure 5)
- b) Provide, steel-framed awnings, suspended from wall brackets, covering the 3.5m wide footpath
- c) The traditional box awnings are acceptable as they consolidate the centre's overall character
- d) New development should include a flat suspended/cantilevered awning to provide continuous pedestrian shelter
- e) Awning fascias should align with the awning of adjoining buildings, matching the established height above footpath level
- f) The depth of the fascia should be uniform with adjoining properties. Design and materials should be light weight to complement the building to which the awning is to be attached
- g) New development should provide an awning across its street frontage, setback 600mm from the kerb, between 3.5m and 4.5m above the footpath. Gaps between awnings should be closed
- h) Glass or translucent roofing must not be used as these materials provide no shade and facilitate heat transfer. Opaque materials such as ribbed sheet steel are encouraged
- i) Drop blinds protecting shopfronts and shoppers from low sun angles should be included at the outer edge of awnings
- j) Advertising space should be used to diversify the street appearance. The underside of drop blinds must be at least 3m above the footpath level. In cases where it is impractical or unreasonable to require continuous awnings other forms of providing shade and shelter may be considered.

The image contains two architectural sketches. The left sketch shows a building facade with a large rectangular window at the top, two arched windows below it, and a row of windows at the ground level. A person is standing on the sidewalk in front of the ground-floor windows. The right sketch shows a side elevation of a building with a truss system supporting an awning. A person is standing on the sidewalk below the awning. The text 'DROP BLINDS' is written near the ground-floor windows on the left, and 'OPEN TRUSS AWNINGS' is written near the truss system on the right.

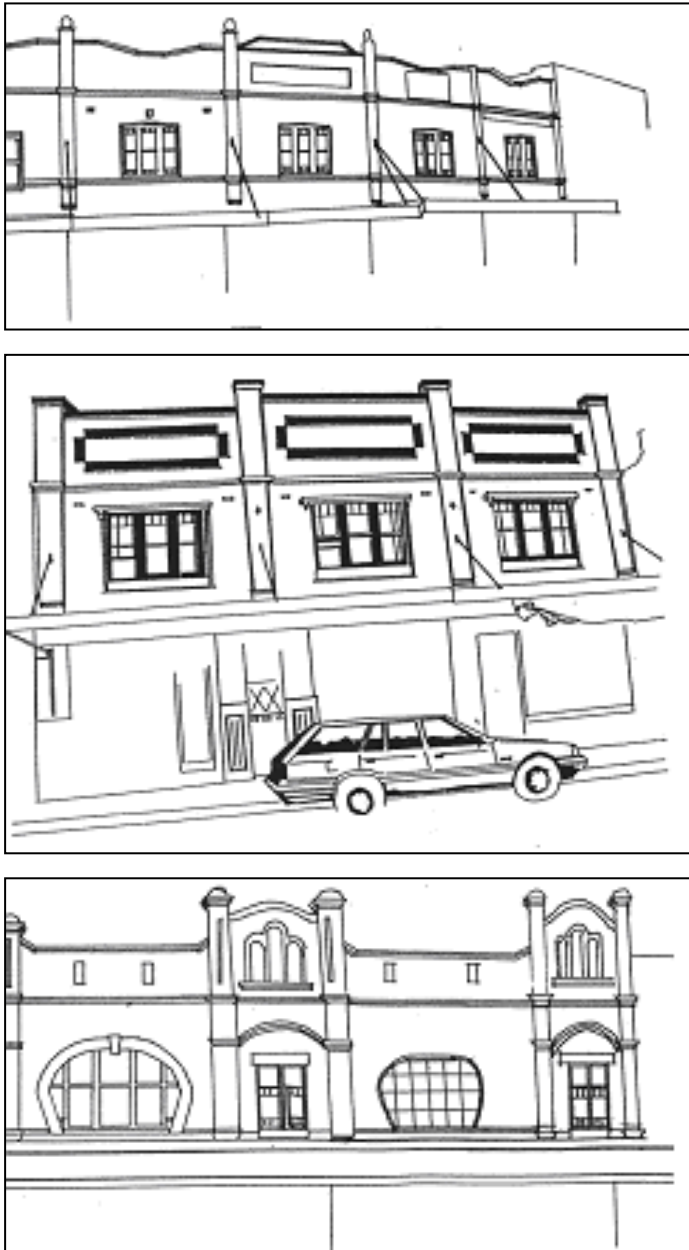
5.3. Upper level facades

The building façade is one of the strongest elements which contributes to the character and image of The Spot. Changes to individual buildings should respect the built heritage of the business centre (refer to Figure 6).

Council encourages the retention and reinstatement of early verandah and balcony forms for historic buildings (including commercial buildings) to improve the local streetscape.

- Building facades that incorporate a vertical emphasis which is reinforced through window design, parapet details, etc.
- Buildings that incorporate a parapet roof form which obscures views of the roof.

Figure 6: Examples of parapet roof forms



Source: Randwick City Council 2023

Controls

- Upper floor windows should be returned to original detailing through replacement of sympathetic frames or the reinstatement of timber frames and mouldings
- The character of the area can be improved with the removal of inappropriate alternations and additions from the facades
- New development should adopt a fenestration pattern and architectural design elements which emphasise the vertical proportions of the existing facades
- A parapet roof form should be included which creates an interesting skyline and harmonises with the existing parapets (refer Figure 6)
- New parapets should align with the parapets of adjoining buildings and a design that generally relates in bulk and scale

- f) For new development, façade alterations and infill buildings, verandahs and upper storey balcony design and materials should be compatible to the heritage items and contributory building facades within the area
- g) Cantilevered balconies should not be used on new buildings
- h) Balconies should be sized and arranged so that strong horizontal lines do not dominate the façade of the development
- i) Recessed balconies which modulate the façade should be incorporated in the design of new development
- j) Balconies should be designed to protect the visual amenity of occupants, neighbours and the street and should therefore have a solid appearance.

5.4. Materials and colours

Controls

- a) Materials and finishes for new development should be compatible with adjoining and nearby development. Sympathetic use of building materials can reduce the impact of a modern shopfront on the streetscape
- b) Acceptable materials include face brickwork (traditional reds, browns and manganese) and rendered masonry. The use of precast concrete is to be avoided. Acceptable roof materials include corrugated iron and Marseilles tiles
- c) Original face brickwork or stone should not be painted or rendered
- d) Colours should enhance the locality and be appropriate to the architectural style of the building.

Note

Suitable colour schemes for buildings of each period of development can be found on Council's website here: <https://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/looking-after-your-heritage-house>



STRATEGIC PLANNING

Randwick Development Control Plan D8 Defence Site

D06210788

27 July 2026



File reference	D06210788	Date	Signature
Prepared by	PM	September 2025	
Coordinator Review	David Appleby	October 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

This part of the DCP guides the built form, environmental, amenity standards and requirements for redevelopment of the Defence Site in Randwick as illustrated in Figure 1.

This land is zoned R1 General Residential and SP1 Special Purposes (Defence). The Commonwealth Department of Defence, as owner of this land identified for redevelopment, has indicated that the SP1 zoned land is now to be retained for defence purposes. The controls set out in this part remain relevant to any redevelopment that Defence may propose on the SP1 zoned land (e.g. defence housing). Any significant variation from this DCP part will require a revised master plan/DCP to be prepared by Defence, consistent with Clause 6.12 of RLEP relating to the preparation of DCPs.

This part of the DCP is based on a master plan for the Defence Site land adopted by Council on 13 November 2001 with variations.

This part of the DCP must be read in conjunction with:

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

To the extent of any inconsistency between this part and any other DCP parts, this part will prevail.

Definitions

Articulation zone means the zones indicated on Figures 3 and 7-15 that provide an area for architectural expression and modulation within which, balconies, terraces, porches, bay windows, planters and the like are permitted.

Attic means the area contained wholly within the roof envelope where the roof envelope has a maximum pitch of 36 degrees, except on the side of a building where the wall of an attic abuts an existing or a simultaneously constructed party wall.

Building envelope is the three-dimensional space within which residential development may take place. It is defined by combining building setback, landscaped area and height controls for the site. It includes the primary building zone, the articulation zone, any single storey element at ground floor level to the rear of the primary building zone and building elements to the front of the primary building zone as indicated on Figures 7-15.

Landscaped open space is the part of a site area which is used, or capable of being used, for outdoor recreation or garden areas (such as lawns, gardens, unroofed swimming pools, clothes drying areas, barbecue areas, footpaths and the like) and includes landscaped podium areas and water tanks located at ground level. It does not include areas used for parking, driveways, balconies, rooftop gardens or areas used for garbage or recycling material storage or sorting.

Maximum building depth is the maximum depth of any part of a residential building above ground floor level containing GFA.

Neighbourhood means the land to which this part of the DCP applies and is outlined in red in Figure 1.

Primary building zone is the depth of a residential building above ground floor level excluding any articulation zones.

Roof zone means the zones indicated on Figures 3 and 7-15 within which pitched, curved or flat roofs, gables, dormers, skylights, roof terraces, decks, balconies, planters and the like are permitted.

Soft landscaping is an area of unimpeded deep soil landscaping including gardens, lawns and mature tree planting and excluding areas over podiums and basement car parking, swimming pools, paving, garbage storage or sorting areas, sheds and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include—

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Note: Storey has the same meaning as in *Randwick Local Environmental Plan 2012*

Wall height is the vertical distance from the highest point of an external wall to the ground level of that wall. Each external wall height measurement must include gable ends and attic walls with an area over 6m² and dormer windows that protrude horizontally from the roof more than 2.5m.

2. Land subdivision – lot size and orientation

Objectives

1. Provide a range and mix of lot sizes with areas and dimensions suitable for the permitted land uses and a variety of building types
2. Enable lot sizes that facilitate housing diversity and choice
3. Promote and facilitate ecologically sustainable development and microclimate management by providing lots that are appropriately oriented
4. Ensure that all lots have a primary street frontage
5. Arrange lots in a manner that facilitates personal and property safety and security
6. Ensure lots have total areas and dimensions that allow dwellings, ancillary buildings, private outdoor open space; landscaped open space and vehicle access and parking to be located and constructed appropriately.

Controls

- a) Lots with direct vehicle access to car parking areas from a public road are to have a minimum width of 9m (this control does not apply if parking access is not on the primary street frontage)
- b) Lots with rear boundaries adjoining Holmes Street properties are to respect the subdivision pattern of lots on Holmes Street within the same block
- c) Corner lots are to have a size and shape that can accommodate development that results in a positive response to the prominent position of the corner and its frontage to two streets
- d) All lots are to provide frontages oriented to streets and public open spaces to provide a clear address and so that personal and property security, deterrence of crime and vandalism, and surveillance of footpaths and public open space is facilitated
- e) Lots are to be oriented so that dwellings can take advantage of microclimatic benefits and can have dimensions that allow adequate on-site solar access and access to breezes
- f) Lots are to be designed to maximise efficiency in house plans and useable external areas by having a regular shape
- g) Subdivision must not include battle axe blocks.

3. Residential building location and design

Explanation

The key elements of residential building location and design are the Floor Space Ratio (FSR), height, landscaped open space and building envelope controls. The building envelope represents the potential maximum limit of the built form. The limit may not be achieved in certain circumstances due to the combination of floor space, height, landscaped open space and solar access controls.

The building envelope is the three-dimensional space within which a residential building can be constructed. The footprint of the building envelope is subject to a combination of setback, garden zone and landscaped open space controls. Wall, building, podium and attic heights further define the size of the building envelope. The building envelope includes the primary building zone, the articulation zone and any single storey element at ground floor level to the rear of the primary building zone.

The controls in this section will result in streetscape consistency and a coordinated built environment characterised by front garden zones, regular street alignments, defined building zones and rear garden zones. The rear garden zones together provide a contiguous area of green capable of accommodating private outdoor recreation space and mature tree landscaping of shared amenity value.

Built form controls are expressed in Figures 2 to 15 and in illustrative diagrams throughout the text. Figure 2 illustrates building density zones where Gross Floor Area (GFA) is expressed as a potential maximum FSR. Figure 3 tabulates FSR, height and landscaped open space and illustrates some building envelopes. Figure 4 indicates architectural consistency. Figure 5 indicates setback and garden zone controls.

Figures 6 to 15 are block studies that illustrate the building envelope, setback and garden zone controls for various blocks. In some cases, there are inconsistencies between the site wide studies Figures 3 and 5 and the block studies Figures 6 to 15. This is because of the topographic or other features of a block which have been addressed in the more detailed block studies.

Note

Where controls other than height, landscaped open space or FSR differ, Figures 6 to 15 prevail to the extent of any inconsistency.

3.1. Density

Objectives

1. Control the bulk and scale of development
2. Ensure building bulk is compatible with the surrounding built form and minimises the impact of building bulk on existing buildings in the locality, open spaces and the streetscape
3. Set appropriate density controls that reflect the desired future character of the area
4. Encourage a mix of dwelling sizes and types.

Control

- a) The maximum FSR for a residential building in any density zone must not exceed the FSR indicated for that density zone in Figure 2.

3.2. Height

Objectives

1. Ensure building height relates to the context of the building including the street type, park frontage (where applicable) and density zone
2. Ensure that buildings fronting existing streets are compatible with the character and form of dwellings in these streets. Building height at the street frontage must maintain a compatible scale with adjacent and opposite development
3. Minimise the impact of development on adjoining and nearby land and areas of natural heritage conservation significance
4. Control the bulk and scale of development through appropriate height limits
5. Ensure that there is sympathetic transition to the prevailing scale and character of buildings in the neighbourhood
6. Ensure appropriate ceiling heights for all habitable rooms
7. Allow for some variation in massing and height to create visual interest.

Control

- a) The external wall height of a residential building of any density zone indicated on Figure 2 must not exceed the wall height for that density in the table in Figure 3, unless varied because of site specific features in Figures 7 to 15
- b) The building height in any density zone on Figure 2 must not exceed the height indicated for that density zone in the table on Figure 3 unless varied because of site specific features by Figures 7 to 15
- c) The number of storeys in a residential building in any density zone indicated on Figure 2 must not exceed the number of storeys indicated for that density on the table in Figure 3
- d) A minimum ceiling height of 2.7m is required for all habitable rooms (except those within an attic).

3.3. Building footprints and landscaped open space

Street frontage setbacks relate to the character of the streetscape and are discussed in Section 3.4 of this DCP.

Objectives

1. Locate buildings so that the provision and use of outdoor areas is maximised
2. Provide a degree of consistency in building alignments, heights and garden areas so that a neighbourhood character can be established, while allowing sufficient diversity and variety in housing types and design
3. Ensure building setbacks from the public street are generally consistent with those of adjoining development and relate to streetscape components such as buildings, street trees, the width of the road reserve, park frontages and street character

4. Provide a built form that optimises solar access and cross ventilation.
5. Minimise the impact of development on adjoining land
6. Provide adequate space for landscaping, visual and acoustic privacy, sunlight penetration and private open space
7. Provide equity and certainty with building locations
8. Provide side and rear setbacks that are related to the nature of dwellings proposed and ensure adequate separation between buildings
9. Encourage rear landscaped open space that contributes to contiguous garden zones at the rear of lots
10. Limit the length of side boundary walls consistent with neighbours.

Controls

- a) The percentage of a site area that is to be landscaped open space must not be less than the percentage indicated in the table at Figure 3 for the site's density zone
- b) Front building setbacks and rear garden zones must be no less than the dimensions shown on Figures 3, 5 and 7 to 15. Building setback is measured from the property boundary to any part of a building including parts of a building within the articulation zone
- c) At least 50% of the front building setback is to be soft landscaping
- d) Building articulation is to be provided within the articulation zones indicated on Figures 3 and Figures 7 to 15 or within the primary building zone. It may include GFA where that GFA does not exceed 30% of the area of the articulation zone of any floor on any façade. Bay windows are not suitable in an articulation zone if the setback is less than 3m from a side or rear boundary. The ground floor area of an articulation zone can be occupied by building where indicated on Figures 3 and 7 to 15
- e) The primary building zone is to have a depth of typically 12m as indicated in Figures 3 and 7 to 15
- f) Walls are acceptable on side boundaries behind the primary building zone where they:
 - i. Contain no windows overlooking other properties
 - ii. Have an average height of no more than 3m, a maximum height of 3.5m, and a length no greater than 55% of the distance between the primary building zone and the rear boundary, unless they:
 - Are a higher existing or simultaneously constructed wall; and
 - Are in accordance with an approved building envelope plan submitted as part of a subdivision application.

3.4. Neighbourhood character and architectural quality

Objectives

1. Ensure buildings are of high visual quality, enhance the streetscape and complement good quality development in the neighbourhood
2. Promote high quality contemporary architectural designs that avoid inappropriate historical copies and inappropriately remote styles
3. Integrate appropriate environmental design and building orientation with architectural character

4. Arrange buildings in a manner that addresses the street and enhances personal and property safety and security
5. Ensure that garages, parking structures and parking areas are located and designed so they do not dominate the street frontage
6. Ensure fences on street frontages are designed to address the amenity of the street, surveillance and safety, security of private property, and the use of front garden space.

Controls

Building appearance and neighbourhood character

- a) Building fronts and entries are to be readily apparent from the street and convey a sense of address. Buildings fronting the public street must have their main entrance and windows from some habitable rooms facing the street. Building detailing and articulation must enable individual dwellings to be identified from the street
- b) Buildings are to be aligned predominantly parallel to the street boundary and predominantly to the street setback line
- c) Building facades are to provide environmental amenity through sun shading devices, privacy screens and noise barriers combined with useable outdoor areas
- d) Where the ground floor units of multi-unit housing address the street, at least 50% of those ground floor units are to have a separate direct entrance from the street
- e) The maximum unarticulated building length is 9m along the primary street frontage (Figure 5) and 15.6m for secondary street frontages (Figure 5). Punctuation by bay windows, verandas, balconies or wall offsets is considered to be adequate articulation
- f) At least one third of the face area of podium walls more than 1.2m above ground are faced with mechanically fixed sandstone (anticipates 100mm to 75mm minimum thickness). Adhesive fixing must not be used
- g) Building facades to streets are to incorporate the following design characteristics:
 - i. Well-proportioned and spaced windows appropriate to their orientation
 - ii. Architectural features at ground level that reinforce dwelling address such as entrance porches
 - iii. Well balanced projected and recessed sections of balconies
 - iv. Use of appropriate environmental controls such as verandas, sliding screens, window hoods and the like
 - v. Coordinated and compatible materials and finishes where neutral colours predominate with strong colours limited to accent elements up to a maximum of 10% of the façade area
- h) Building design is to achieve the architectural consistency principles indicated on Figure 4. "Integrated manner", where referred to on Figure 4, means that development shall be designed to be compatible with the existing development on adjoining sites within the relevant block or with future development in accordance with this section on those adjoining sites
- i) Buildings should avoid the use of applied historical façade elements and their combination
- j) Buildings should generally accord with existing or future neighbouring developments in terms of:
 - i. Wall and building heights
 - ii. Setbacks

- iii. Scale of elements
- iv. Overly discordant building forms are discouraged.

Roof design

- k) Solar collectors, mechanical plant (including lift plant), communications devices, water storage tanks and other similar elements located on roofs must be either flush with the roof or integrated into the built form, so they are screened from view from the public street.

Garages

- l) Carports and garages fronting public streets are to:
 - i) Have a maximum opening width of 6 m or 1/3 of the width of the lot, whichever is less
 - ii) Be set at least 1m behind the street edge of the primary building zone.
- m) Carports and garages are to be located off private rear lanes or in basements where lots have frontage width less than 9m
- n) Carports and garages fronting public streets are to be integrated with building design.

Fences

- o) Solid fences facing the street or between the street and the primary building zone are to be no higher than 1.2m. This may be increased to 1.8m where the fence has openings that make it at least 50% transparent
- p) Solid front fences up to a maximum of 1.8m are only permissible where the site fronts Avoca Street. Design of such fences should be modelled and integrated with landscape treatment and appropriately signify building entry
- q) Solid fences to walkways, easements and lanes (that are not also primary frontages) are to be no higher than 1.8m.

3.5. Activity strip

Objectives

1. Enable certain non-residential uses permitted by RLEP, such as neighbourhood shops, medical centres or restaurants / cafes on land marked as an activity strip within Figure 2
2. Encourage neighbourhood convenience type retail use with active frontages
3. Ensure non-residential use of land does not have an adverse effect on residential amenity
4. Provide for small scale businesses and services which primarily serve the local community.

Controls

- a) The non-residential use is limited to the ground floor area of a building on a site marked with an activity strip on Figure 2
- b) The build to line is to be observed consistently along the street frontage
- c) All ground floor units along an activity strip are to have fronts addressing the street and predominantly glass shop fronts
- d) Designs are to provide easy conversion between residential uses and non-residential uses

- e) Awnings over a public footway are to be:
 - i. A minimum clear height of 3m above the footpath
 - ii. A depth of 2m where non-residential uses adjoin
 - iii. Not less than 600mm from the edge of the road/kerb
- f) Adequate provision is to be made for natural lighting, ventilation, internal storage needs, waste storage, collection and servicing.

4. Environmental design

4.1. Landscaped open space and water management

Explanation

Landscaped open space provides the context and setting for locating buildings, works and services. Landscaped open space includes both private and communal open space and is an important component of overall design. It contributes to the relationship of a building to adjoining and nearby development and contributes significantly to the level of amenity and quality of life.

Landscaping can be used to reduce the impact of a building on adjoining development and is a useful mechanism in implementing microclimate objectives. Landscaping should help to provide 'outdoor rooms' suitable for a range of uses and activities.

The design of the landscape and the species that are selected can also have a significant effect on the quality and quantity of the stormwater leaving the site and on the amount of water needed for irrigation and watering.

Objectives

1. Ensure that adequate landscaped open space is provided for new development
2. Ensure that landscaped open space enhances and contributes to the desired future character of the locality
3. Ensure that landscaped open space softens the visual impact of development, both to the street and to adjoining properties
4. Provide landscaped open space that can support substantial vegetation and large tree planting
5. Utilise landscape elements to blend new development into the streetscape and local neighbourhood
6. Promote the use of local native plant species grown from local provenance seed and therefore to protect against the loss of unique gene pools
7. Encourage landscape design that minimises water, fertilizer and herbicide use and demand
8. Encourage landscape design that contributes positively to stormwater management and reduces areas of hard paving.

Controls

- a) Landscape designs are to respond to the microclimatic characteristics affecting the site to ensure that species survive in such conditions
- b) Landscape designs are to suit the scale of the space and surrounding buildings and are to reflect and facilitate the likely predominant functions of the landscaped open space
- c) At least 1 tree capable of growing to a minimum mature height of 12m for each 80m² of soft landscaped area is to be provided

- d) At least two thirds of the area occupied by external car parks, driveways, courtyards, pathways and the like are to be laid with porous paving. Areas above underground parking and driveway ramps steeper than 1 in 10 are excluded from the calculation for this requirement
- e) Trees and shrubs are to be selected and positioned to maximise solar penetration in winter and minimise it in summer (e.g. deciduous plants on the north side of private open space)
- f) Landscaping must include a predominance of:
 - i. Native landscape plant species grown from local provenance seed
 - ii. Species that are drought resistant, and require minimal watering once established, or species with water needs that match rainfall and drainage conditions
 - iii. Water conserving landscape practices / designs
 - iv. Native ground covers and grasses in garden beds and path surrounds. Turf is to be confined to useable outdoor areas.
- g) Landscape species are to be selected and located to promote safety and surveillance of the street and pedestrian access ways
- h) Landscaped open space must include an area dedicated to on-site composting of a size relevant to the number of dwellings and the landscaped area it serves
- i) Landscaped open space is to be contoured to encourage stormwater runoff to infiltrate to ground
- j) Ground or seepage water is to be disposed of on site to either an irrigation or infiltration system.

Note

Shrubs, groundcovers, trees and ornamental grasses are not to be placed within Council's nature strip without its prior written approval.

4.2. Private open space

Objectives

1. Ensure that the private open space provided is adequate to serve the needs of the residents of the development and meet user requirements for privacy, access, outdoor activities, and landscaping
2. Set appropriate standards for the size, shape, and location of private open space
3. Ensure a variety of private open spaces are provided for each dwelling such as primary open spaces off living rooms, secondary balconies off bedrooms and screened service balconies off kitchens and laundries.

Controls

- a) Each dwelling house or ground floor unit in medium density housing (i.e. residential flat buildings, multi-dwelling housing and attached dwellings) must have an area of useable private open space, or private courtyard area at ground or podium level that has direct private access from a living area of the dwelling. Other forms of housing (such as units above ground floor) are to have private open space in the form of a balcony, deck or roof garden, directly accessible from the dwelling

- b) A ground level or podium level courtyard is to have a minimum area of 25m² and a minimum dimension of 3.6m
- c) The location of the private open space must consider factors such as access to sunlight, outlook, privacy and the location of adjoining dwellings and their windows
- d) Private open space should be provided between the front of the building and the street only where building setback, landscaping and fence design achieve a sympathetic relationship with the street
- e) Private open space for units above ground level in the form of balconies, verandas, terraces, roof gardens and the like is to be provided at, or greater than the rate of 15% of the GFA of the unit. A single space with minimum dimensions of 2m x 4 m directly accessible from the primary living areas of the dwelling is to comprise part of this required private open space. Common open space areas are to be in addition to this minimum requirement
- f) Primary above ground private open spaces are not to have a south orientation
- g) Screening to private open space up to 1.8m in height can be provided where necessary and where there are no other design alternatives to ensure privacy. The design and materials for screens must be compatible with the streetscape, the primary built form and its articulation.

4.3. Privacy

Objectives

1. Recognise the importance of both visual and acoustic privacy in the design of residential development
2. Ensure that new development respects the existing level of privacy of adjoining and nearby properties and minimises adverse privacy impacts
3. Ensure that new development is designed so that its occupants will enjoy a reasonable degree of privacy within the development
4. Locate noise-sensitive rooms and secluded private open spaces away from noise sources, and to protect them through appropriate noise-shielding techniques
5. Encourage building design that assists in minimising sound transmissions through the buildings and particularly protects sleeping and living areas from possible noise intrusion.

Controls

Visual privacy

- a) Direct overlooking of main internal living areas and private open spaces of other dwellings is to be minimised by building layout, location and design of windows and balconies, screening devices, landscape elements or remoteness. Effectively locating windows and balconies to avoid overlooking is preferred to screening devices, high sills or obscured glass. Where these are used, they should be integrated with the building design and have minimal negative effect on residents' or neighbours' amenity
- b) Habitable room windows with a direct outlook to the habitable room windows of any floor above ground floor in an adjacent dwelling within 12m:
 - i. Are to be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows

- ii. Have appropriate permanent privacy screening
 - iii. Have sill heights of 1.6m above floor level
 - iv. Have fixed obscure glazing in any part of the window below 1.6m above floor level
- c) The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a development is to be obscured or screened where a direct view is available into the private open space of an existing or other proposed dwelling. If screening is used, sight lines are to be provided in DA plans and sections to demonstrate its effectiveness. No screening is required where windows are in:
 - i. Bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.6m
 - ii. Habitable rooms and they have sill heights of 1.6m or more above floor level or translucent glazing to any part of a window less than 1.6m above floor level.
- d) Windows and balconies of an upper-level dwelling are to be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development
- e) Direct views may be obscured by solid translucent screens, perforated panels, trellises or the like which have a maximum of 25% openings, and which are:
 - i. Permanent and fixed
 - ii. Of durable materials
 - iii. Designed and painted or coloured to blend in with the development.

Acoustic privacy

- f) Dwellings affected by noise sources (e.g. Avoca Street and flight paths, refer to master plan and Air Services Australia) shall be designed in accordance with relevant Australian Standards, such as:
 - i. Australian Standard 3671: 1979: "Acoustics - Road traffic noise intrusion"
 - ii. Australian Standard 2021: 2015: "Acoustics - Aircraft noise intrusion"
- g) Where bedroom windows are within 3m from shared streets, driveways or parking areas, additional acoustic and privacy measures are to be incorporated
- h) All mechanical plant and equipment are to be acoustically screened to minimise noise to neighbours
- i) Noise level from mechanical plant is not to exceed 5dBA above ambient background noise level measured at the property boundary.

4.4. Solar access

Objectives

1. Provide living areas, private open space areas and public open space with adequate sunlight
2. Allow reasonable solar access for the purpose of water heating and electricity generation for new development and adjoining properties
3. Minimise undue overshadowing of neighbouring sites.

Controls

- a) The landscaping, orientation, siting and dwelling layout are to ensure solar access to living areas and private open space and maximise use of cooling breezes
- b) The design of a development is to minimise overshadowing of neighbours' dwellings, their private open space or any solar collectors
- c) Windows are to be located, sized and shaded to maximise sunshine access and penetration in winter and exclude it in summer, with large windows facing a northerly direction. Western and southwest orientation of large expanses of glass is to be generally avoided or minimised and protected with effective shading devices
- d) Window shading devices are to be provided and designed for the window's orientation and exposure to hot summer sun. Shading devices can include external screens, hoods, overhanging balconies, eaves, verandas or pergolas
- e) Trees and plants are to be selected and planted to provide shade in summer yet also allow winter sun entry
- f) For 1 and 2 storey developments:
 - i. The principle living room is to have at least 2 hours sunlight reaching 2m² of glazing to that room between 9.00am and 3.00pm on 21 June
 - ii. Sunlight is to be available to the principal area of ground level private open space for at least 2 hours between 9.00am and 3.00pm on 21 June
- g) For 3 or more storey developments at least 75% of residential units are to have one living room which has at least 2 hours of sunlight reaching 2m² of glazing to that room between 9.00am and 3.00pm on 21 June.

4.5. Energy efficiency

Objectives

- 1. Minimise demand for energy and promote renewable and energy efficient energy use in residential development, while achieving year-round comfort and utility
- 2. Use the natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sunlight to minimise energy need.

Controls

- a) Buildings are to have an area of roof with appropriate orientation and pitch, suitable for installing solar collectors
- b) Where timber is used in construction it is to be plantation, recycled or regrowth timber. No rainforest or old growth timber is to be used
- c) Minimise the visual impact of solar hot water heaters by integrating them into building design. Solar water heaters are to be positioned in a suitable position back from the street frontage, ensuring that mature trees will not shade the heater and that the colour is complementary to that of the roof
- d) Open fire places are not to be installed
- e) External drying areas are to be available and readily accessible to all dwellings and sited to receive good winter sun and breezes
- f) Windows and building layout should facilitate summer cooling by cross ventilation. No dwelling is to rely solely on air-conditioning for thermal comfort

- g) Internal rooms reliant on artificial lighting and mechanical ventilation should be minimised
- h) Except along activity strips, all carparking areas should be naturally ventilated
- i) Doors and windows and their openings are to have adequate means of draught control
- j) Where practical and appropriate, skylights and/or wind powered ventilators are installed to enhance natural light and ventilation
- k) Materials selection takes into account the life cycle effect of their manufacture, use and disposal
- l) The use of PVC should be minimised.

The following measures are encouraged:

- m) The use of alternative energy sources such as rooftop photovoltaic cells to meet some of the dwellings' electricity demand
- n) Dimmers for all lighting
- o) Automatic turn-off switches for outdoor lighting
- p) Motion-detectors for lighting external entrances and outdoor security.

4.6. Water efficiency

Objective

1. Encourage water sensitive practices in building and landscape design.

Controls

- a) Water smart and Water Sensitive Urban Design (WSUD) practices are to be implemented. As a minimum the following are required:
 - i. Areas that do not drain to the wetland are to be incorporated into the overall stormwater strategy
 - ii. Overflow from the rainwater storage must be directed wherever possible to an on-site infiltration system/trench. When site conditions do not permit on-site infiltration, the overflow must be connected to the public stormwater drainage system
 - iii. Stormwater is to be drained to a silt arrestor pit prior to discharging to either an infiltration area or the public stormwater drainage system
 - iv. Rainwater storage and supporting structure must be visually screened and integrated into the building design
 - v. Rainwater storage must be mosquito proofed
 - vi. Rainwater storage water supply taps and any other fixtures must be marked "Rainwater - Not for human consumption"
- b) In-sink food and waste disposal systems are not to be installed.

4.7. Safety and security

Objectives

1. Promote community safety through appropriate design
2. Enable children, the elderly and frail persons to enjoy residential living that minimises threats from assault or burglary

3. Discourage crime in residential areas.

Controls

- a) Footpaths, landscaped open space, and driveways must provide opportunities for surveillance and allow safe movement of residents around the site
- b) Dwellings which face the street must allow for casual surveillance of footpaths and driveways which is important for the safety of residents and passing pedestrians, and for the security of the neighbourhood
- c) High walls around residential buildings and parking structures which obstruct views into the development are to be avoided
- d) Dwelling and building entries are to be visible from the street
- e) The demarcation between public, communal and private areas in a development is to be clearly recognisable
- f) Medium density housing developments (i.e. residential flat buildings, multi-dwelling housing and attached dwellings) must have adequate lighting in common and access areas
- g) Signage is to be clear and easy to understand
- h) Shared entries should serve a limited number of dwellings and be able to be locked.
- i) Dwelling houses are to be designed to allow residents to see who approaches their dwelling without the need to open the front door
- j) Secure car parking is provided in medium density housing developments (i.e. residential flat buildings, multi-dwelling housing and attached dwellings)
- k) Splay corners are to be provided to the street corners of lots along the proposed bus route in accordance with Council guidelines.

5. Facilities and access

5.1. Parking

Objectives

1. Provide adequate and convenient parking for both residents and visitors
2. Provide bicycle access and facilities
3. Ensure car parking areas provide parking spaces for people with a disability
4. Limit the amount of the site devoted to driveways and parking
5. Integrate parking and driveways with landscape and building design.

Controls

- a) Parking provision is to be in accordance Part B7 Transport, traffic and parking of the DCP with the exception of visitor parking, which is to be provided on street
- b) Accessible, safe and secure storage facilities for bicycles are to be provided:
 - i. Within the storage areas of each dwelling
 - ii. Within the designated parking space of each dwelling
 - iii. In a separately secured purpose built facility provided in the basement (if any) or on the ground floor of dwellings in medium density housing developments (i.e. residential flat buildings, multi-dwelling housing and attached dwellings) capable of storing a bicycle for each dwelling.

5.2. Driveways and manoeuvring areas

Objectives

1. Provide adequate space for efficiently moving vehicles within a site
2. Minimise potential conflict between vehicles and pedestrians
3. Integrate driveway and manoeuvring areas with landscape features
4. Minimise the detrimental visual impacts of parking and driveway areas
5. Design driveway gradients for vehicle and pedestrian safety
6. Ensure site planning and building layout minimise the area designated for driveways and manoeuvring areas
7. Limit the width of kerb crossings to maintain on street parking and minimise impacts on pedestrian amenity.

Controls

- a) Vehicles are to be able to enter and leave the site of residential flat buildings and multi-dwelling housing development in a forward direction at all times
- b) Surface materials and external finishes are to be consistent and compatible with those used throughout the development.

Note

Shared driveways between attached dwellings are encouraged to minimise kerb cuts and avoid impacts on street trees.

5.3. Storage

Objectives

1. Ensure new development is provided with adequate storage space
2. Ensure new development includes readily accessible and separately contained storage areas for each dwelling.

Controls

- a) A minimum of 8% of the floor space of each dwelling is to be provided for storage. Half of the storage area can be in garages, semi-basement enclosures or located externally. Internal storage areas may include linen cupboards, laundry cupboards, under stair areas and built in wardrobes, but kitchen and bathroom storage is excluded from the 8% calculation.

5.4. Utilities/site facilities

Objectives

1. Ensure ancillary site facilities are convenient and visually attractive
2. Ensure utilities and ancillary site facilities blend in with the development and streetscape character and require minimal maintenance.

Controls

- a) Mailboxes are to be provided in accordance with the delivery requirements of Australia Post. Mailboxes are to be integrated into the entrance way or entrance pathway to residential flat buildings and multi-dwelling housing rather than along the fence facing the primary street frontage
- b) A suitably screened single common television/radio antenna (or other types of communication reception device) is to be provided to service all dwellings in a development
- c) Electricity services are to be provided in accordance with the requirements of Energy Australia. All electrical reticulation is to be underground, and meter boxes are to be placed in positions acceptable to the applicable energy service provider and screened from the street
- d) A reticulated gas supply to a meter for each dwelling and to optimum service points for cooking and space heating is to be provided
- e) Water and sewerage connections are to be provided in accordance with the requirements of Sydney Water
- f) Telephone lines are to be installed in accordance with the requirements of the service provider
- g) Laundry and Drying Facilities:
 - i. A dedicated laundry is to be provided for each dwelling

- ii. Outdoor clothes drying facilities are to be accessible to all residents and screened from the street and public places
 - iii. Alternatively, a retractable or demountable clothesline is to be provided in the courtyard or on a screened service balcony of each dwelling
- h) Communal secure bulk item storage facilities are to be provided in residential flat buildings and multi-dwelling housing to store unwanted items that are awaiting clean up collection.

5.5. Off-site traffic management works

As a consequence of development on the land to which this part relates, or to overcome existing problems in the surrounding road network, there may be a need for off-site traffic management works.

Based on the master plan for the Defence Site adopted by Council on 13 November 2001 (the Master Plan). Figure 16 shows the staging for the off-site traffic management improvement devices and controls for development in accordance with the Staging Plan for development within the site Figure 17.

Objectives

1. Ensure that any required off-site traffic management devices and controls are in place prior to development taking place.

Controls

- a) Any application for consent to subdivide land to create streets and development blocks generally in accordance with Figure 6 must be accompanied by a report indicating proposed on-site and off-site traffic management devices and controls
- b) This report shall have regard to the staged provision of off-site traffic management devices and controls identified in Figure 16, which in turn relates to the staging of the development Figure 17.

Figure 1
THE LAND TO WHICH THIS PLAN APPLIES

DEVELOPMENT CONTROL PLAN
DEFENCE SITE BUNDOOCK + AVOCA STREETS KINGSFORD

DATE _____

Figure 1a: Master plan overview



Figure 2: Density zones



Figure 3: Built form controls

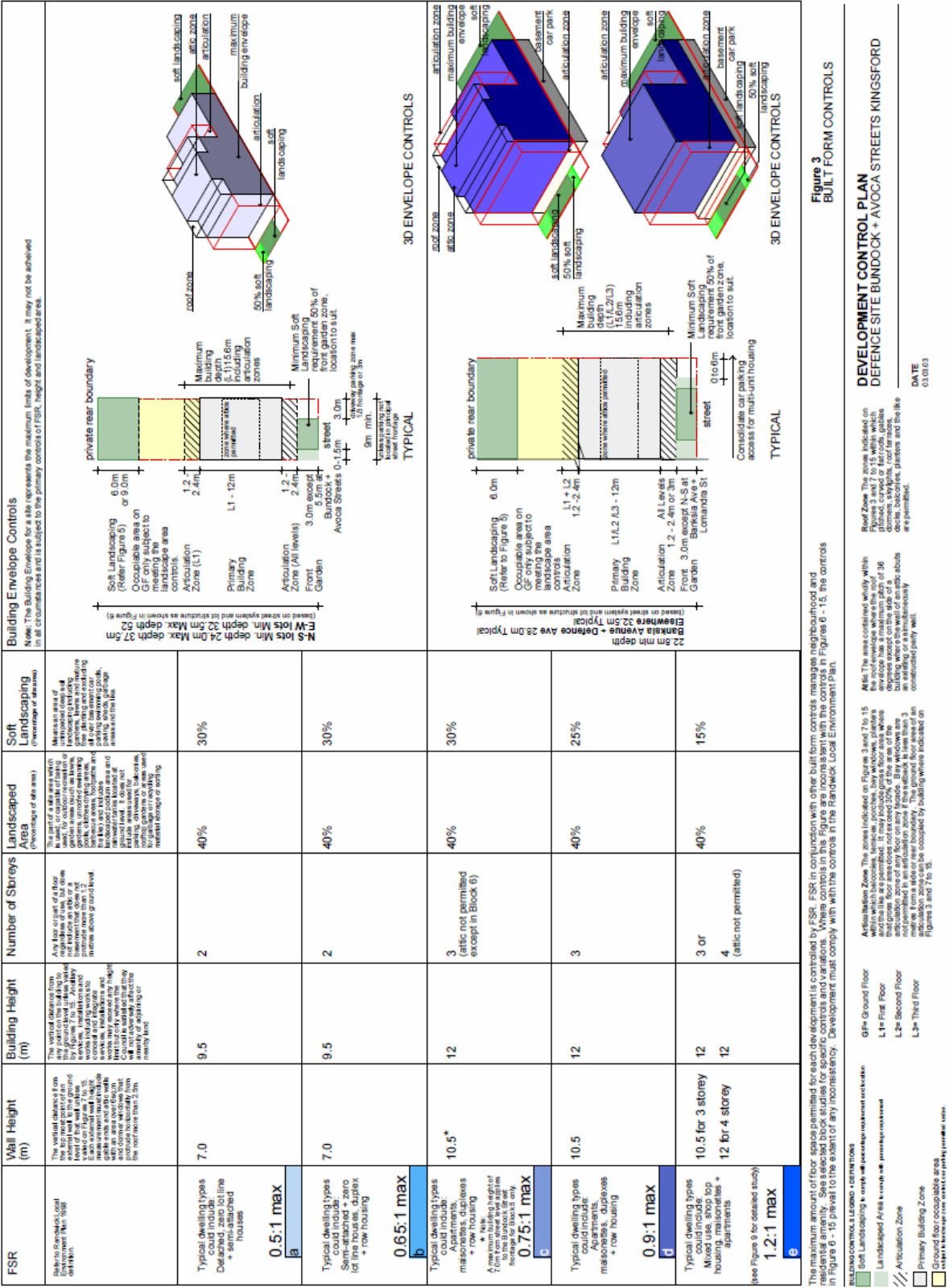


Figure 4: Architectural consistency



Figure 5: Setbacks and landscaping

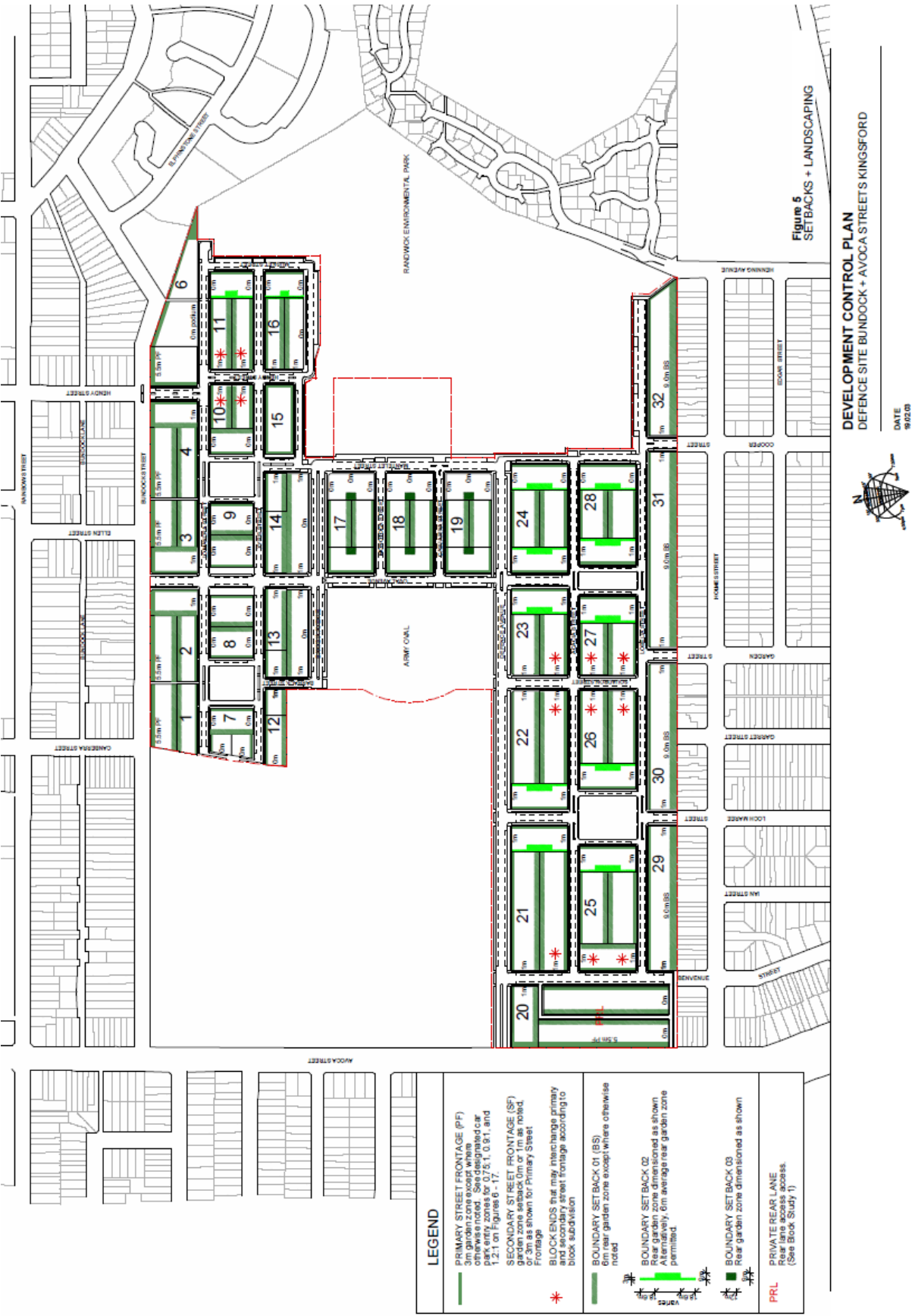
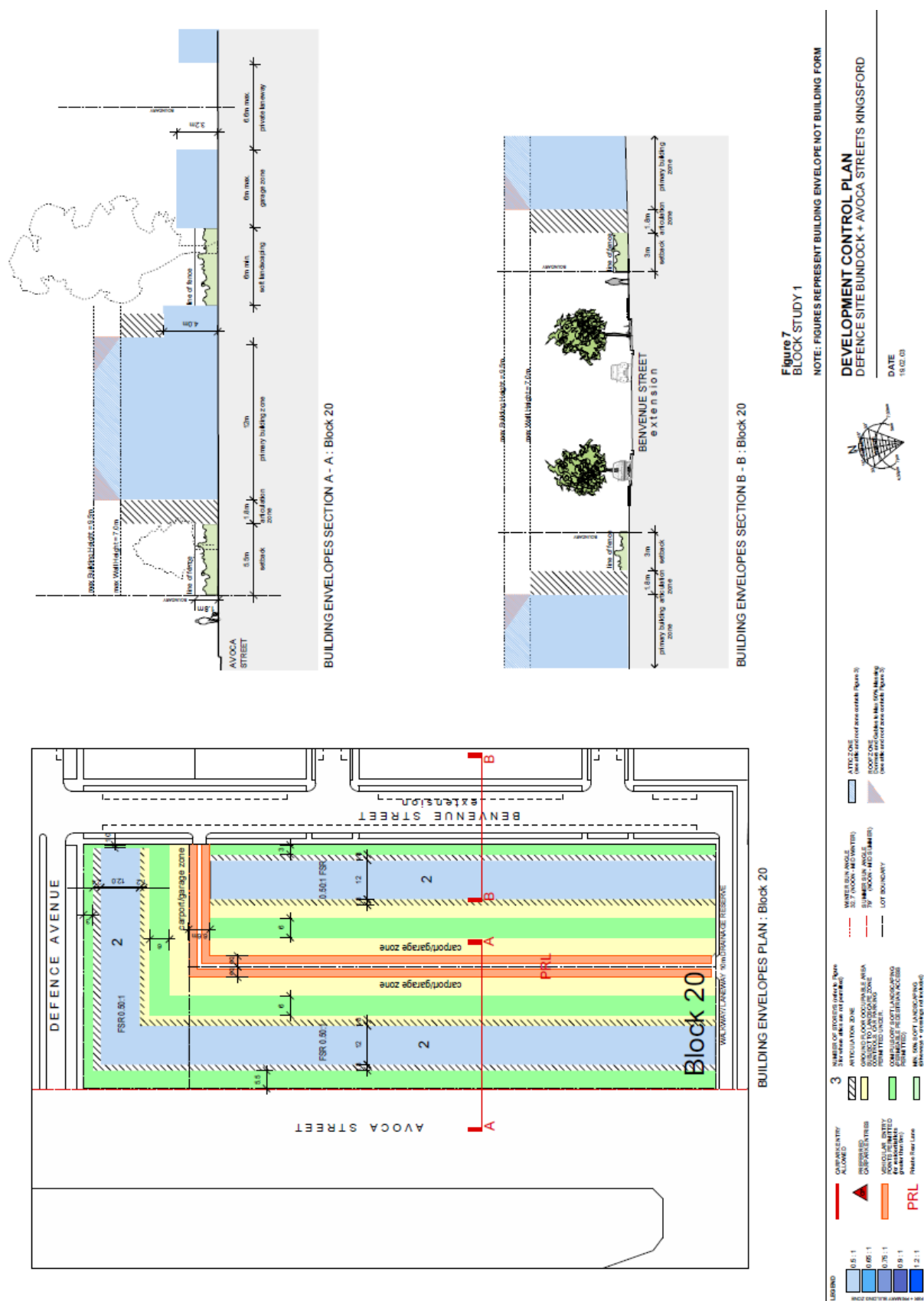


Figure 6: Key for block studies and section controls (Figures 7 – 15)



Figure 7: Block study 1



Randwick Development Control Plan - D8 Defence Site – Final



Randwick Development Control Plan - D8 Defence Site – Final



Randwick Development Control Plan - D8 Defence Site – Final



Figure 10.2: Sections M-M + N-N

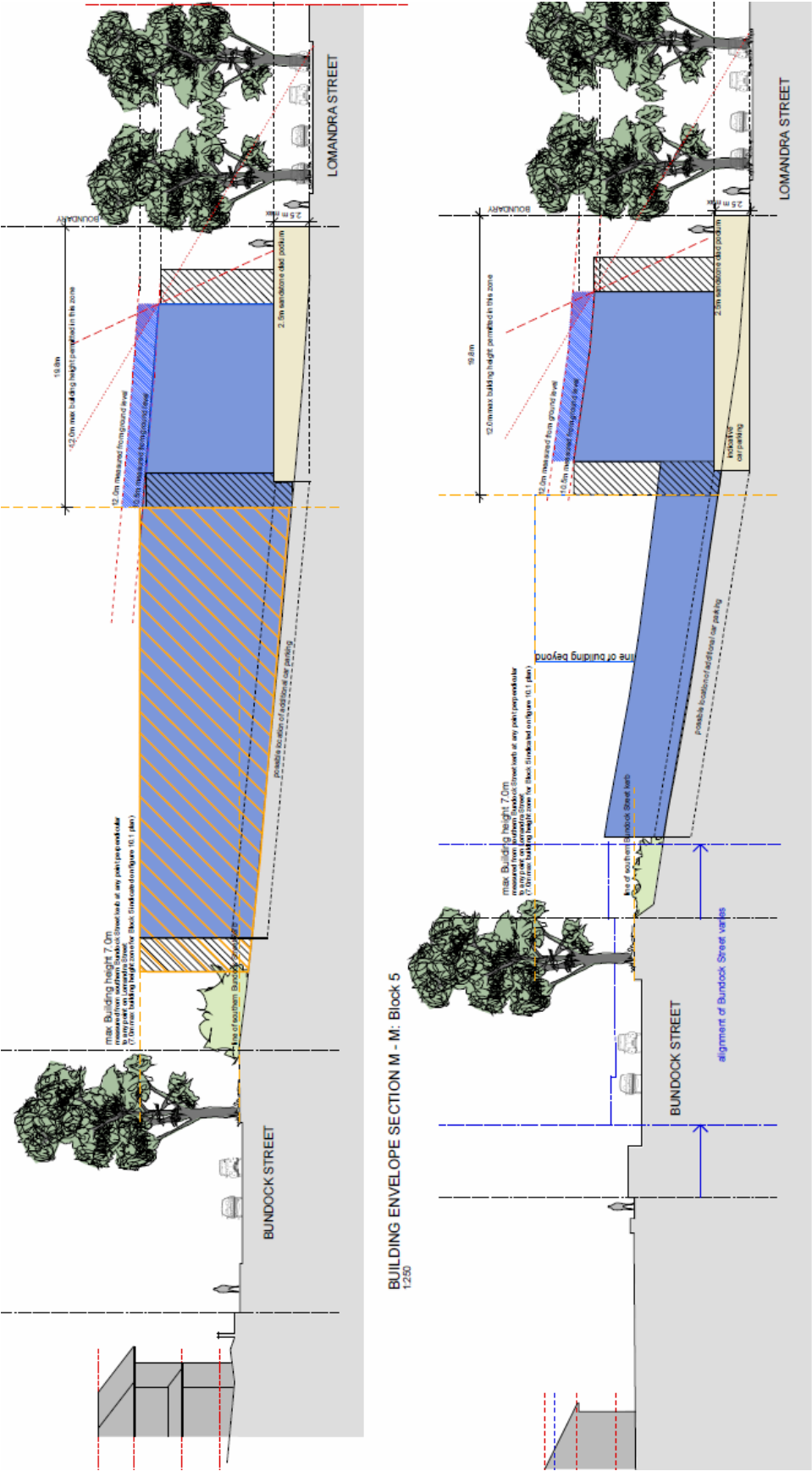


Figure 10.2
Sections M - M + N - N

NOTE: FIGURES REPRESENT BUILDING ENVELOPE NOT BUILDING FORM

DEVELOPMENT CONTROL PLAN
DEFENCE SITE BUNDOCK + AVOCA STREETS, RANDWICK

DATE
21/02/03

LEGEND

05 - 1	06 - 1	07 - 1	08 - 1	09 - 1	10 - 1
11 - 1	12 - 1	13 - 1	14 - 1	15 - 1	16 - 1

MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m
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MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m
MAX BUILDING HEIGHT OF 7.0m

The architectural drawings for Block 6 include:

- BUILDING ENVELOPE SECTION O-O':** A cross-section drawing of the building envelope. It shows a blue hatched area representing the building footprint. Key dimensions include a total width of 30m, a central section of 2.4m, and a height of 12.0m max. The section also indicates a 10.5m max. wall height and a 7.0m max. building height measured from southern Bundock Street kerb. The section is labeled "BUILDING ENVELOPE SECTION O-O': Block 6" with a scale of 1:250.
- Plan View:** A top-down view of the site. It shows the building footprint (blue hatched) and surrounding areas. Key features include:
 - A 12.0m max. building height and 10.5m max. wall height indicated by red dashed lines.
 - A 2.5m wide pedestrian path along LOMANDRA STREET.
 - An existing car parking area.
 - A boundary line separating the site from the DEPARTMENT OF HOUSING PROPERTIES.
 - A road named BUNDOCK STREET at the bottom.
 - A road named LOMANDRA STREET on the right side.
 - A road named HENDY STREET at the top right corner.
 - A note indicating "Lomandra Street shown dotted beyond".

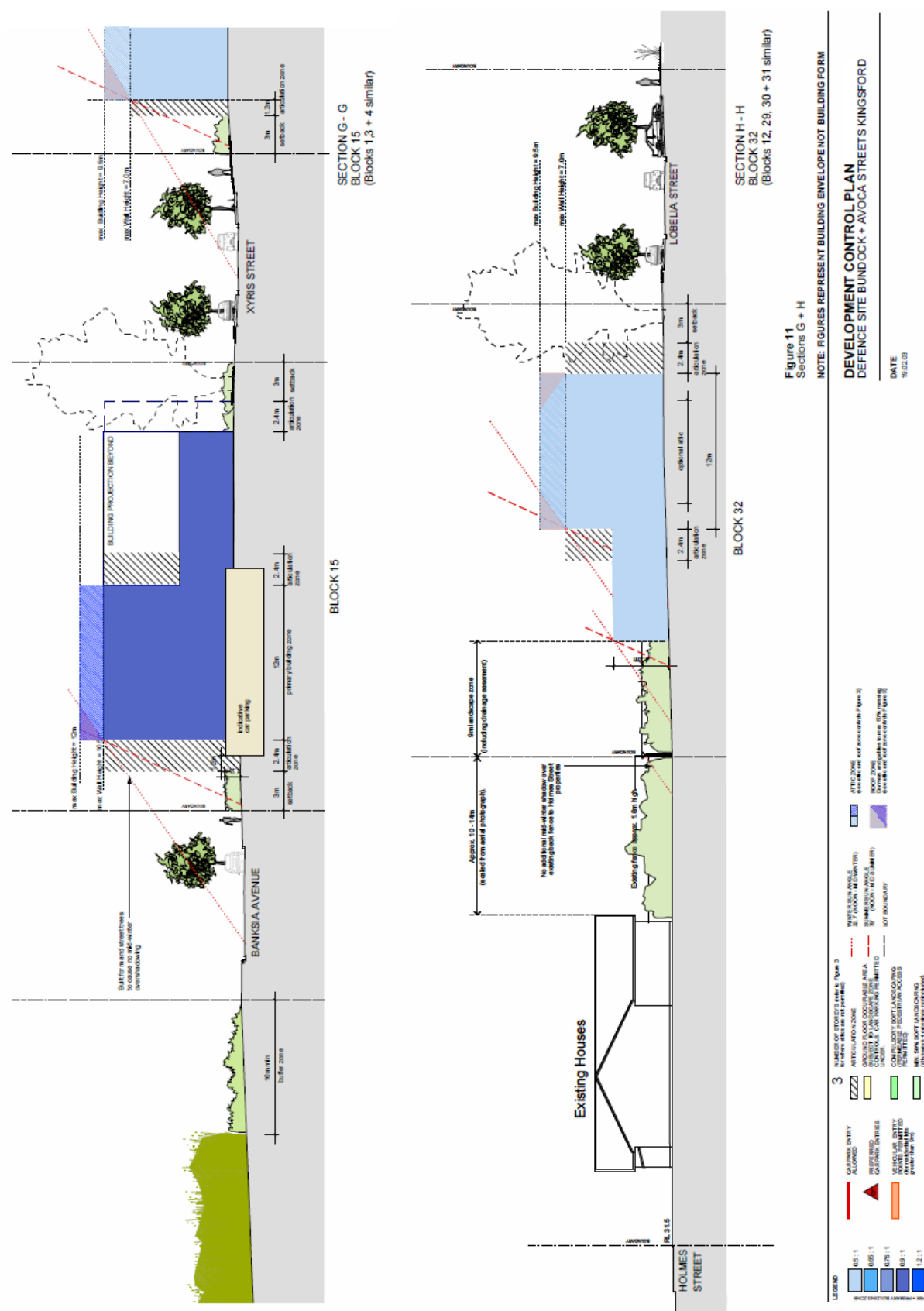
NOTE: FIGURES REPRESENT BUILDING ENVELOPE NOT BUILDING FORM

DEVELOPMENT CONTROL PLAN
DEFENCE SITE BUNDOCK + AVOCA STREETS, RANDWICK

DATE 11.02.03

BUNDOK STREET ELEVATION
1:500

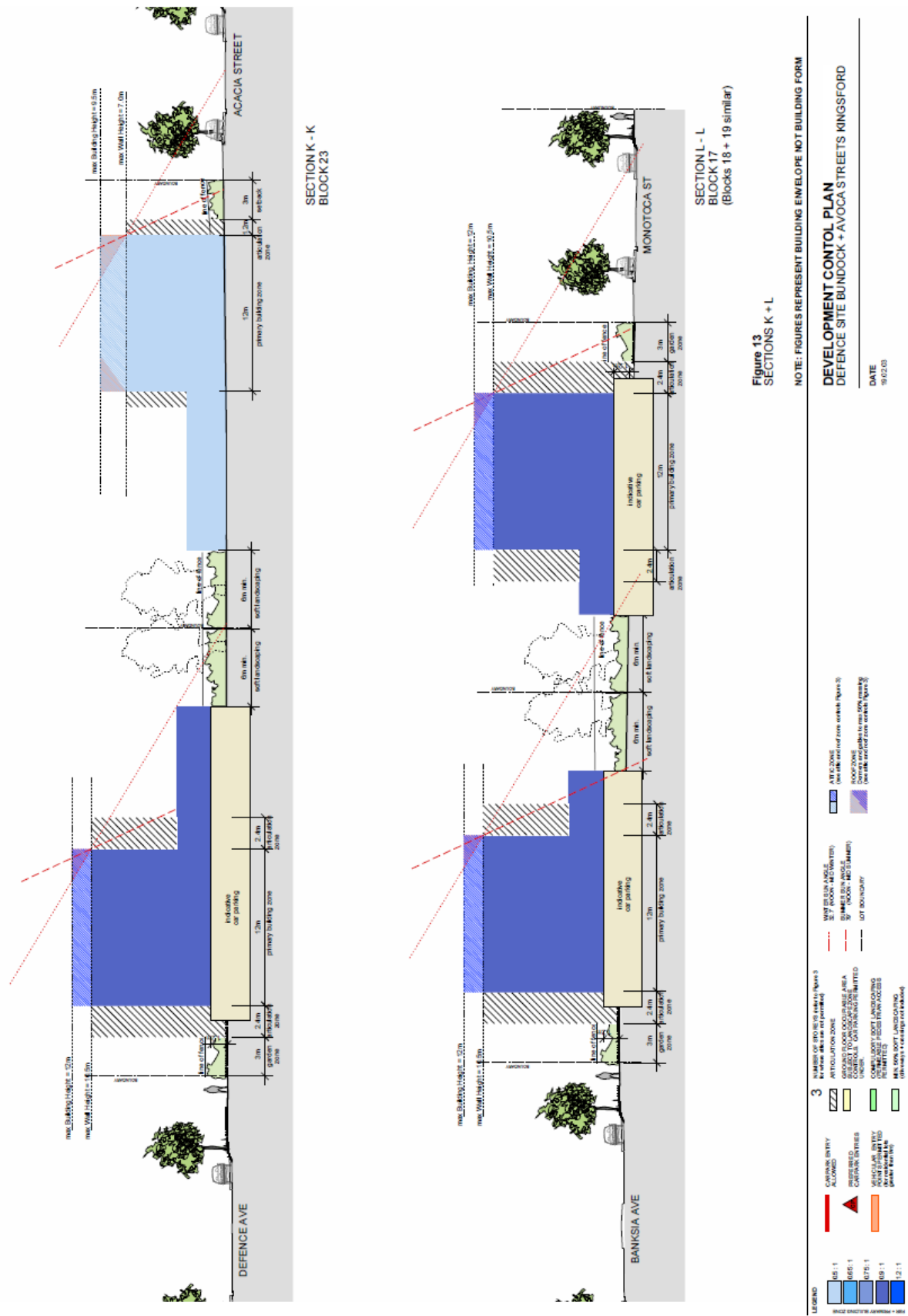
Figure 11: Sections G + H



Randwick Development Control Plan - D8 Defence Site – Final



Figure 13: Sections K + L

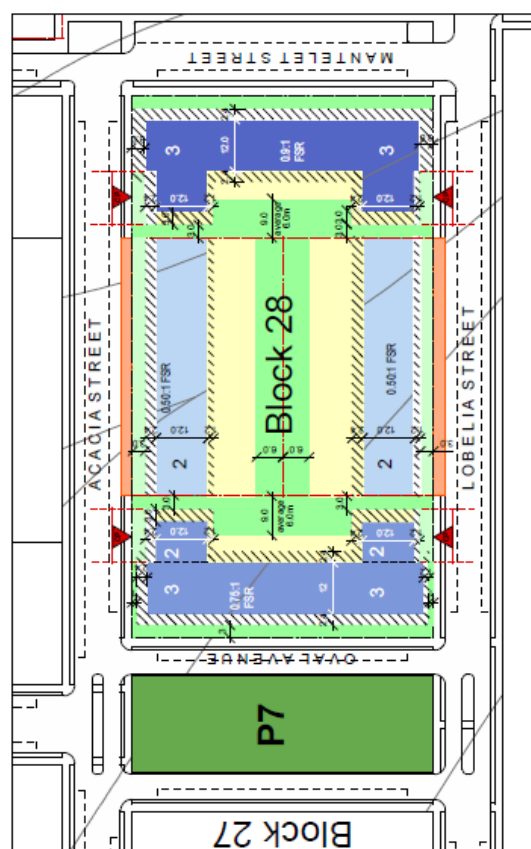


The site plan for Block 9 shows a rectangular building footprint with a central yellow area labeled 'Block 9'. The building is surrounded by a green buffer zone. Dimensions are provided for setbacks and building footprints. The setbacks are 12.0' on the left and right sides, and 3.0' on the top and bottom sides. The building footprint dimensions are 12.0' by 12.0'. The setbacks are also labeled as 12.0' and 3.0' on the left and right sides. The setbacks are also labeled as 12.0' and 3.0' on the top and bottom sides. The setbacks are also labeled as 12.0' and 3.0' on the left and right sides. The setbacks are also labeled as 12.0' and 3.0' on the top and bottom sides.

NOTE: FIGURES REPRESENT BUILDING ENVELOPE NOT BUILDING FORM



Figure 15: Block study 6



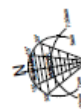
BUILDING ENVELOPE PLAN: Block 28
(Blocks 7, 10, 11 + 27 similar)

Figure 15
BLOCK STUDY 6

NOTE: FIGURES REPRESENT BUILDING ENVELOPE NOT BUILDING FORM

DEVELOPMENT CONTROL PLAN

DATE 19-02-03



3 NUMBER OF STUDENTS IN CLASS (See data table for more information)

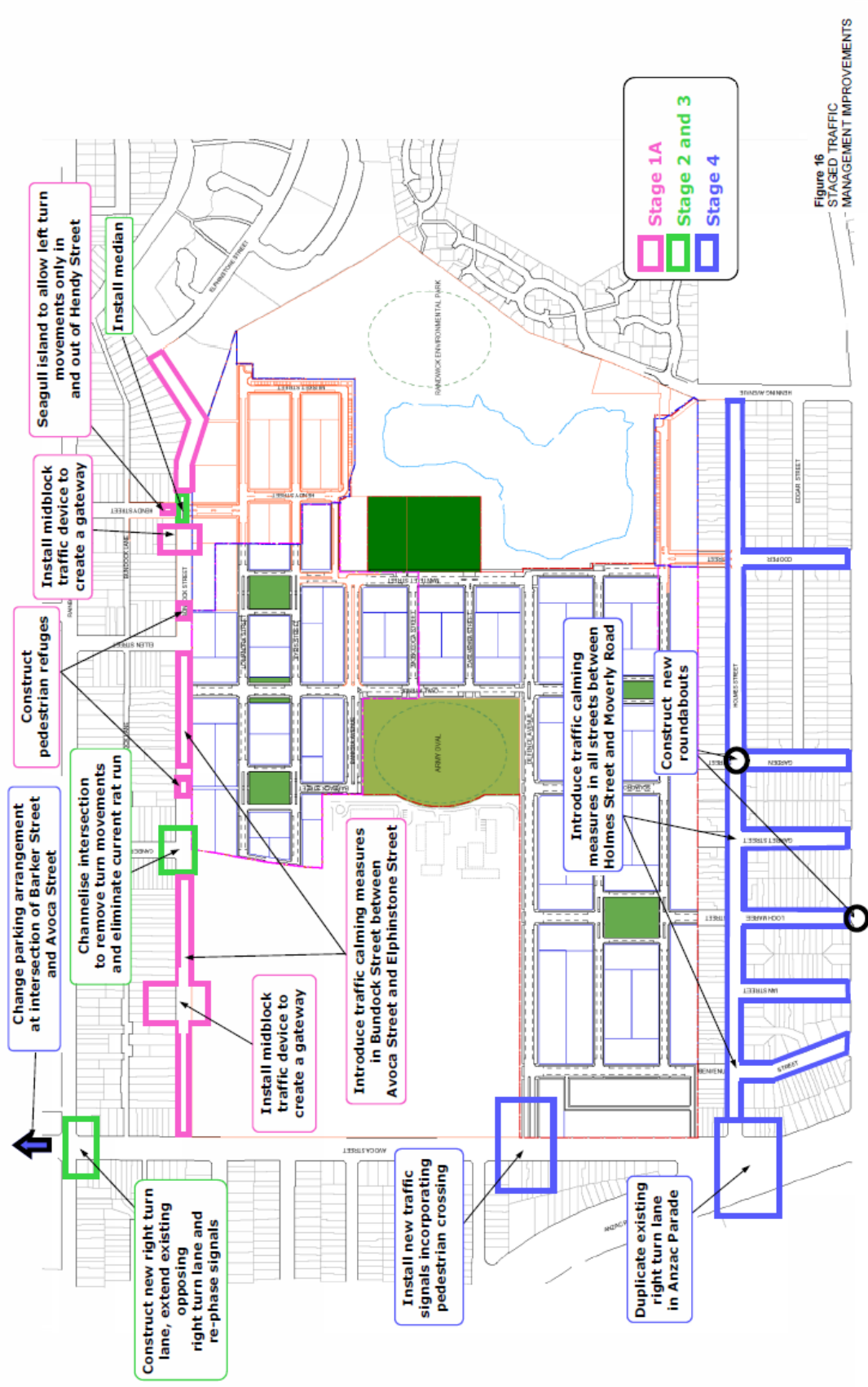
0.5:1	CANTINE ENTRY ALLOWED	ARTICULATION ZONE	GOOD OCCUPANCY AREA
0.66:1			STUDENT CANTINE ENTRY
0.75:1			CONTRACT CANTINE ENTRY
0.75:1			CONTRACT CANTINE ENTRY
0.8:1			CONTRACT CANTINE ENTRY
0.8:1			CONTRACT CANTINE ENTRY
1.2:1			CONTRACT CANTINE ENTRY

LEGEND

0.5:1	CANTINE ENTRY ALLOWED	ARTICULATION ZONE	GOOD OCCUPANCY AREA
0.66:1			STUDENT CANTINE ENTRY
0.75:1			CONTRACT CANTINE ENTRY
0.75:1			CONTRACT CANTINE ENTRY
0.8:1			CONTRACT CANTINE ENTRY
0.8:1			CONTRACT CANTINE ENTRY
1.2:1			CONTRACT CANTINE ENTRY

100% ZONE

Figure 16: Staged traffic management improvements

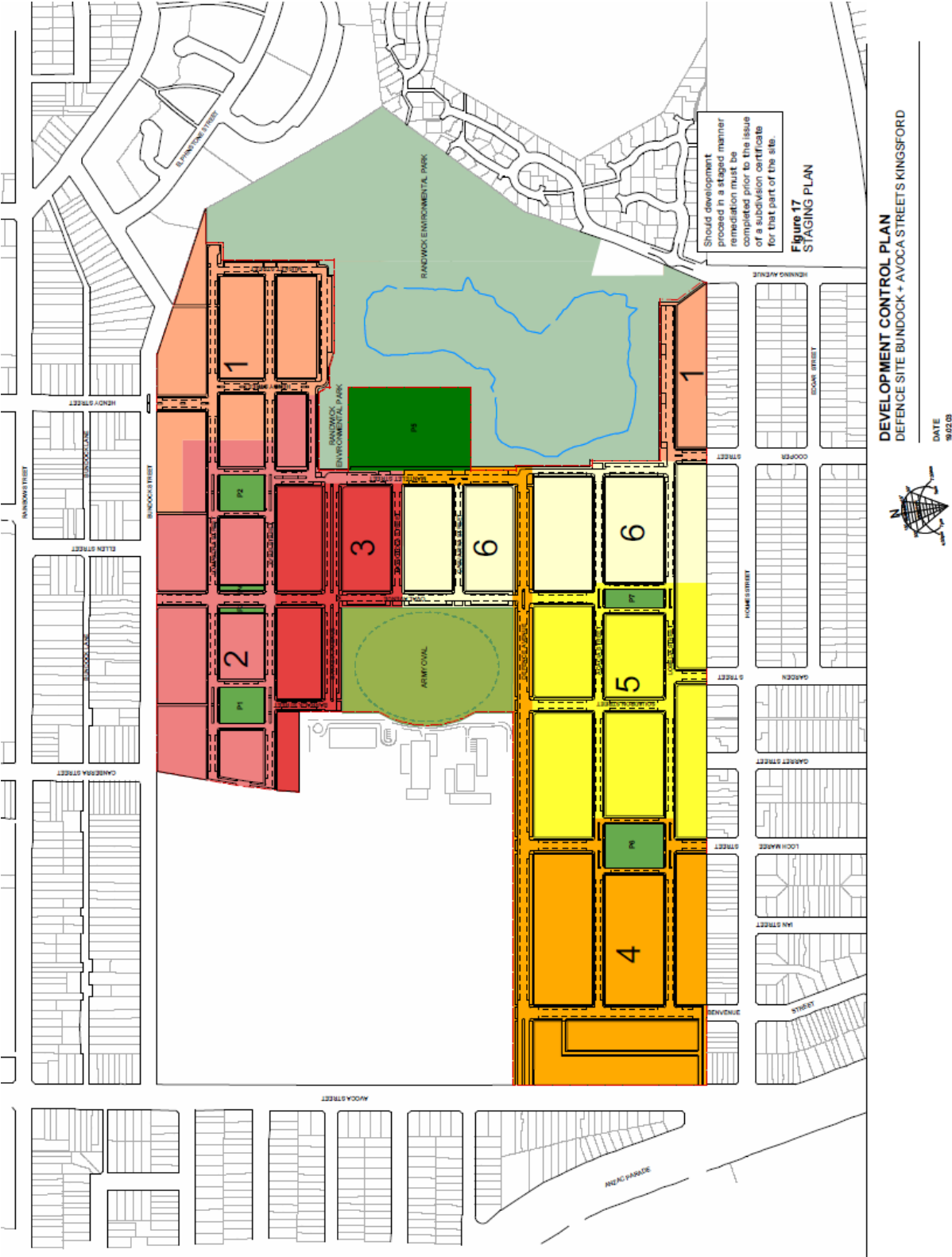


DEVELOPMENT CONTROL PLAN
DEFENCE SITE BUNDOCK + AVOCA STREETS RANDWICK



DATE
30/02/03

Figure 17: Staging plan



STRATEGIC PLANNING

Randwick Development Control Plan D9 Randwick Education and Health Specialised Centre

D06210790

27 July 2026



File reference	D06210790	Date	Signature
Prepared by	JB	December 2024	
Coordinator Review	DA	December 2024	
Manager Review	Stella Agagiotis	December 2024	

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1. Introduction

This Section of the DCP applies to the University of NSW and The Randwick Hospitals Campus noted in the figure below.

It includes a description of Randwick Education and Health Specialised Centre, its key drivers, strategies and objectives, and provides detailed objectives and controls for the major institutions and selected sites.

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

- Part A – Introduction
- Part B – General Control
- Other sections of the DCP for specific development types or locations if relevant to the DA.

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

1.1. The centre

The Randwick Education and Health Specialised Centre is located at the intersection of the suburbs of Randwick, Kensington and Kingsford.

Figure 1: Application of this Section



The Centre is identified in the NSW Government's Metropolitan Plan and Eastern City District Plan (2018) as a Collaboration Area, given its significant cluster of specialised health, education and research activities playing a vital economic and employment role within the Greater Sydney region and beyond.

It is formed by several major institutions and destinations, including the University of NSW, the Randwick Health Campus with four major hospitals forming Australia's largest complex of teaching hospitals, and some of Australia's premier research institutions including Neuroscience Research Australia.

It is bound by Royal Randwick Racecourse, Sydney's oldest continually operating racecourse. While not operationally a component of the Specialised Centre the racecourse shares its High Street boundary with the University.

Note

The Eastern City District Plan (2018) identifies the broader Randwick Health and Education Precinct as a future collaboration area given its significant cluster of specialised health, education and innovative land uses.

This DCP provides the site-specific controls for the institutions situated within the Randwick Health and Education Precinct comprising UNSW and the Randwick Hospital Campus.

1.1.1. Economic and social significance

Collectively, the University and Health Campuses are the largest employers in Randwick City, with almost 40 percent of its workforce. Strong growth in health, research and education activities and employment is predicted to continue.

The large workforce, students and visitors provide substantial local economic benefits to the nearby commercial centres. For Randwick City itself, in addition to the employment and economic benefits generated by these institutions the Centre provides a variety of social, cultural and community facilities and services that are available to the local community.



1.2. Planning context

1.2.1. State Government directions

The Centre is identified as a Collaboration Area in the Greater Sydney Region Metropolitan Plan (2018). The Collaboration Area contributes to internationally competitive economic sectors and precincts which support changing technologies, grown knowledge intensive jobs and assist in the creation of a 30-minute city.

Key Directions for the Collaboration Areas in the Plan are to:

- Grow and invest in health and education precincts and the Innovation Corridor
- Create conditions for the continued co-location of health and education facilities and services to support the precinct and growth
- Have high levels of accessibility
- Attract associated businesses, industries and commercialisation of research.

1.2.2. Local Government directions

Community Strategic Plan

The City's 10 year strategic community plan supports economic growth and strengthening of the important health and education roles of the Specialised Centre.

Precinct Plan

A Precinct Plan was prepared in 2011 to provide more detailed strategic directions and actions for the Centre, involving input and feedback from key stakeholders in the Centre, state government agencies, and the community.

The key strategies from this Precinct Plan form planning principles for this section of the DCP, applying to all sites identified in the Specialised Centre. In addition, input from the major institutions has informed the site-specific components of this section.

1.3. Key trends and drivers

Significant employment growth in health, education and research is predicted for the Centre. While the majority of this will be accommodated within the institutions, planning for surrounding areas can also address the demand for additional jobs in health-related services (including related commercial activities), and associated increased demand in housing for key workers and students. The predicted demands include:

- Employment growth of around 25-30% by 2031, (around 1% per year with some variability each year), equating to around 3,500- 4,000 additional jobs
- Additional floor space of 140,000 to 200,000 square metres for the health and education campuses by 2031, approximately equating to a 20 - 25% increase for each campus
- Further growth in related services, particularly health care services, also needs to be accommodated, where suitable and accessible, with additional floor space estimated at around 30,000 square metres
- A mix of housing types across the Centre including affordable student, key worker and seniors housing.

1.4. Vision, objectives and strategies

Explanation

The Precinct Plan provides a broad vision and objectives, and more detailed strategies for long term development in the Centre. These are outlined below:

Vision

The Randwick Specialised Centre fosters collaboration, innovation and distinction in education, health and research. It is home to a diverse community, enjoying a range of work and lifestyle opportunities in a high quality, sustainable urban environment. It is an accessible, walkable Centre, connecting the community and beyond with efficient, integrated transport.

Objectives

The objectives for this DCP are to:

1. Enhance the Centre's identity, character and attractiveness for its community as a great place to live, study, play and work
2. Understand and plan for the current and future demands of this nationally significant cluster, especially in regard to employment and housing
3. Facilitate partnerships between the key stakeholders to encourage leadership in excellence and innovation
4. Identify and plan for the Centre's transport infrastructure and services needs
5. Encourage and support sustainable travel through safe walking and cycling networks linked to key destinations, public open space and recreation opportunities
6. Support sustainable development and opportunities to showcase environmental performance and technologies.

Controls

Any development proposal in the Specialised Centre involving new buildings (or significant extensions to buildings in institutional sites) should address the relevant strategies below and associated planning and design principles in Subsection 1.5.

- a) Identity and character:
 - i. Reinforce the roles of key streets in the Centre, with High Street strengthened as the Precinct spine
 - ii. Recognise, preserve and respond to heritage and institutional landmarks
 - iii. Future built form should protect residential amenity and enhance public spaces
- b) Land use and long term planning:
 - i. Facilitate growth of the Centre's core uses within the walking catchment of the Centre
 - ii. Encourage clusters of related uses along High Street in accessible locations, including:
 - East end focus on health/medical related uses
 - West end focus on cultural/recreational and academic uses
 - iii. Allow for suitable complementary retail and commercial uses outside town centres
 - iv. Require major new residential development to incorporate a mix of dwelling forms addressing the housing needs of the Centre
 - v. Provide for opportunities for affordable housing for students and key workers
 - vi. Preserve all existing publicly accessible recreational and open spaces, and plan for new recreation/open space in line with growth in the Centre
- c) Local connectivity:
 - i. Increase the permeability and connectivity within the Centre and major institutions
 - ii. Strengthen the legibility of the Centre to enhance way-finding and reflect its desired future character
- d) Environmental performance:
 - i. Investigate the extension and application of Environmental Management Plans across the Centre
 - ii. Express and promote environmental leadership and best practice in physical development of the Centre.

1.5. Planning and design principles

1.5.1. Site planning - High Street

Reinforce High Street as the Centre's major spine, linking health, education, residential and commercial centre activities via a pleasant and walkable streets and public spaces

Characterise clusters by, buildings with active ground level uses oriented towards the street

Encourage permeable streets with short block lengths

Design buildings to create a strong, vibrant edge to High Street, with clustered related uses to encourage walking, and connected public spaces to promote interaction.

1.5.2. Public domain principles

The following principles apply to all public spaces within the Specialised Centre, including those within the institutional sites.

Public Transport

Ensure the public domain and infrastructure in the Centre retains the capacity to accommodate future public transport improvements, including rail-based mass transit

Ensure developments/activities that generate high numbers of pedestrians and high demand for public transport incorporate safe waiting/circulation areas within the property boundary.

Cycling

Provide a network of safe cycle paths within 5km of the Centre, and an interconnected network of cycle-friendly routes within 800m of the Centre to encourage cycling to various local destinations

Provide quality end-of trip facilities integrated with cycle routes, destinations and institutions

Encourage provision of a publicly accessible cycle hub with lockers, cycle storage and end of trip facilities integrated with public transport connections.

Footpaths and public spaces

Ensure the footpaths and public spaces in the Centre provide appropriate capacity, safety and amenity to support and encourage walking

Use a simple, high quality and durable palette of paving materials and street furniture to unify the Centre's public domain, while considering variations for specific locations

Provide street tree planting and landscaping for the Centre that contributes to a sense of cohesion and improves pedestrian amenity

Incorporate opportunities for interpretation in the public domain, such as public art.

Environmental sustainability

Incorporate sustainable design techniques wherever possible into the design and infrastructure of the public domain, such as water sensitive urban design technologies

Explore opportunities to showcase sustainable/experimental options in partnership with UNSW.

Lighting and signage

Incorporate sustainable design techniques where possible, such as solar powered street lights

Provide suitable street lighting levels in key pedestrian areas

Coordinate signage design and placement to avoid clutter and visual confusion.

2. High Street area

2.1. General

Site identification

The High Street Area is located in the east of the Randwick Education and Health Specialised Centre.

Figure 2: Site identification map



Block 1: High Street/Botany Street

Block 2: Blenheim Street/High Street

Block 3: Belmore Road/Don Juan Avenue

Note:

Blocks 1 & 2 are no longer addressed in this part of the DCP.

Block 1 is now a part of the Randwick Hospital Campus and is zoned SP2 Health Services Facility and is subject to State Significant Development approval processes.

Block 2 now forms part of the High Street WLHA and objectives and development controls for this area are provided in the Specific Sites – Part D14 Well Located Housing Areas (WLHA) Section of the Randwick DCP.

Explanation

These sites have been identified as having potential to contribute to the Specialised Centre's demands for growth in health and medical related uses and the related demands for key worker and student accommodation in an accessible location, with strong proximity to the Hospitals Campus and University of NSW, local services and public transport.

The objectives and controls for this section apply to all DAs for new buildings on these sites.

Objectives

The objectives for the High Street area are to:

1. Facilitate commercial space that is suitable for health services facilities within the Centre
2. Facilitate residential uses including affordable housing to reflect the needs of key workers and students within the Centre
3. Provide building forms and layouts that are capable of adapting to both residential and health service facilities above ground floor
4. Provide active street frontages to streets at ground floor
5. Increase pedestrian permeability and amenity where possible
6. Minimise vehicular crossings on primary street frontages, including High Street, Botany Street and Belmore Road.

Controls

- a) Buildings are to have a minimum floor to ceiling height in order to provide suitable ceiling heights to suit health and medical related uses of:
 - i. 3.3m on the ground floor
 - ii. 2.7m on the first floor
- b) Provide an active ground floor setback zone, free of columns, balustrades and other visual barriers to the primary street front
- c) If three-bedroom units are provided, units should be capable of being converted into a dual key apartment (i.e. two bedroom + studio)
- d) The design of the first floor and above is to be flexible with multiple configurations possible that enable residential or health service uses
- e) Locate car parking below ground under the building footprint.



Example of an active ground floor setback zone, with cantilevered upper floors providing a covered entry and circulation area. (source: Stanisic Architects)



Example of a mixed use building providing an open, active streetfront at ground level. (source: Stanisic Architects)

2.2. Block 1 – High Street / Botany Street

Note:

Blocks 1 now forms part of the Randwick Hospital Campus and is zoned SP2 Heath Services Facility and is subject to State Significant Development approval processes.

2.3. Block 2: High Street/Blenheim Street

Note:

Block 2 is no longer addressed in this part of the DCP. Block 2 forms part of the High Street WLHA and objectives and development controls for this area are provided in the Specific Sites – Part D14 Well Located Housing Areas (WLHA) section of this DCP.

2.4. Block 3 – Belmore Road / Don Juan Avenue

Description

Block 3 is triangular in shape and is bound by Belmore Road to the southwest, the terminus of Don Juan Avenue to the north, a pair of two storey heritage listed late Victorian Terraces ‘Hygena’ and ‘Corona’ to the north currently used as lodging accommodation, and a two-storey residential flat building to the south east.

There are four existing single storey detached houses within the block - three comprising health services. The block is opposite to High Cross Park.

The block falls approximately 1 to 2 metres from the intersection of Avoca Street / Belmore Road along Belmore Road.

Figure 3: Block 3



Objectives

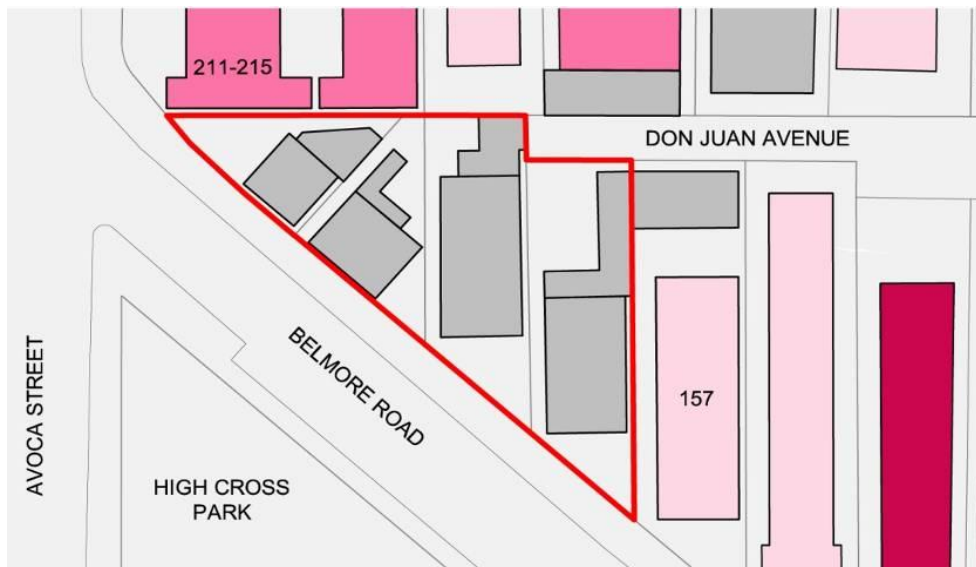
The objectives for block 3 are to:

1. Create a strong built edge to Belmore Road
2. Provide a pedestrian connection from Belmore Road to Don Juan Avenue
3. Respect and enhance the heritage value of ‘Hygena’ and ‘Corona’ located adjacent to the block
4. Provide an active street frontage to Belmore Road at ground floor.

Controls

- a) Building Envelope Plan:
 - i. The building envelope plan shows the maximum envelope including balconies, but excluding the roof structure and envelope. DAs are to demonstrate that the proposed building fits within the envelope
- b) Building Height:
 - i. RLEP identifies a maximum height for this block of 15m. Building envelope illustrations show 4 storeys, excluding the roof envelope and structure
 - ii. Any habitable roof space provided above the maximum building envelope must be setback an additional 4 metres from the building frontage along Belmore Road
- c) Amalgamation:
 - i. All existing individual lots will need to be amalgamated and comprise a single development in order to achieve the maximum building envelopes and building heights
- d) Building Depth:
 - i. 18m maximum above ground floor

Figure 4: Block 3 - Existing site plan



- e) Building Uses:

Ground floor	Health services facilities.
First floor and above	Residential / Health services facilities.

- f) Mix:

- i. For any proposed residential uses, provide the following mix of dwellings:

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

- g) Parking and access:

- i. Access to parking is to be provided via Don Juan Avenue. All parking is to be provided in a basement level, located under the building footprint

- h) Open space:
 - i. Refer to section C2: Medium Density Residential uses for open space and landscaping requirements for any residential component
- i) Setbacks:
 - i. Comply with the setbacks in the table below, and as illustrated on Figure 13

Frontage	Setback	
Belmore Road	3m	Ground floor.
	0m	First floor and above.
East Boundary	0m	Ground floor podium.
	6m	First floor and above.
North Boundary	6m wide land dedication to align with Don Juan Avenue.	

- j) Public dedication/public access
 - ii. A public dedication is to be provided in the form of a 6 metre wide pedestrian laneway extension to connect Don Juan Avenue to Belmore Road. (An easement for public access may be considered in lieu of dedication).

Figure 5: Building envelope plan

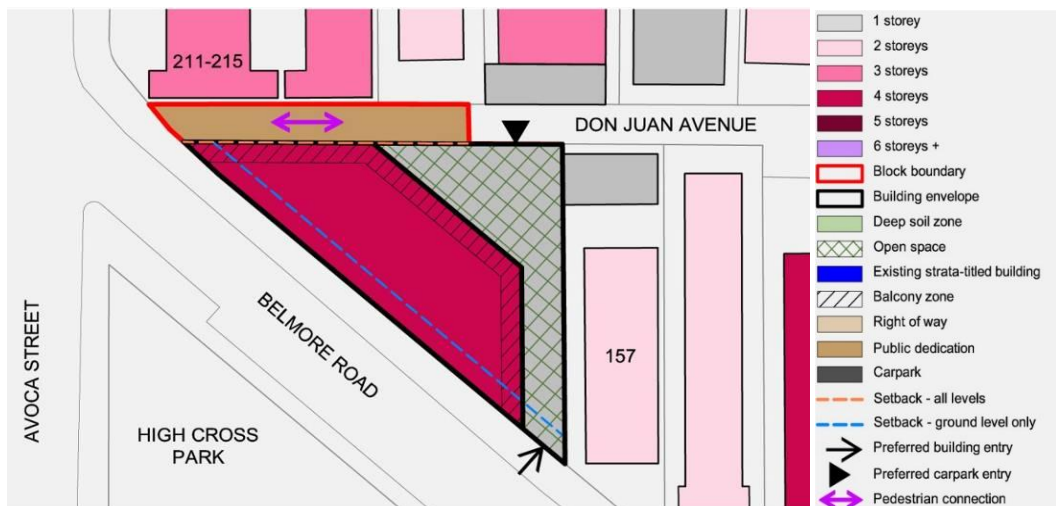


Figure 6: Building envelope sections

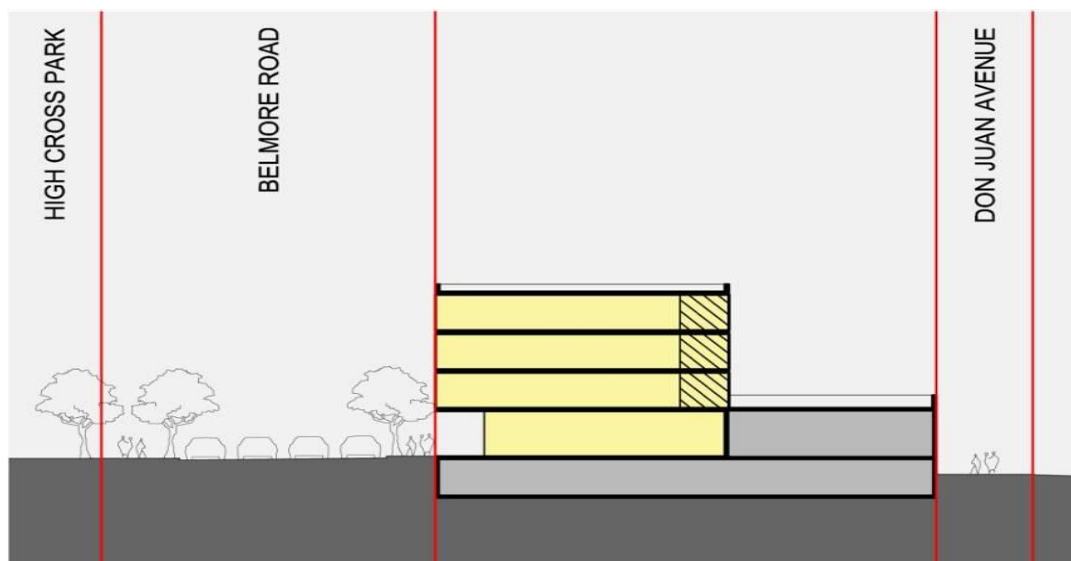
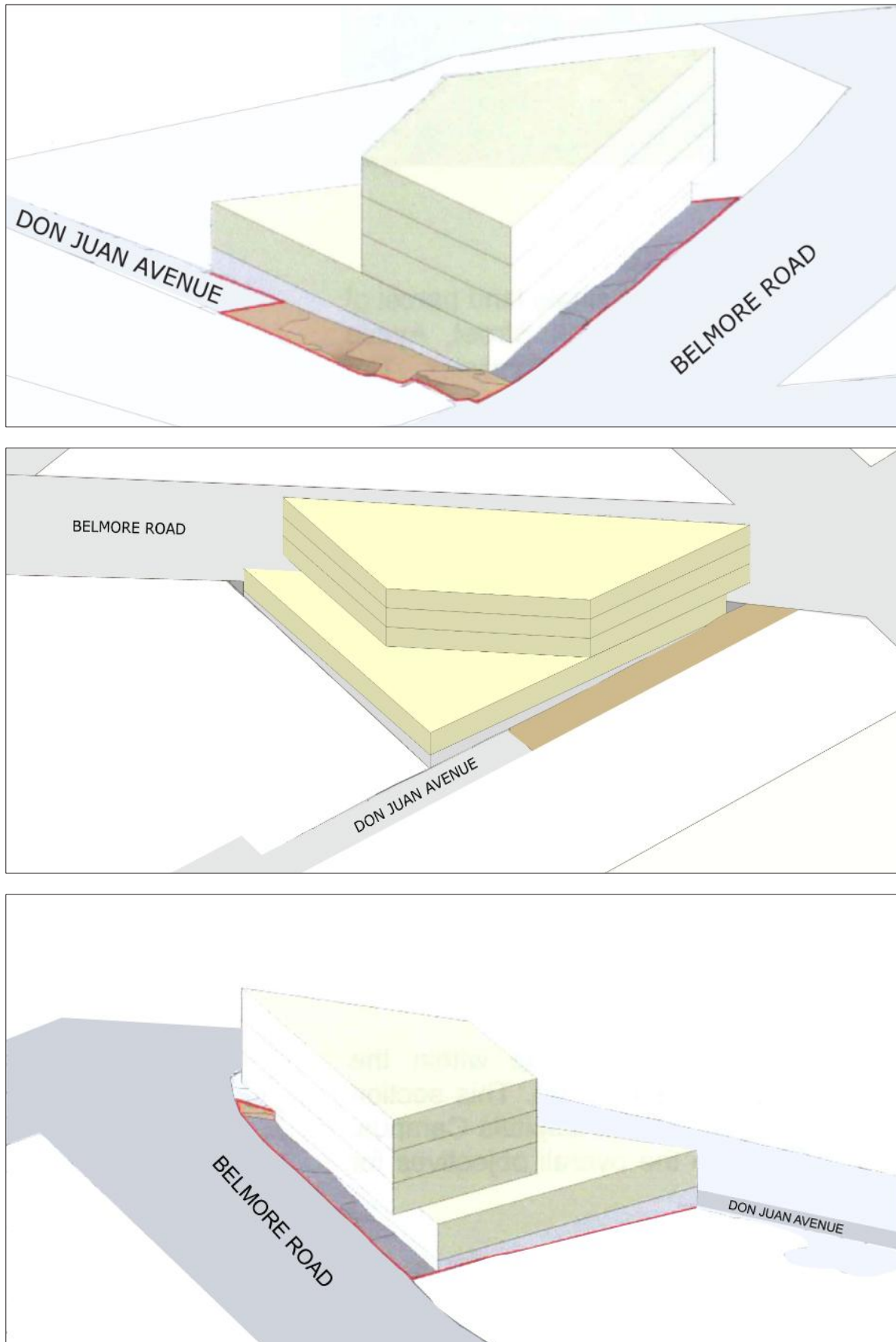


Figure 7 Block 3 - Illustrative 3D envelopes

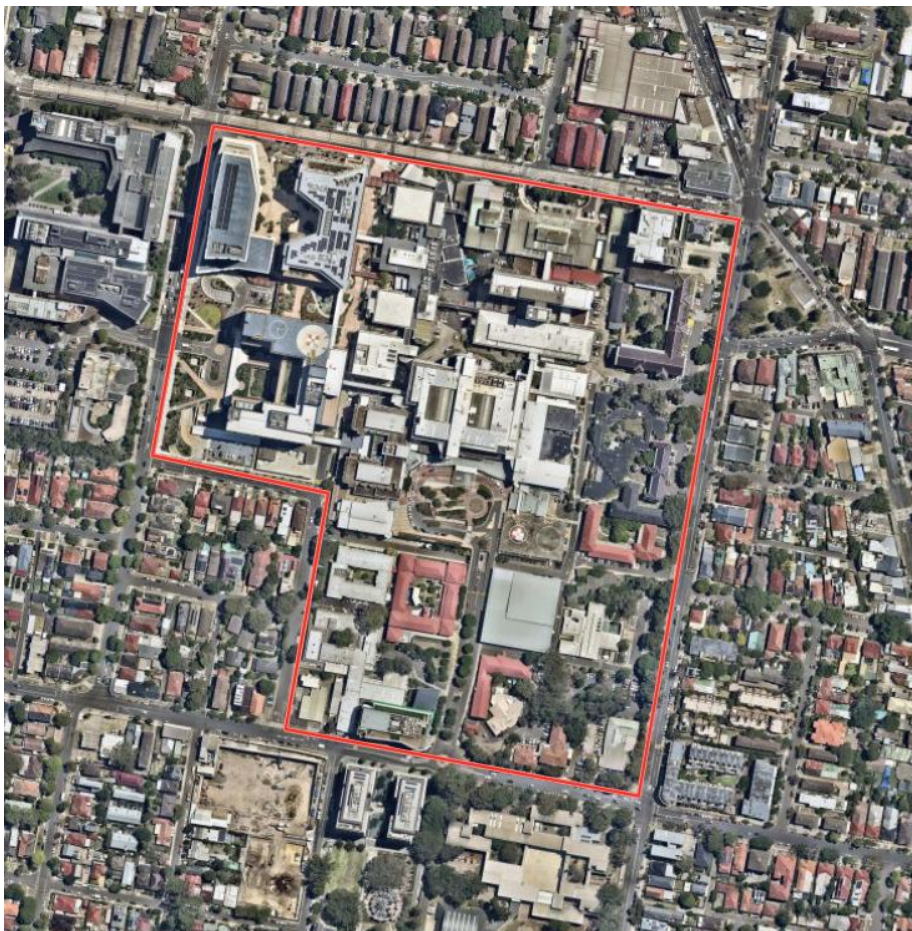


3. Randwick hospitals campus

3.1. Introduction

The Randwick Hospitals Campus is a major site within the Randwick Education and Health Specialised Centre. This sub-section includes objectives and controls specific to the Hospitals Campus that should be considered in addition to the overall objectives for the Specialised Centre.

Figure 8: Randwick Hospitals Campus



Site description

The Randwick Hospitals Campus comprises a single land parcel of approximately 13.26 hectares, bordered by High Street, Avoca Street, Barker Street and Hospital Road in Randwick. The campus is a seven day a week, 24 hour per day operation with large volumes of people, vehicles, equipment and supplies moved around the campus

There are four major hospitals on the site, being: the Prince of Wales Hospital, Sydney Children's Hospital, Royal Women's Hospital and Prince of Wales Private Hospital. These comprise the largest complex of teaching hospitals in Australia providing comprehensive health services ranging from specialised state-wide tertiary health services to metropolitan, local and community outreach services. In addition, the site has a major medical research presence, including a Neuroscience research precinct.

Background: Master planning process

Preliminary masterplan principles for the Randwick Health Campus were commissioned and endorsed by the South East Sydney and Illawarra Area Health Service (SESAHS) in 2008, concurrent with a broader precinct planning exercise being undertaken for the Randwick Education and Health Specialised Centre.

These principles recognise that planning for the campus is a complex and ongoing process, with campus decisions requiring a balance between clinical and operational requirements, available resources, community and stakeholder expectations, and site opportunities and constraints. These Principles form the basis of this section of the DCP.

3.2. Issues and opportunities

Staging and Flexibility

The provision of state, metropolitan and local health services requires a set of supporting physical assets, which can accommodate changing clinical services needs over time.

Decisions on development should be supported by a process of prioritisation, staging and strategic review to ensure that scarce funds for campus works are well directed.

Implementation of a staged campus planning approach will achieve planning, design, access and operational objectives within the campus. It will also enable flexibility and responsiveness to changing expansion needs, service priorities and technological advances in health service delivery and research.

Circulation, connectivity and legibility

The campus has a complex mix of activities and movements through the site, particularly given incremental development over the years. Vehicle, cycle and pedestrian routes and access points are often unclear. This lack of legibility can create confusion and inefficiencies for patients, visitors and staff.

The differentiation of public and private and clinical areas is also unclear, and can add to the complexity in navigating the campus.

Clear identification/separation of primary movement routes through the campus for vehicles (e.g.: service, emergency, visitor, staff), people (staff, patients, visitors) and goods is also important to incorporate into an overall campus planning framework.

Opportunities exist to improve both internal and external campus connections and legibility, while also introducing greater site permeability through improved connections and views along key desire lines.

Safety, security and amenity

As a 24 hour facility, provision for safe access should be incorporated into campus planning. This includes a need to manage public movement through the campus, particularly at night.

There is an opportunity for campus facilities and spaces to better provide for the amenity of amenity for patients, staff and visitors, and contribute to a healing environment, incorporating open space, and opportunities to better connect to the surrounding public domain.

Activity and functional areas

The identification of the campus activity and functional areas will assist in identifying long term space requirements. Future decision making should be informed by the functional zones to maintain their long term integrity.

Planning should identify any “compromised” core hospital activities and services in terms of accessibility, functional linkages and expansion requirements, and incorporate plans for future relocation.

3.3. Master plan principles

While the Randwick Health Campus is long established on this site, incremental development has proceeded without the benefit of a master plan. A masterplan provides a framework for planning review of complex and potentially conflicting opportunities on site.

Objectives

The objectives for the master plan principles are to:

1. Optimise campus potential with a shared view for all organisations on the overall development framework
2. Provide a context for testing strategies and options to accommodate short, medium and long-term needs
3. Support a staged implementation program within capital and investment constraints
4. Define a broad campus planning framework, identifying key campus-wide opportunities and improvements to be achieved via new development.

Masterplan Principles

All DAs on the health campus are required to address the seven master plan principles described below:

1. Define campus activities and functional zones
2. Provide strong logic and legibility
3. Incorporate efficient access and circulation
4. Provide pleasure, interest and delight
5. Build in flexibility and robustness
6. Address safety and security
7. Relate to the wider community.

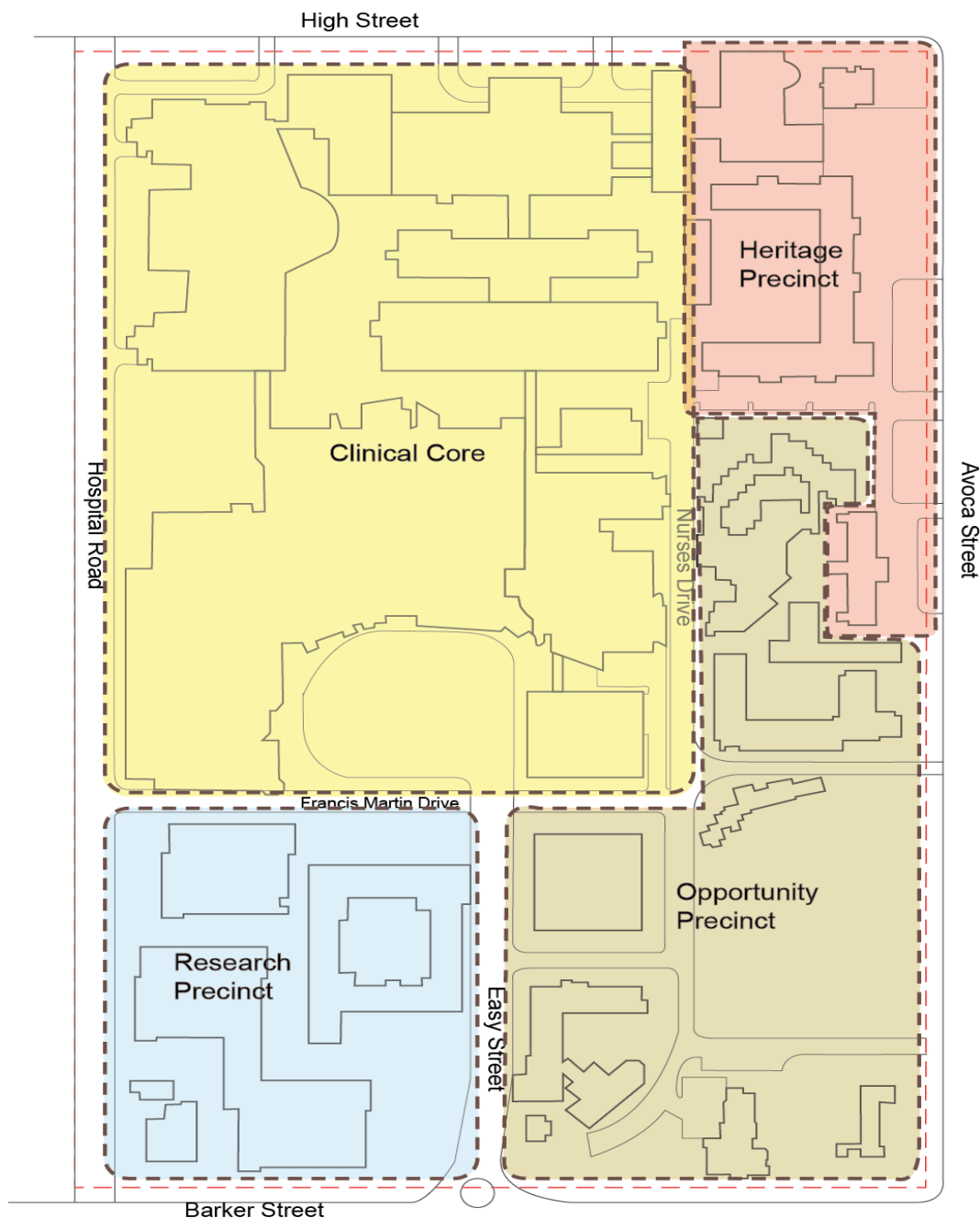
1. Define Campus Activities and Functional Areas

Clearly identified campus activity or functional zones contribute to service delivery efficiencies and legibility. The Randwick Health Campus comprises four key activity areas as illustrated on Figure 9 below.

Clinical Core

The clinical core is the central service hub of the campus. It comprises the four hospitals (Prince of Wales Public, Sydney Children’s Hospital, Royal Hospital for Women, Prince of Wales Private) and a broad range of services and activities, which are key destinations for a range of staff, patients, service providers and visitors.

Figure 9: Campus functional areas



Research precinct

The research precinct accommodates the main research related activities on the campus plus an acute mental health facility. The Randwick Ambulance Station is located in the south western corner of the precinct

Heritage precinct

The precinct comprises the Edmund Blackett Building, the Medical Superintendent's Cottage, the Catherine Hayes Building, surrounding fences and associated curtilage forming this significant heritage precinct. It supports a range of community health activities, meeting/teaching spaces and administrative functions.

Opportunity precinct

The southeastern corner of the site is currently occupied by a range of support activities including children's medical services, a childcare centre, residential accommodation (Ronald McDonald House) and administrative functions. Some of these functions are directly related to activities in the core campus precinct.

2. Provide strong logic and legibility

A clear sense of orientation helps to navigate around a complex group of buildings. Opportunities for orientation to recognisable features such as a significant landmark, a park, distant view or street should be incorporated into major entries, circulation nodes and public areas.

3. Incorporate efficient access and circulation

Access and circulation around the campus is complex and multi-layered. It incorporates the internal movements of people and goods, their different purposes, and the different clinical categories of emergency, critical and non-critical. It also includes external movements at access and entry points, and the external travel paths of pedestrians, cyclists and vehicles.

A well-functioning campus will have an accessible, clear and legible movement network, with linked related functions, separation of incompatible routes and users, and prioritisation of emergency/critical movement.

4. Provide pleasure, interest and delight

The nature of the physical surroundings and the experience of arriving there can have a major impact on the wellbeing and peace of mind of patients and their loved ones, and on the effectiveness of staff charged with their care.

Open spaces, external views, access to daylight, fresh air and gardens can provide positive well-being outcomes for all users.

Incorporation of art, colour and finishes can provide interest, and help to break down a hospital's institutional character.

5. Build in Flexibility and Robustness

Both medical and building technologies are rapidly changing. The organisational structure of the hospitals and their departments may well change. Buildings and spaces provided now should be designed with future adaptation in mind.

In such a changing environment some spaces may be regularly in need of alteration and adaptation. Some may need considerable modification to house complex equipment with significantly different dimensions and service needs while other areas such as wards may remain much the same only housing a different classification of patient.

6. Address Safety and Security

While on the one hand the hospitals aim to welcome all people with a valid reason to be on the campus, on the other there is a duty of care to protect patients and staff from harm and an interest in protecting buildings and equipment from vandalism or theft.

This is a particular issue at night when the hospitals are still functioning. Inpatients and their carers deserve the same level of security but the level of activity around the hospital is greatly reduced and hence there is a reduced level of passive surveillance.

7. Relate to the wider community

Fulfilling its role as a regional centre of excellence. Being a 'good neighbour', serving the medical needs of the local community; exploring ways in which it can share resources with the local community, exploring its links with UNSW both physically and intellectually as a learning and research venue.

There are opportunities to introduce greater permeability, while being mindful of the operational and safety needs of the campus.

3.4. Development and design controls

3.4.1. Uses

Explanation

The complex and evolving range of uses, organisations and functional relationships within the Campus requires a clear yet flexible guidance on the location of future development.

Objectives

The objectives for the development and design controls uses are to:

1. Ensure that uses are appropriately sited in relation to each other and within an appropriate functional area
2. Provide clear and legible campus entry points, with active edges and public uses fronting primary street fronts
3. Incorporate flexibility to accommodate changing needs, and maximise opportunities to improve functional relationships through development.

Controls

- a) Locate and concentrate high public interface activities and high throughput uses (e.g.: outpatients, community and allied health services) in the Clinical Core -High Street Interface and Heritage Precinct
- b) Encourage suitable adaptive reuse for the Heritage Precinct that will enhance the public interface with adjacent streets
- c) Any significant redevelopment within the Opportunity Precinct should be based on a detailed study into current and possible future uses, including liaison with current occupants in order to:
 - i. identify opportunities to improve functional relationships across campus
 - ii. consider its potential to decant existing uses with possible future redevelopment of the Clinical Core or mental health facilities as part of a long term staged campus development strategy
 - iii. identify demands and options for on-site patient, staff and carer accommodation.

3.4.2. Site planning

Explanation

A holistic approach to site planning will guide appropriate siting of facilities in relation to their surrounds, improved coordination of access, servicing and circulation, and preservation of key campus connections, open spaces and landscaped areas.

Objectives

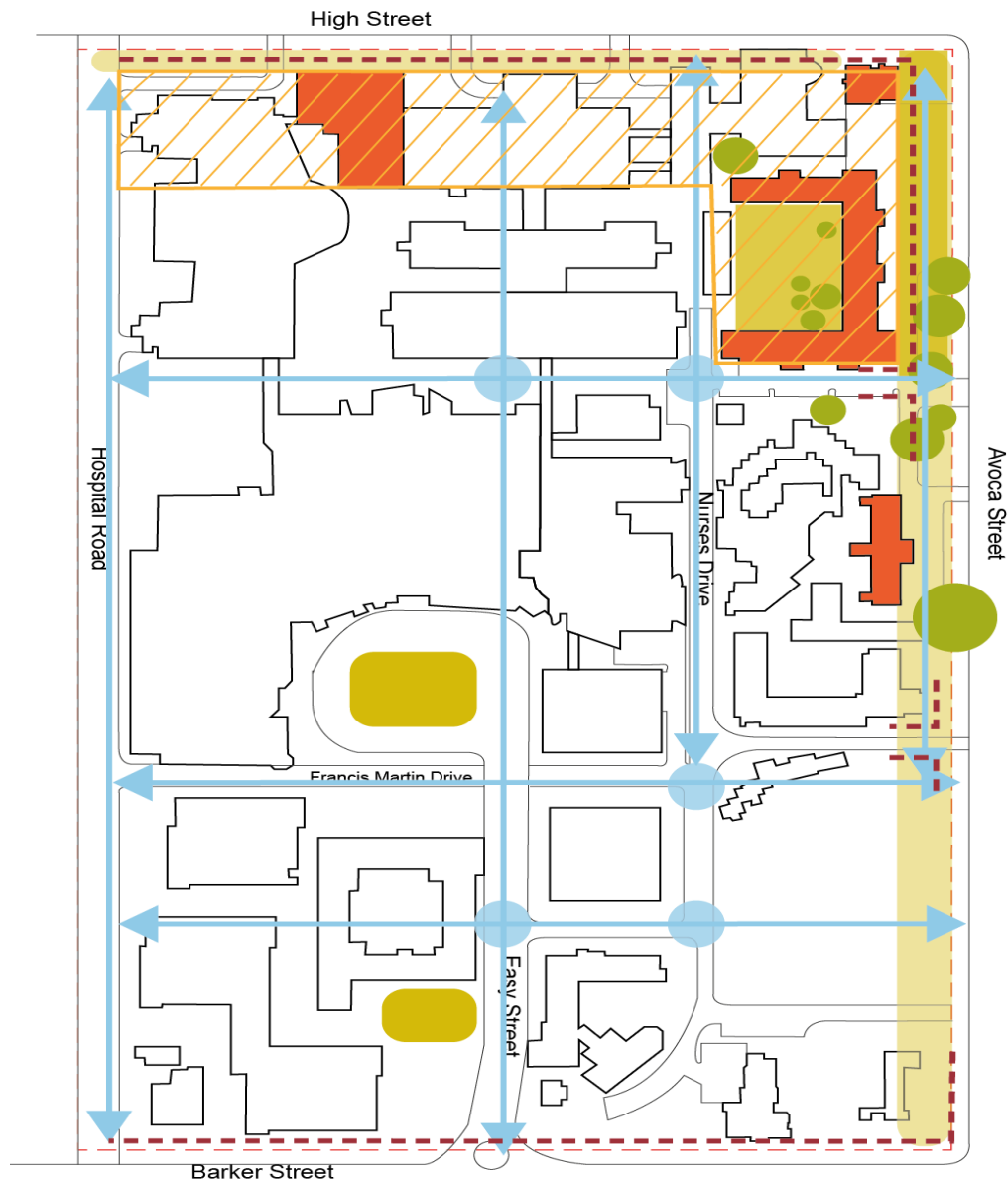
The objectives for site planning are to:

1. Establish clear site planning criteria that can apply to changing health services needs while providing consistent and complementary relationships with the surrounding uses, adjacent properties and public domain
2. Identify long term opportunities for key campus connections and open spaces to be incorporated with campus development
3. Ensure small scale, incremental or staged development positively contributes to the overall function of the campus
4. Achieve a clear hierarchy and definition of gateways and connections between the external and internal circulation networks.

Controls

- a) Development involving new buildings or extensions to existing buildings shall meet the street setback requirements below. Exceptions may be considered for primary public entry points and associated awnings/ canopies, or architectural features, or at locations of campus entries/internal street connections with the public domain
 - i. Street front Setbacks:
 - High Street: 6m,
 - Otherwise to align with existing building frontages as noted in Figure 10
- b) Avoca Street: to align with the primary frontages of the Catherine Hayes and Edmund Blackett Buildings
- c) All development shall ensure that the opportunity to achieve key campus connections, public domain/landscaped areas and open spaces is maintained or improved
- d) Large scale developments shall provide any campus connections, nodes, public domain/landscaped areas and open spaces within or adjacent to the development footprint
- e) Provide high quality design of key campus connections, landscaped areas and open spaces.

Figure 10: Site planning principles



Notes

- Provide a primary active frontage to High Street and Avoca Street
- High public interface area shown hatched
- Orange buildings denote precedent for alignment of building street setbacks
- Green areas are significant existing open space areas, significant trees and gardens to be preserved and incorporated into the circulation network
- Blue grid denotes the preferred primary circulation and open space network, with key connections to campus boundaries.
- Connections at campus boundaries provide opportunities for enhanced main entries
- Landscaping shall be provided along the primary circulation network, and link to existing landscaped areas
- Blue circles denote potential nodes to be reinforced as orientation devices, providing views to key spaces and corridors, and including access to daylight and open space

3.4.3. Heritage conservation

Explanation

The Randwick Hospitals Campus contains several items of state heritage significance. Development on the site dates back to the 1850's with construction of the Destitute Children's Asylum (now known as the Edmund Blackett Building). The buildings fronting Avoca Street and High Street are part of a significant precinct, and the High Cross Park Heritage Conservation Area extends into this Heritage Precinct of the Campus. This sub-section should be read in conjunction with the Heritage Section of the DCP.



Catherine Hayes Building, Avoca Street

Objectives

1. To conserve, manage and interpret the heritage significance of the hospitals campus, heritage conservation area and its items of heritage significance
2. To manage built, landscape and archaeological components, historic views and spaces in accordance with their assessed significance
3. To ensure new development respects and enhances the heritage significance of the site and its setting
4. To actively interpret and promote the heritage values of the site.

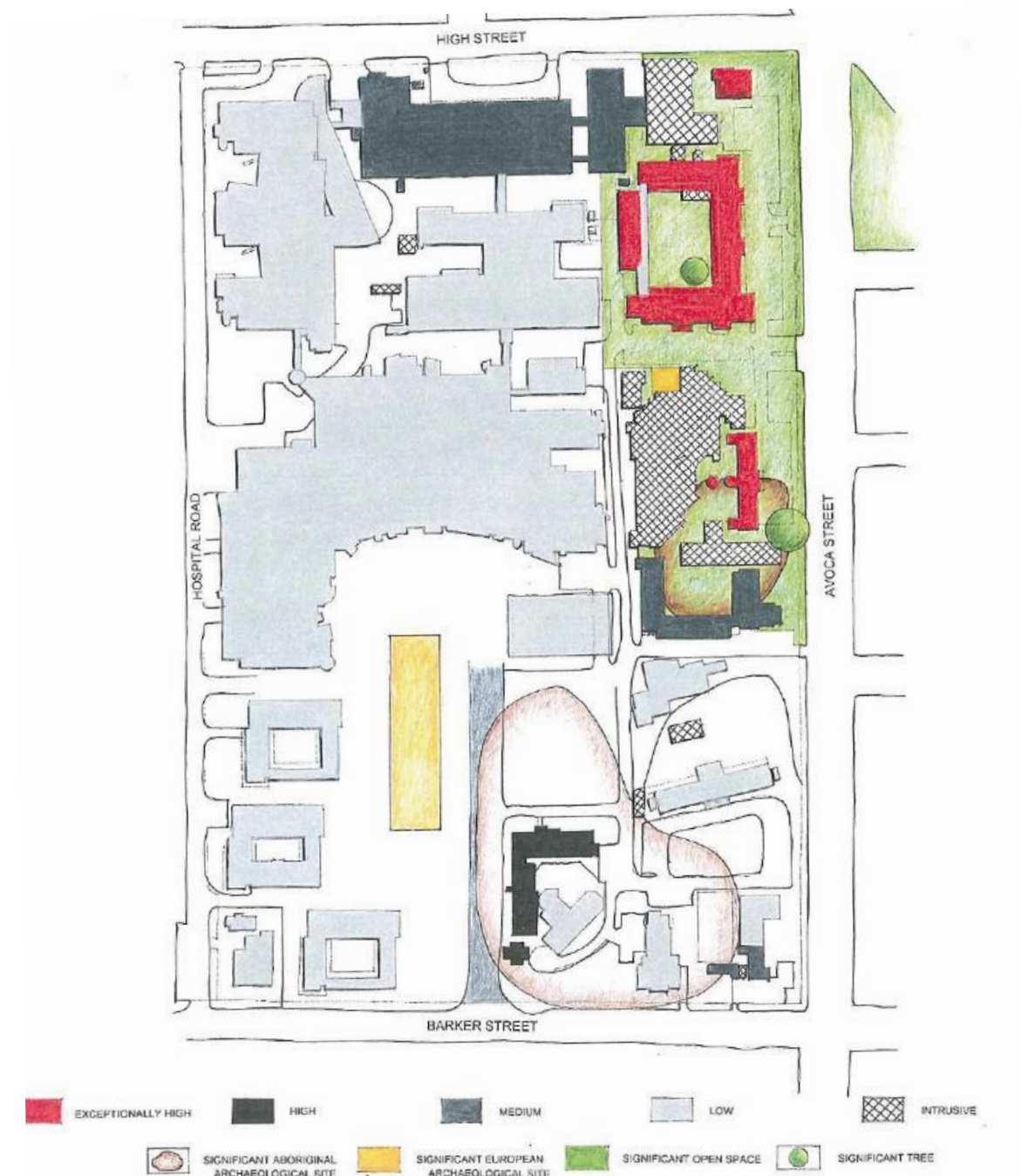
Controls

- a) Conserve and manage heritage components identified in Figure 11
- b) Re-establish the formal Avoca Street frontage.

Note:

Refer also to the Heritage Chapter in Part B - General Controls for further detail on the High Cross Park Heritage Conservation Area and requirements for development of or near heritage items.

Figure 11: Heritage significance of elements in the Hospitals Campus



Source: Randwick Hospitals Conservation Management Plan, prepared by Graham Brooks and Associates for NSW Health

3.4.4. Landscape and open space

Explanation

Well designed and located landscaped areas and open spaces can contribute to a healing environment and provide pleasure and visual interest.

Objectives

1. To employ landscape and open space to contribute to a healing environment
2. To provide a variety of different landscaped spaces as an integral component of development across the campus
3. To maximise opportunities to connect landscaped areas and open spaces to integrate with the wider campus circulation framework
4. To protect and enhance existing landscaped spaces, elements and features.

Controls

- a) Maintain and enhance the existing formal landscaped frontage to Avoca Street
- b) Incorporate landscaped areas into all new development on the campus, to provide views of and/or access to gardens or open space from:
 - i. public areas, such as foyers and major circulation areas
 - ii. patient accommodation and waiting areas
- c) Ensure landscaped areas provide easy and safe access for patients, staff and visitors
- d) Maintain and enhance views to key landscaped areas and open space.

3.4.5. Built form

Explanation

Existing development on the Hospitals Campus comprises a wide variety of built form, with varying heights, floorplates and envelopes reflecting their different uses, and the evolution in healthcare facilities over time. Future development has the opportunity to improve the coherence, legibility and scale relationships of buildings within the Campus.

RLEP contains maximum height controls for the perimeter of the Campus. These objectives and controls provide further guidance for the built form of all buildings within the Campus.



High Street entry to Prince of Wales Hospital

Objectives

1. To integrate new buildings consistent with the siting, form, scale and character of existing heritage components and their setting
2. To relate the design, siting and scale of new buildings to the wider context beyond the campus boundaries
3. To establish a consistent/coherent scale and building alignment on Avoca Street, with specific reference to the Edmund Blackett Building

4. To achieve high quality design that balances the institutional nature of the use with human scale
5. To provide a safe environment for staff, visitors and patients.



Easy Street entry to Prince of Wales and Royal Women's Hospitals

Controls

- a) Provide covered entries such as awnings, canopies or porte cocheres to main entries of all public facilities
- b) Minimise large expanses of blank walls through articulation, fenestration, use of a variety of materials and construction details
- c) Building expression at ground floor level shall relate to the human scale through inclusion of windows where possible, and clear horizontal articulation of building elements and storeys
- d) Roof design shall minimise the visual bulk of services and plant
- e) Incorporate passive surveillance and CPTED design principles, especially in 24-hour operational areas.

Note:

CPTED refers to crime prevention through environmental design, and covers 4 key principles:

- surveillance
- access control
- territorial reinforcement
- space management

These design principles are articulated in “Crime Prevention and the Assessment of Development Applications” produced by the NSW Government.

Further information is available at:

http://www.planning.nsw.gov.au/rdaguidelines/documents/duapguide_s79c.pdf

3.4.6. Amenity

Explanation

Development on campus should encourage a healthy and healing environment, encourage incidental exercise, places for people to interact, and opportunities for quiet reflection. Links to green spaces, access to daylight, and noise minimisation have been shown to have potential to contribute positively to health outcomes.

Objectives

1. To incorporate opportunities for social interaction, and incidental and therapeutic exercise
2. To maximise access to natural light, views, open spaces and gardens to contribute to a healing environment
3. To provide visual interest, variety and colour to interior spaces.

Controls

- a) Development shall provide access and views to open spaces and gardens
- b) Consider opportunities for roof gardens and green walls where space is restricted
- c) Design of spaces shall include opportunities for staff and public to interact from different sections across the campus
- d) Design and locate stairs to encourage incidental exercise
- e) Encourage use of art and colour to public and patient spaces, and as orientation and identity devices.

3.4.7. Movement and circulation

Explanation

This section refers to internal circulation and movement of people, goods and vehicles within the campus boundaries. Refer also to the Transport, Traffic, Access and Parking section in Part B of the DCP for requirements for car and cycle parking provision, end of trip facilities and requirements for traffic studies and travel plans.

Objectives

1. To achieve a campus-wide circulation framework to provide for safe, legible and efficient movement of people, material and vehicles
2. To ensure minor and incremental development does not limit the potential to improve the wider campus circulation network
3. To provide a high level of amenity in the public pedestrian circulation system
4. To encourage use of sustainable and active transport modes to and within the campus.

Controls

- a) Retain the principal public vehicular access to the campus from Barker Street/Easy Street
- b) Avoid public vehicular access to the campus from Avoca Street and High Street
- c) Employ technology/simplified procedures to substitute the need for people and materials movement where possible
- d) Consider a modern industrial goods handling and distribution system for any major new development
- e) Incremental campus development shall be sited and designed to facilitate the long term circulation network
- f) Major redevelopment of any part of the campus shall incorporate pedestrian and cycle network improvements.

4. UNSW Kensington

4.1. Introduction

In 2005 the University of New South Wales (UNSW) prepared the “Campus 2020 Master Plan” for the Kensington Campus which forms the basis of this sub-section of the DCP. This sub-section applies to all the land known as UNSW Kensington Campus.

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

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

Note:

The car parking rates in B7: Transport, Traffic, Parking and Access do not apply to UNSW Kensington campus. Refer to 4.2.10: Transport and Parking in this subsection.

4.1.1. Objectives

The aims of this subsection are to provide planning and design objectives and provisions which will optimise:

1. The physical, social, educational and environmental quality of the UNSW Kensington Campus
2. The role and environmental ‘fit’ of the campus within its Randwick City context and its compatibility with the evolving character of adjoining lands
3. The Campus Experience.

4.1.2. Strategic framework: campus experience

The University of New South Wales (UNSW), one of Australia’s foremost academic institutions, has its principal campus at Kensington. In 2004 the University commissioned the Campus 2020 Master Plan as the opportunity to address a range of strategic issues looking toward 2020.

The Campus 2020 Master Plan complements the broader UNSW Strategic Plan 2005 that focuses on UNSW’s vision, purpose, values and priorities (guiding principles):

- Teaching and learning
- Excellence in research
- International engagement
- Community interaction.

The Master Plan process commenced with a Strategic Brief that identified the elements that contribute to the success of UNSW. These include the guiding principles and the concept of “**Campus Experience**”, the built form and landscape, together with the sense of place and experience of the site, that all combine to create a positive experience of the campus that draws staff, students and visitors to the University, and satisfies their needs and aspirations.

The vision for Kensington Campus, as set out in the Master Plan, is to create a high quality university campus that facilitates the achievement of the guiding principles by focusing on the

concept of a positive Campus Experience. This focus provides a basis for the University to develop the campus to its optimal capacity while maintaining and enhancing its character, and also responding to its strategic location between three town centres, a major hospital complex and recreation facility, near the Sydney CBD and the airport.

The diagram below shows the elements of Campus Experience that the Campus 2020 Master Plan Team identified at the Strategic Brief stage to direct the detail of the Master Plan. The blue elements are common priority goals from the UNSW Strategic Plan. The green elements resulted from research, information collation, consultation and feedback.



4.1.3. Key design features of campus 2020

To achieve the vision and guiding principles, to improve the Campus Experience, the Master Plan contains the following key design features:

- A commitment to sustainability in the planning, design and management of all new buildings and other improvements and encompassing all of the University's operations as described in the UNSW Environment Policy and Environmental Management Plan
- An explicit desire to reinforce the sense of place, inspirational and valued spaces that draw people to the campus, extend their stay and linger in their memory after they have left, giving the campus a competitive edge
- A safe and legible network of paths, shared ways and campus streets that innately guide movement around the campus, in particular connecting campus entrances, gathering spaces and "public rooms"
- Identification of lively Hubs in specific locations with sufficient density and range of uses to enable them to become key destinations and activity centres fostering the informal and formal interchange of ideas and shared learning

- Encouragement of the formation of Knowledge Clusters of Schools and Faculties around Hubs to promote synergies and encourage collaboration in teaching and research
- Identification of new open spaces and related building opportunities to increase the capacity and amenity of the campus, particularly along High Street, at major campus entrances and at Hubs
- Improvement of the landscape quality of the campus by identifying and protecting significant plantings, redefining and improving existing open spaces, re-evaluating campus boundaries and ensuring the landscape character reflects the aspirations of the campus community
- Definition of key building alignments/setbacks and heights to establish, reinforce and protect the legibility and amenity of the campus, its Hubs, landscaped open spaces and outward presence to the community
- Expansion of housing on campus, particularly along High Street, to increase the sense of community, increase patronage of campus services and reduce transport costs and impacts
- Preferred locations for retail and other services such as child care to support the social life of the campus
- Encouragement of the extension and better management of recreation and cultural facilities and events
- A major re-evaluation of the approach to transport and parking that will over time reduce both on-site and on-street parking in favour of improved public transport and encourage walking and cycling
- Identification of key architectural design elements and types to promote high quality architecture which is fit for purpose, responsive to future needs and embodies the principles of sustainability.



campus aerial
photo showing
land to which the
DCP applies

Prepared by Hill Thalis for the Campus 2020 team including
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page 2

UNSW KENSINGTON CAMPUS DCP



4.2. Campus design principles and provisions

This DCP details ten design principles that shape the concept of Campus Experience as discussed above:

1. Sustainability
2. Sense of place
3. Legibility
4. Knowledge clusters and hubs
5. Landscape
6. Buildings
7. Housing
8. Retail and services
9. Recreation and cultural facilities and events, and
10. Transport.

The main emphasis is on the physical form of the campus, particularly its spatial arrangement, three dimensional pattern and design quality. The interrelationships of the 10 principles are critical. The principles influence the social, academic and economic aspects of the campus by direct policies and initiatives, and also by the way the physical form shapes aesthetics, perceptions and behaviours.

Coverage of each principle includes objectives and provisions and related diagrams where spatial elements exist. The planning, design and management policies, concepts, strategies and actions included will be used by UNSW to achieve the principles and their objectives through an array of activities, such as design briefs, capital works and management.

4.2.1. Sustainability

Implementation of the UNSW Environmental Management Plan (EMP), which was prepared concurrently with the Campus 2020 Master Plan, provides the framework to achieve environmental sustainability.

The EMP comprises an overall framework and detailed strategies and annual action plans. The scope of the EMP includes the following functional areas:

- Management systems
- Knowledge systems
- Energy management
- Water management
- Materials management
- Planning, design and development
- Compliance and pollution prevention
- Transport
- Biodiversity and open space.

The DCP incorporates and operationalises many of the elements of the EMP in terms of planning and design. The DCP does not repeat the provisions of the EMP. The EMP gives an operational context for the University's implementation of sustainability elements.

Objectives

1. Ensure that sustainability is a fundamental driver of, and explicit within, all work which shapes the campus, its physical form, activities and functions, particularly planning and design activities
2. Ensure that sustainability is a fundamental aspect of the objectives and provisions within the other principles which make up the Campus Experience
3. Ensure that the campus is a showcase for sustainability innovation, with interaction between the research and teaching functions of the University and campus capital works design, delivery and management practices.

Controls

- a) Existing and new campus buildings, landscapes and infrastructure are to be managed by UNSW to be consistent with the relevant sections of the EMP
- b) Key energy management requirements are to:
 - i. aggressively implement energy conservation
 - ii. reduce greenhouse gas emissions through design and management
 - iii. consider renewable energy technologies such as photovoltaic cells in the design of new buildings and refurbishment projects, to ensure that the University maintains a reputation as a leader in renewable energy design in the built environment
- c) A report on energy efficiency is to accompany all DAs for new buildings or refurbishments
- d) Key water management requirements are to:
 - i. reduce potable water consumption
 - ii. increase the use of bore water for non-potable water requirements
 - iii. maximise the on-site retention of stormwater via natural infiltration and aquifer recharge
 - iv. ensure all water fittings and equipment are 4 star efficiency
 - v. Stormwater runoff from the UNSW Kensington Campus is to be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28 November 2005, Drawing CMP 1000 (Rev 1) dated 28 November 2005 and Drawing DSP 1000 (Rev 1) dated 22 November 2005
 - vi. Aquifer recharge and borewater reuse, licensed by the Department of Natural Resources, is to be implemented in all capital works projects where permissible
 - vii. Where relevant, development is to extend UNSW's substitution of town water use by harvested stormwater via the Botany Sands Aquifer (subject to approval from the Department of Natural Resources)

Note

This satisfies DCP requirements for alternatives to rainwater tanks, and may be used to demonstrate compliance with requirements of BASIX for water conservation (subject to approval from the Department of Planning)

- e) Key materials management requirements are to:

- i. reduce solid waste to landfill and thermal treatment
- ii. Increase solid waste recycling, especially in construction and demolition and organics
- iii. Waste management plans are to be prepared for all developments ensuring that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the design of buildings. Waste management plans are to include projected waste generation rates for the end use of the development and the development plans are to include facilities to support this waste generation, e.g.: appropriately sized and accessible waste storage areas, integrated with waste collection systems
- iv. Waste management plans that maximise reuse and recycling of waste generated in the demolition and construction phase are to be prepared for all developments
- v. All waste storage areas are to be graded and drained to the sewer to the requirements of Sydney Water
- f) Key planning, design and development requirements are to:
 - i. ensure all new buildings and refurbishments target a 5 star rating under Green Star rating scheme
 - ii. increase accessible green open space
 - iii. achieve compliance with environmental planning, heritage and construction regulations

Note

These issues are addressed further in the objectives and provisions for buildings and landscape in 4.2.6 and 4.2.5 respectively in this subsection. Details are to be provided in DAS.

- g) Key compliance and pollution prevention requirements are:
 - i. To achieve compliance with environmental legislation and regulations
 - ii. To reduce quantity and toxicity of wastes and products on campus
- h) Key transport requirements are to:
 - i. pursue a range of travel demand management strategies to reduce the number of vehicle trips to the campus
 - ii. increase staff and student numbers travelling by foot, bicycle and/or public transport

Note:

Refer to 4.2.10: Transport and Parking in this subsection for further detail.

- i) Key biodiversity and open space requirements are to:
 - i. improve ecological functionality and habitat potential for native fauna on campus
 - ii. increase use of indigenous local species

- iii. reduce use of chemicals
- iv. increase awareness and knowledge of the ecology of the campus

Note:

These issues are addressed further in 4.2.5: Landscape in this subsection

- j) New campus projects (redevelopment or other capital works) are to be in accordance with any Campus Infrastructure and Services Strategy.

4.2.2. Sense of place

The sense of place of UNSW is to be reinforced to improve its identity and inspirational role for positive memories of campus life. Certain physical features already characterise the campus, such as significant buildings (e.g. Scientia, Library, Red Centre, Roundhouse) and spaces (e.g. University Mall and its entry on Anzac Parade, Library Lawn), the “UNSW” sign on the Library and the strong presence of fig trees on Anzac Parade and High Street.

These important features need to be respected as the campus evolves. They will also be supplemented with new memorable places and ensembles to create a high quality campus environment within the Randwick context and to generate memorable experiences, both of which will improve the campus’ competitive edge.

Objectives

1. Create a strong sense of place for the campus which relates to both its prominence and character within its local context, and to particular characteristic features or spaces on the campus itself, which are valued and draw people to the campus, extend their stay, increase their sense of connection, linger in their memory, and increase their pride in the campus
2. Create a sense of place which maximises the character of the campus but also ensures that it is seamless in terms of its public domain spatial structure and accessibility to/from its local neighbourhood
3. Establish a sense of place which emphasises arrival, memorable buildings and landscapes, vistas, topography, vegetation, a legible, safe and “green” campus, and a wide variety of culturally relevant and inspiring public art.

Controls

- a) The key features which define sense of place to be protected and promoted in all future development are identified on Figure 5.1. These focus on:
 - i. identification of the campus from afar, such as the building silhouettes and icon signage
 - ii. perimeter tree planting
 - iii. the sense of arrival, particularly along Anzac Parade, High Street and Botany Street
 - iv. primary entrances from all streets
 - v. major existing and new gathering places
 - vi. the network of connective spaces

- b) The achievement of sense of place is also based on the pursuit of the issues and provisions of other campus design principles, particularly Legibility, the “public rooms” and specific characters of each Hub, Landscape, Buildings, Retail and Recreation and Cultural Facilities
- c) The interface of the campus with the surrounding community also determines its sense of place. The desired future character of these interfaces are to be as follows:

Anzac Parade

- Distinctly passing through the campus; differentiated from the “built to property line” development of the adjacent town centres of Kensington and Kingsford
- Buildings to be set back from the street within a pattern of buildings/open space, especially at the extended University Mall that is to unite the divided campus
- Existing major trees to be retained, as set out in 4.2.5
- Pedestrian crossing to be at grade and of a distinctive hard-wearing material that signifies the University
- Additional trees to be added to median opposite University Mall
- New small footprint towers, of quality architecture and appropriate form, sited to avoid adverse environmental effects, to mark the UNSW gateway at University Mall, including icon building
- Mainly public/university uses at ground level; potential for university housing at upper levels, including for accommodation for visiting students, academics and staff of educational institutions and their families.

West Kensington Residential Interface

- Lower buildings to be set back from the boundaries to provide a transition to adjoining residential scale and minimise adverse environmental impacts
- Existing major trees on campus to be protected as set out in 4.2.5.

High Street

- Improve frontage with major new buildings that are to define major new gathering spaces
- Variety of uses including university, housing and publicly accessible facilities
- Numerous new entries to relate to public transport and north-south connections to campus Hubs
- Buildings to be set back to maintain existing mature trees as noted in 4.2.5
- Building heights to optimise capacity, northern aspect and views.

Botany Street

- Major buildings to define frontage, particularly High/Botany Street corner
- Extended East Mall to create new major eastern entry to campus (with possible future extension to hospital complex).

Barker Street

- Predominantly residential frontage with an increased scale of building
- Existing entries to be reinforced
- Landscaped set back to frontage.

Willis Street

- Residential uses up to 4 storeys at street edge above university uses at lower levels
 - Uses at street level to engage with street
 - Landscaped set back to frontage.
- d) Other physical elements important to be reinforced for sense of place are topography, significant buildings and spaces including the Old Tote Courtyard Heritage Conservation Area (HCA), views and prospect, and existing trees
- e) The design of individual capital works projects are to detail how these characteristics and features will contribute to the desired sense of place.

Note:

The specific controls to achieve these characters are detailed in subsections 4.2.3, 4.2.5, 4.2.6 and figures, 5.2, 5.6b, 5.7, 5.8 and 5.9.

5.1

sense of place image + identity

The image and identity of the campus is read from afar (the library tower), along perimeter streets and at campus entrances.



UNSW sign on the library is proposed as a campus loon, a generative Campus 2020 public art/lighting project, to promote a more progressive identity.

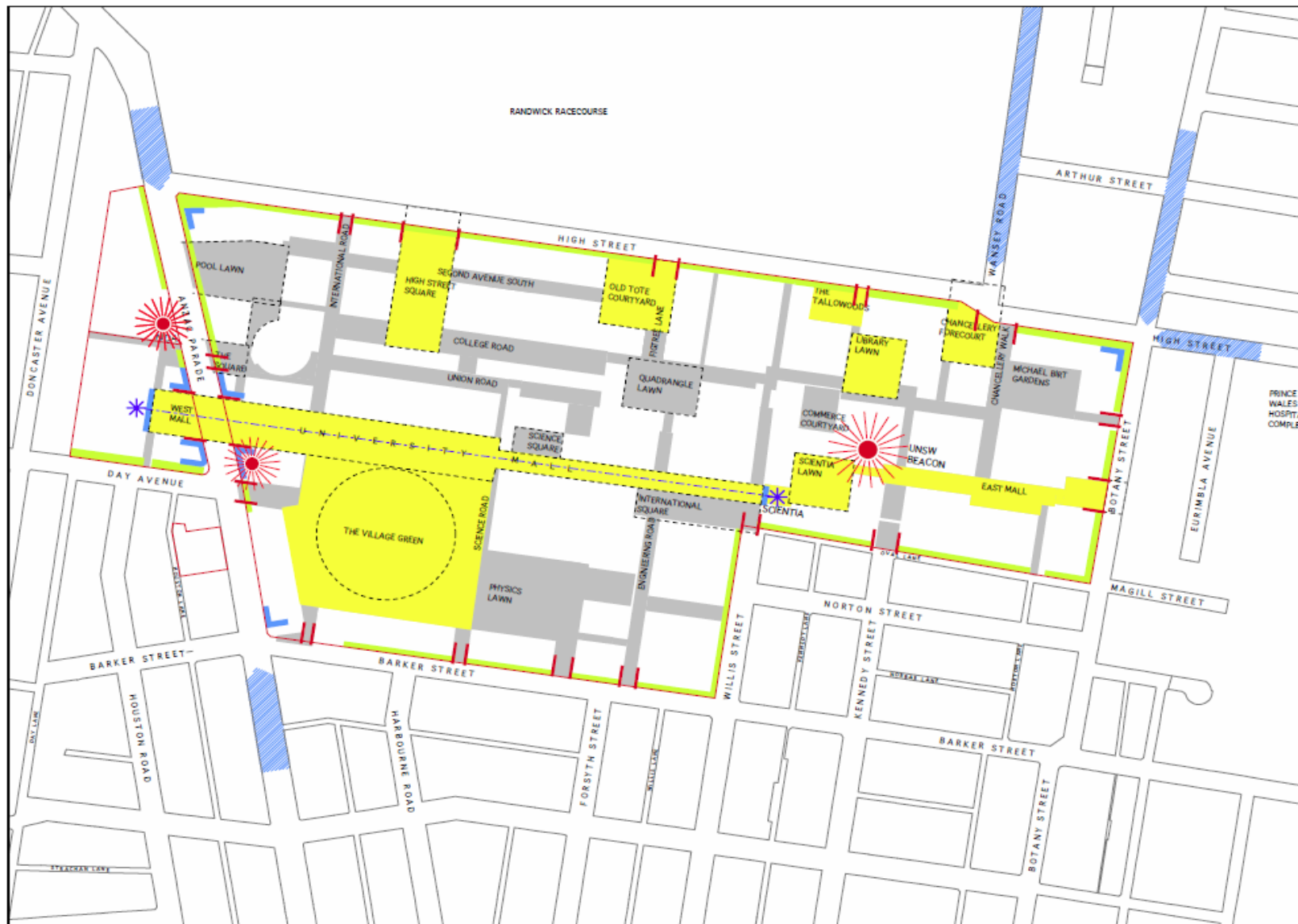


The visual prominence of the Campus at the corner of Botany Road and High Street, contributes to the identity of the campus. Future built and landscaped character of this corner should respond to this prominence.

Legend

-  Campus loon and iconic campus buildings: UNSW sign, NIDA's Parade Theatre, future Anzao Parade building and including Scientia
-  memorable campus buildings at each end of the spatial axis of University Mall - new partner building to Scientia
-  iconic campus spaces
-  existing and future characteristic tree plantings along perimeter streets
-  Primary views of the campus at street level, should engender a high quality built and landscape response
-  Campus entrances
-  primary campus entrance which is open inviting and engages with the campus context - dotted line
-  campus spatial structure - gathering and connective spaces

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4.2.3. Legibility

The legibility of the campus relates to its overall spatial structure, particularly the pattern of open spaces and the clarity of the network of paths, shared ways and campus streets that innately guide movement and orientation. Legibility is to be reinforced by a series of spaces:

- major gathering spaces
- supportive gathering spaces
- connective spaces for movement around the campus
- contemplative places for quiet retreat and relaxation.

These will increase the quantum of open space, provide new foci in the spatial structure and life of the campus, and emphasise campus entrances. Clear connections between campus entrances and functional areas are fundamental. The pattern of buildings, especially their alignments and ground floor uses, also help to define legibility.

Objectives

1. Ensure that the legibility of the campus is optimised for the benefit of all students, staff and visitors through:
 - i. clear and welcoming campus entries/address points and their links to neighbourhood activities and services
 - ii. public spaces and clear routes evenly distributed throughout the campus within a grid of north-south and east-west links
 - iii. clear definition of public and private spaces
 - iv. achievement of good sight lines and visual connections
 - v. high quality consistent signage across the campus
2. Provide a campus public domain which appropriately serves its various functions, such as gathering places, connections/ circulation spaces, recreation activities and green spaces
3. Ensure that buildings define and address the public domain in a manner which is appropriate for the specific location and function of the building and public space
4. Achieve equity of access across the campus through identifiable and dignified routes for people with disabilities
5. Provide generous and robust connective campus spaces, to realise high quality pedestrian spaces which also accommodate the requirements of slow speed emergency and service vehicles.

Controls

- a) New projects are to maintain and enhance the views into the campus identified in Figure 5.2 to ensure the legibility of the campus in the street layout
- b) Major and minor entries to the campus, and the varying permeability of campus boundaries, are to be achieved as identified in Figures 5.1 – 5.3
- c) New development and refurbishment projects are to over time achieve the pattern of public domain identified on Figure 5.3 which comprises a network of well defined major gathering spaces and a grid of smaller connective spaces which link the gathering spaces and campus entrances

- d) The boundaries of most existing spaces are well defined by building alignments or landscape elements, however those of new spaces are to be subject to refinement during further design studies. These aspects are further documented in Figures 5.6b, 5.7 and 5.8
- e) Major new gathering spaces, as set out below, are to provide new public open spaces and refine the spatial pattern and built form (see Figure 5.3) Refer also Hubs (4.2.4) and Landscape (4.2.5)
 - i. An extension of University Mall to the west of Anzac Parade, “West Mall”, as a key structuring element for the campus as a whole, the detailed design and functioning of the western campus, and improving the address and landscape character of the Anzac Parade interface
 - ii. An improved entry square on Botany Street at Gate 11 as “East Mall”, to provide a major eastern address and campus-community interface, to increase the connectivity of University Mall as a continuous east-west link and encourage a future connection through to the hospital complex. This square has greater potential if vehicle access is removed and future redevelopment of buildings is focused on the space
 - iii. A new “High Street Square” at Gate 2 to provide a major focus for lower campus and a new gateway as a campus-community interface, based on existing fig trees, Io Myers Theatre, future new housing, cultural and academic uses, solar access, a green park, and vehicle access
 - iv. An enlarged square at Old Tote Courtyard to provide a major focus for future housing and new gateway as a campus-community interface, capitalising on the existing figs, heritage buildings, theatre and community uses
 - v. An upgraded entry space, “The Tallowoods”, to provide a direct connection to Library Lawn and the Morven Brown Courtyard from the bus stops at Gate 8 on High Street maximising the benefits of the existing trees and the prospect to the CBD
 - vi. A new focus on Chancellery Forecourt at Gate 9 to emphasise its entry and ceremonial importance
 - vii. A new “Kingsford Gate” as a key to improving the campus address and community interface towards Kingsford, improving sight lines, opening the experience of the Village Green, redeveloping the child care centre and broadening uses in the southwest corner of the campus
- f) Gathering spaces are to be joined by a network of east-west links, the enhanced and extended University Mall and University Walk and north-south connections as shown in Figure 5.3
- g) Significant places are to be achieved at the intersections of major pedestrian routes by the creation of:
 - i. a gathering space (see Figure 5.3), and/or
 - ii. a public room (see Figure 5.4) and/or
 - iii. a Hub (see Section 5.4 and Figure 5.5)
 - iv. memorable features such as landscape elements (see Figure 5.6b), building design, uses, and/or public art.

- h) A subset of the public domain, including courtyards within buildings, is to be developed as quiet contemplative spaces (see Section 5.5 and Figure 5.6b)
- i) Covered access is to be provided along University Walk (refer Figure 5.3), preferably by awnings or colonnades as part of buildings along the route or alternatively as free-standing canopies
- j) Lighting of the public domain is to contribute to legibility and ensure safety, with particular emphasis on open spaces at Hubs, University Walk and its intersections with north-south connections, and all routes to campus entrances with public transport stops
- k) Paving selections for the connective spaces are to contribute to legibility, with particular emphasis on the routes between Hubs and to campus entrances with public transport stops
- l) All new campus projects are to incorporate consistent high quality signage throughout the public domain in accordance with the adopted UNSW Signage Code. Icon signage is to contribute to identification of the campus from afar but not adversely impact on adjoining properties
- m) Equal access to the public domain is to be achieved through implementation of the findings of the UNSW Disability Access Audit. This is to include a “shoreline” for the vision impaired through the campus
- n) All connective spaces are to provide for service vehicles and emergency access within a generously sized, obstacle free environment compatible for pedestrians and the slow movement of vehicles.

5.2

campus legibility in the street layout

Views deep into the campus which coincide with gathering and connective campus spaces, enhance campus legibility and address. Extensions of views along neighbouring streets, into and through the campus, promote a campus identity which is inviting and engaged with its neighbours.



The Mall provides views deep into the campus



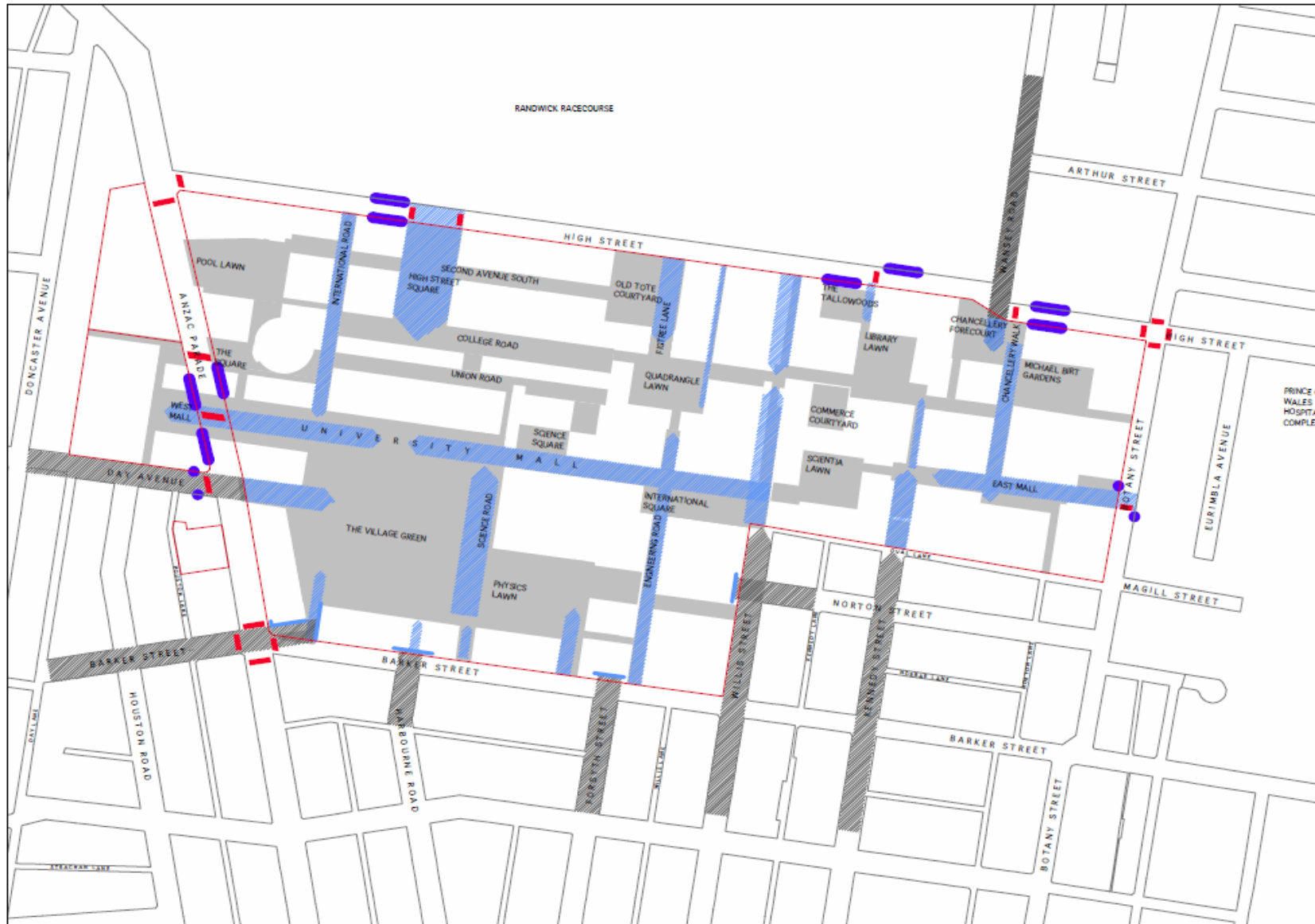
Engineering Road - a fine street



Improve the entry at Chancellery Walk (Gate 9) more generous and toward Wansey Road

- legend
- existing and potential views deep into the campus, overlapping campus spatial structure
 - engage or terminate view corridors along streets toward the campus
 - preferred location of transport stops to reinforce campus thresholds
 - preferred location of pedestrian crossings
 - future campus spatial structure - gathering and connective spaces

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5.3

campus legibility gathering + connective spaces

Legible places have an understandable network of connective spaces, which are convenient and offer identifiable circulation choices. Campus structure includes numerous fine north south linkages from perimeter streets connecting with University Mall and / or University Walk.



Second Avenue's strong landscape character



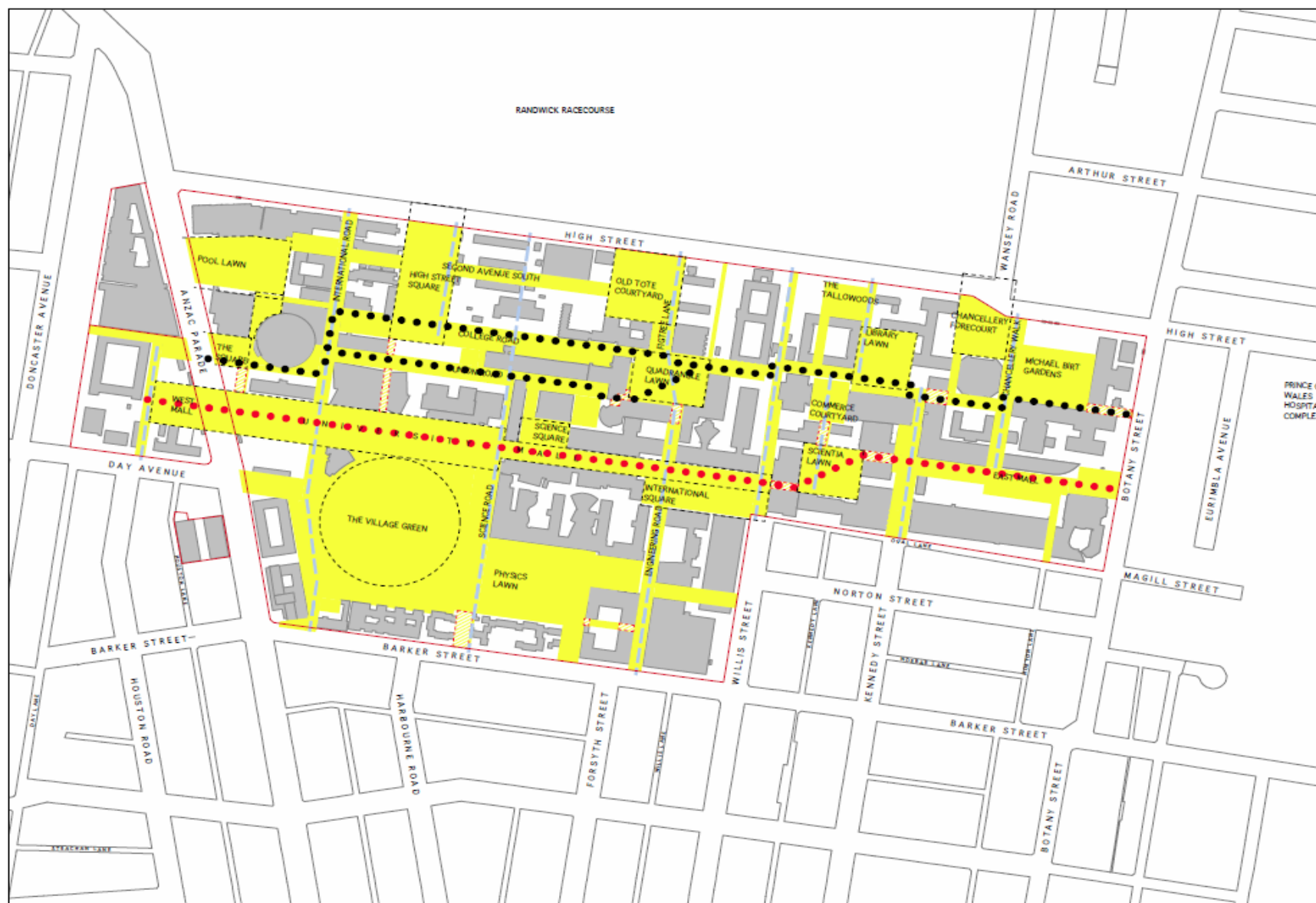
Chancellery Walk



Existing Library Walk to become East Mall - an extension of University Mall

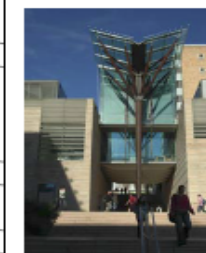
- legend
- campus spatial structure - gathering and connective spaces
 - campus spaces associated with a public room
 - University Mall
 - University Walk - covered + lit way
 - complementary north south connections
 - primary through building links
 - campus building footprints existing or proposed at 2005

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5.4 important public rooms

Important public rooms on campus are the focus of social activity and celebration both for the university and the wider community. Public rooms on campus include theatres, the library and sporting facilities.



Science



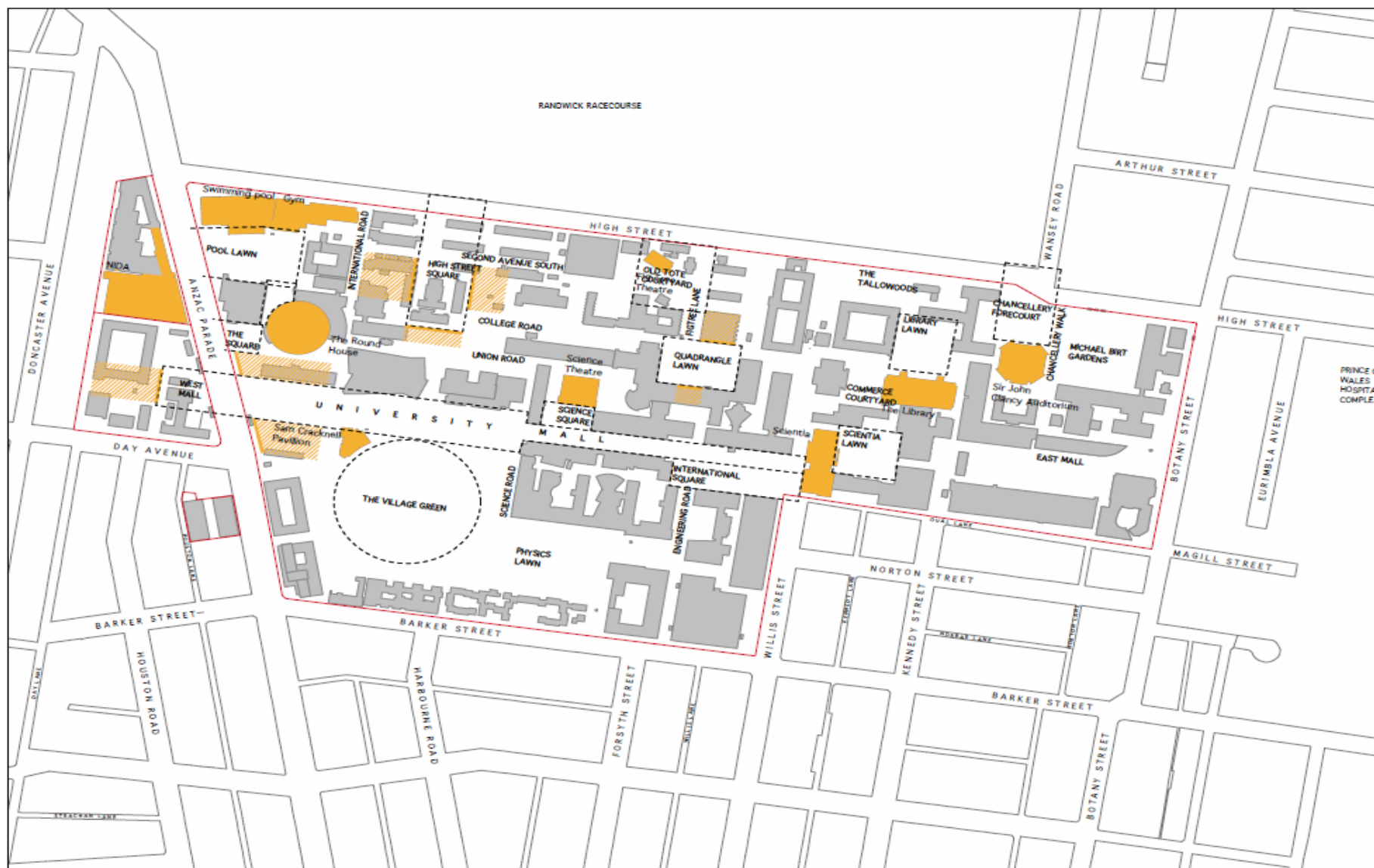
Science Theatre



Sir John Clancy Auditorium

- legend**
- existing building accommodating an important public room
 - campus space associated with an existing or future public room
 - desirable locations for future public room including primary frontage
 - campus building footprints existing or proposed at 2005

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4.2.4. Knowledge clusters and hubs

A fundamental link between research, teaching and learning activities and the physical form of the campus is to be achieved through the concept of Hubs and Clusters.

The creation of lively Hubs in specific locations with sufficient density and range of uses, including retail, will form key destinations and activity centres, thereby fostering the informal interchange of ideas and shared learning.

Clusters are encouraged around these Hubs by grouping Schools and Faculties that can utilise synergies and share knowledge. Such Knowledge Clusters of teaching and research will occur over time as different disciplines come together. The DCP does not dictate the location and extent of Knowledge Clusters as it does not seek to differentiate academic uses, focussing instead on the physical form and the location of support facilities.

Objectives

1. Encourage informal and formal interchange of ideas and shared learning by structuring the campus around a series of Hubs and Knowledge Clusters
2. Co-locate Schools and Faculties in Clusters around Hubs to promote synergies and encourage collaboration in teaching and research, in inter- and multi-disciplinary contexts rather than “learning silos”
3. Establish sufficient density and range of uses at Hubs to enable them to become key destinations and activity centres on campus with environmental, economic, social and academic benefits
4. In areas dominated by housing and student association facilities, Clusters may be mainly non-academic but should be diversified where possible to include a range of uses to encourage social interaction.

Controls

- a) The identified Hubs for the concentration of key activities are documented in Figure 5.5. The location of Clusters is to be focussed on the Hubs
- b) Hubs are to consist of a collection of uses and spaces, including:
 - i. a “public room” such as a theatre, auditorium, hall or exhibition space
 - ii. a range of retail outlets, particularly food and beverage as a fundamental economic and social driver
 - iii. a gathering space with active ground floor
 - iv. at least one major connective pedestrian link
 - v. preferably also an intersection of north-south and east-west pedestrian links
 - vi. e-learning spaces
 - vii. wireless connectivity
 - viii. branch libraries or electronic access to library services
 - ix. other student services
 - x. indoor and outdoor ‘free’ seating not associated with retail facilities
 - xi. CATS (centrally allocated teaching space) and lecture rooms in close proximity

- xii. address points of Faculties and Schools around or in close proximity to a gathering space.
- c) Primary Hubs already exist. These are to be refined with increased diversity of uses, refined layouts, and improved design quality (see also 4.2.8).
- d) Other Hubs are to be consolidated/enlivened or emerge as redevelopment occurs:

Library/Commerce Courtyard

The Library/Commerce Courtyard is the acknowledged Hub of the University. It contains most of the features identified above. The proposal for a one-stop-shop student centre for part of adjoining Goodsell Building would support this Hub.

Roundhouse/Blockhouse/Squarehouse

This area could improve its role as a Hub, by adjusting its layouts to its changing context (e.g. new Law School, new development potential and proposed new open spaces and pedestrian routes), considering the impacts of voluntary student unionism.

Science Square

This Hub could be upgraded by increasing the active edges and visual transparency to the academic buildings which define the space, improving the entry to Science Theatre, providing more 'free seating' and improving the pedestrian link to University Walk. The Quadrangle

Opening the ground floor of the Quadrangle Building for retail, other services and public facilities to face the Quadrangle Lawn and encourage its use would establish more activity at the intersection of University Walk, College Road and Fig Lane. This Hub could also include an active frontage on the north side of College Road expanding the Cluster to include residential uses and improve the relationship with Goldstein Hall.

Old Tote Courtyard

With redevelopment of the High Street edge of the campus, a new public open space characterised by the fig trees and heritage buildings, focused on University and broader community use of the Fig Tree Theatre, and retail and services including a convenience store, could provide a new Hub as a focus for a proposed housing Cluster.

High Street Square

With redevelopment of the area around Gate 2, a new Hub is proposed based on a new public open space, a new public room, relocation/ retention/replacement of Io Myers Studio, vehicular access to the campus with short-term kerb side parking to help serve the nearby sports facilities, retail facilities and a child care centre. The Cluster around this Hub could comprise academic and housing uses.

Western Campus

The redevelopment of western campus, including an extension to "West Mall" as a major public space and pedestrian route, student support services, retail and a new "public room" fronting University Mall would be appropriate as another Hub. This Hub could provide a focus for the existing NIDA facility, new academic uses, a possible housing component including accommodation for visiting students, academics and staff of educational institutions and their families.

Kingsford Gate

With redevelopment of the area to create a new welcoming entrance to the campus from Kingsford, improved and enlarged child care facilities, retail and other student

services would all provide a focus for the housing and recreation facilities within this area.

Rupert Myers

The establishment of the NSW Graduate Research School in this building, which also includes an under-utilised coffee shop, theatre and courtyard, provides an opportunity to create a focus for Physics Lawn, Old Main Building, Rupert Myers Building and the Barker Street housing edge. Reconsideration of the vehicle route through the courtyard would improve this Hub.

Mathews Pavilions and Arcade/Michael Birt Gardens

With refurbishment of the Biological Sciences and Wallace Wurth buildings and a new building along the High Street edge, the opportunity arises to create a new Hub between the redesigned Mathews Pavilions and Arcade (see 4.2.8) and the edge of Michael Birt Gardens. Such a Hub could contain retail and student facilities, relate to Gate 9 and Sir John Clancy Auditorium, and provide a focus for the bio-sciences and medical disciplines.

- e) A subset of Hubs is to be developed as “night time hubs” with activities which have longer hours and that offer safe and direct access to surrounding streets and public transport. The preferred night time hubs are:
 - i. Library/Commerce Courtyard
 - ii. Old Tote Courtyard
 - iii. Roundhouse/Blockhouse/Squarehouse
 - iv. Western Campus
 - v. Rupert Myers
- f) All space and building decisions taken by Schools and Faculties are to reinforce the opportunities to create Knowledge Clusters around Hubs expanding the shared learning and teaching spaces, resources and interactions.

5.5 hubs

Future development on the Kensington Campus will be structured around activity hubs, outdoor spaces partnered with public rooms to encourage social activity and the exchange of ideas.

The greater the richness and intensity, the more important the hubs.



Science Square



The Old Tote Courtyard

legend

- hub
- primary hub
- potential aspects of campus hubs
: public room, knowledge,
retail, recreation, outward focused
ground floor activities
- existing and potential
public rooms
- campus spatial structure -
gathering and connective spaces

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4.2.5. Landscape

The quality of the campus landscape will be enhanced by identifying and protecting significant plantings, redefining and improving existing open spaces, re-evaluating campus boundaries and ensuring the landscape character reflects the aspirations of the campus community. This will be achieved by major new open spaces and incremental refinement of existing landscapes.

The landscape design will balance the “greenness” and “urbanity” of the campus with the appropriate provision of hard and soft landscapes. A well distributed range of space types in the public domain is important to the landscape fulfilling its potential:

- busy, urban spaces generally corresponding to gathering and connective spaces
- spaces more associated with active recreation
- quiet, contemplative spaces
spaces primarily associated with service functions.

Landscape design also significantly reinforces other principles, particularly the pattern and treatment of spaces which define campus legibility, campus sense of place, quality of recreation spaces, and appropriate landscapes for housing projects and Hubs.

Existing Vegetation

Vegetation of varying quality is scattered across the campus. The categorisation of trees is based on three groupings of criteria:

Compositional – the role of the tree in the overall composition of the campus

Historical – the tree as a link to stages before and during the development of the campus

Functional – whether the tree performs a function which would be difficult to replace.

Within these categories, trees have been rated Highest Retention Priority or High Retention Priority, as explained in the table below. Despite this categorisation, all trees on site are valued and expertly managed, and careful consideration should be required before removal.

Note

The most significant elements include various figs (*Ficus* spp), the poplars in association with the figs on the lower part of University Mall, groups of Tallowoods (*Eucalyptus microcorys*), and other eucalypts (*Eucalyptus saligna*, *E. grandis*, *Corymbia citriodora*).

Categorisation of Trees	
HIGHEST	HIGH
Compositional • The tree is a prominent individual or member of a prominent group • The tree is essential to the traditional definition of the campus identity • The tree is part of an early (older than 20 years) purposeful landscape composition, broadly held in high regard.	The tree is part of a recent (last 20 years) purposeful landscape composition, broadly held in high regard.

Historical • The tree is associated with a person or event of significance in the development of the University • The tree remains from the time before the establishment of the University campus.	The tree remains from former usage patterns of the campus.
Functional • The tree performs an essential function, such as boundary screening valued by neighbours.	The tree performs a desirable function, such as shade, erosion control, or screening within the site, or on less sensitive boundaries.

Objectives

1. Ensure that the landscape of the campus is valued and optimised for its role in the Campus Experience of students, staff and visitors
2. Conserve and promote the landscape character of the campus by retaining and protecting areas of landscape significance (major trees, vegetation and spaces)
3. Develop and manage the public domain to optimise:
 - i. campus circulation and legibility
 - ii. safety and convenience
 - iii. creation of focal points
 - iv. amenity and comfort
 - v. visual qualities, including pleasure and delight
 - vi. ecological processes, biodiversity/sustainability
 - vii. universal access
 - viii. landscape areas or assemblages as potential research and teaching topics
 - ix. the collection of special character areas on campus
4. Reinforce existing strong streetscape amenity and identities along Anzac Parade, High Street, Barker Street and Botany Street, balancing the campus sense of place and its relationship to its neighbourhood setting.

Controls

- a) All landscape works and management are to implement the sustainability principles and mechanisms of the EMP
- b) New buildings are not to impinge on or harm existing significant trees and areas of vegetation identified in Figures 5.6a and 5.6b, except as set out below. In these locations the existing vegetation is to form the basis of landscape designs
- c) Prior to design work for adjoining new developments, the specific root and canopy zone requirements of the vegetation in Figure 5.6a is to be assessed and the needs of the vegetation may be a constraint on development. This vegetation can only be removed based on detailed arborist assessments if there is no other design option, and in conjunction with agreed replacement (including advanced trees) or compensation

strategies only if the trees are non-viable (due to age or disease) and thus require replacement

- d) The successful inter-building spaces identified in Figure 5.6b and trees within the Old Tote Courtyard HCA are of such quality that they are to be retained and only improved within clear guidelines and/or related to appropriate changes in surrounding buildings
- e) The important landscape tradition areas of University Mall, Village Green, Library Lawn, Old Tote Courtyard and Michael Birt Gardens/ Chancellery Forecourt are to be improved within clear guidelines that retain their design significance in the public domain having regard to contextual changes from surrounding development
- f) New campus open spaces (see Figure 5.6b) are to be appropriately landscaped in accordance with their role and position in the public domain pattern and their specific site characteristics
- g) Landscape development is to lead toward an optimal distribution of appropriate landscape types. Landscape design is to use successful existing spaces as models for new development
- h) Contemplative spaces (see Figure 5.6b) are to have a landscape design appropriate for their role as quiet, relaxation and “retreat” areas, their specific site characteristics and their adjoining uses
- i) Landscape design is to be a key aspect of the creation of new entrances (see Figures 5.1 & 5.6b)
- j) Garden areas are to be retained or established as a part of all campus residential development, especially along street edges. Along High Street, the garden area could include thinning or selective removal of existing fig trees and paper barks to optimise northern aspect, daylight and direct sun while also maintaining the fig tree character of High Street
- k) The campus boundaries are to provide openness and entries, or security or definitional fencing
- l) Landscape design and management is to:
 - i. optimise safety and security by enhancing visibility and sight lines, and eliminating areas of darkness and places for entrapment
 - ii. provide equal access throughout the public domain implementing the findings of the UNSW Disability Access Audit and service and emergency access to buildings
 - iii. optimise plant growth, including large trees, by provision of permeable surfaces, deep soil areas and drainage to planted areas, promoting water infiltration and aeration (provision of hard surfaces and their drainage to relate to the UNSW Stormwater Strategy)
 - iv. incorporate where appropriate infill planting for increasing habitat diversity, and species and assemblages appropriate for academic research and teaching purposes
- m) Species selection is to:
 - i. be ecologically appropriate for the specific site conditions
 - ii. reinforce the dominant fig tree character of the campus
 - iii. incorporate other distinctive species, in particular Tallowwoods, Melaleuca quinquenervia and Poplars

- iv. develop areas of pre-1788 vegetation of the site (e.g. as Eastern Suburbs Banksia Scrub)
- n) New structural plantings are to be provided in key areas as indicated on Figure 5.6b
- o) Street tree species on footpaths surrounding the campus are to be as indicated in Council's Street Tree Master Plan
- p) Expansive areas of pavement are to be permeable in nature wherever possible in order to reduce stormwater runoff, recharge groundwater supplies and to maintain infiltration rates to the root zones of established trees
- q) The landscape design of spaces shown in Figures 5.3 and 5.6b is to accommodate informal activities to extend learning areas.

5.6a

existing trees

legend

-  highest retention priority
-  high retention priority
-  other existing trees

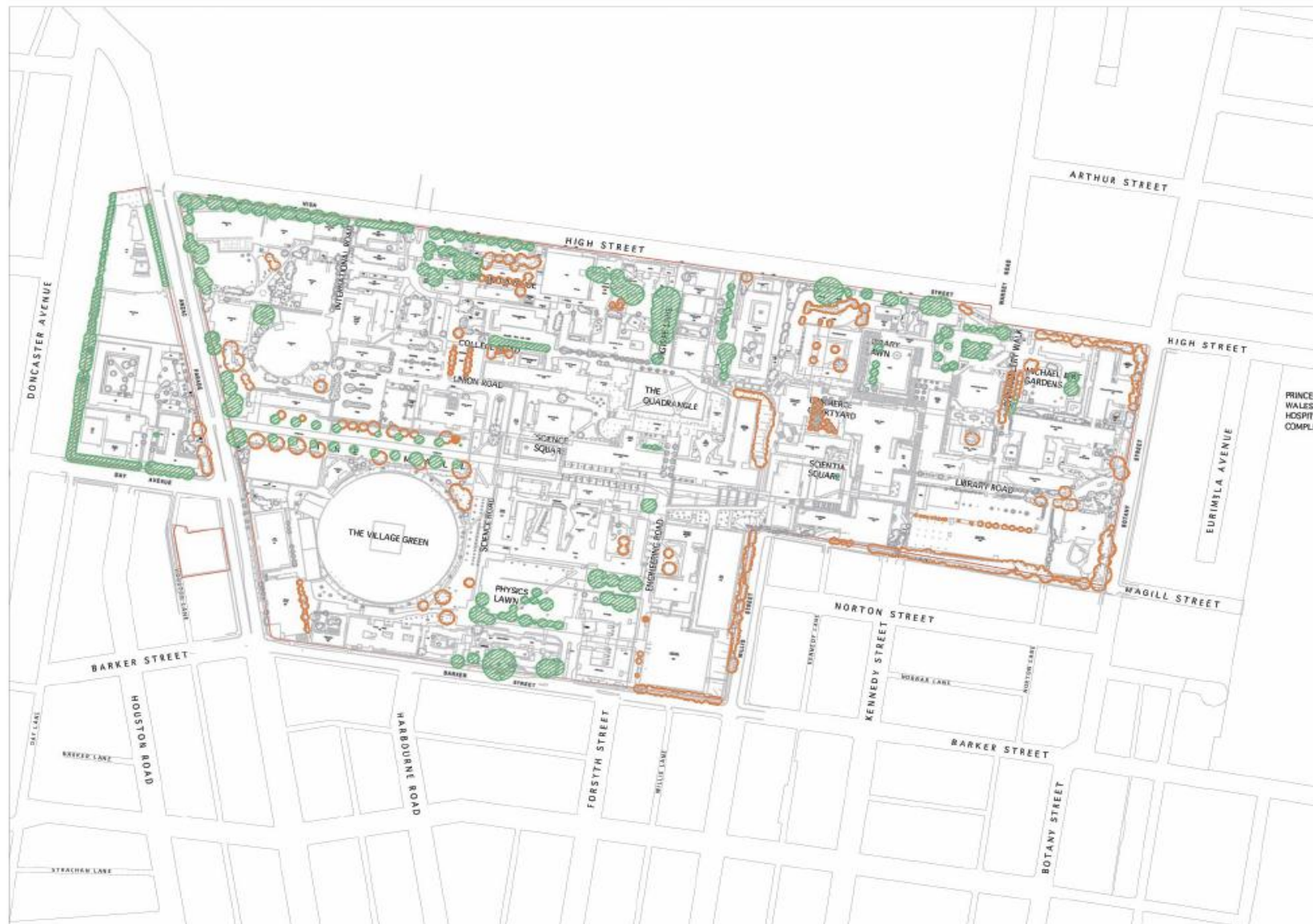


Fig tree near Gate 8, High St - highest retention priority



Tallowwoods at Gate 8 - high retention priority

Note: Trees and Buildings base current at 2003

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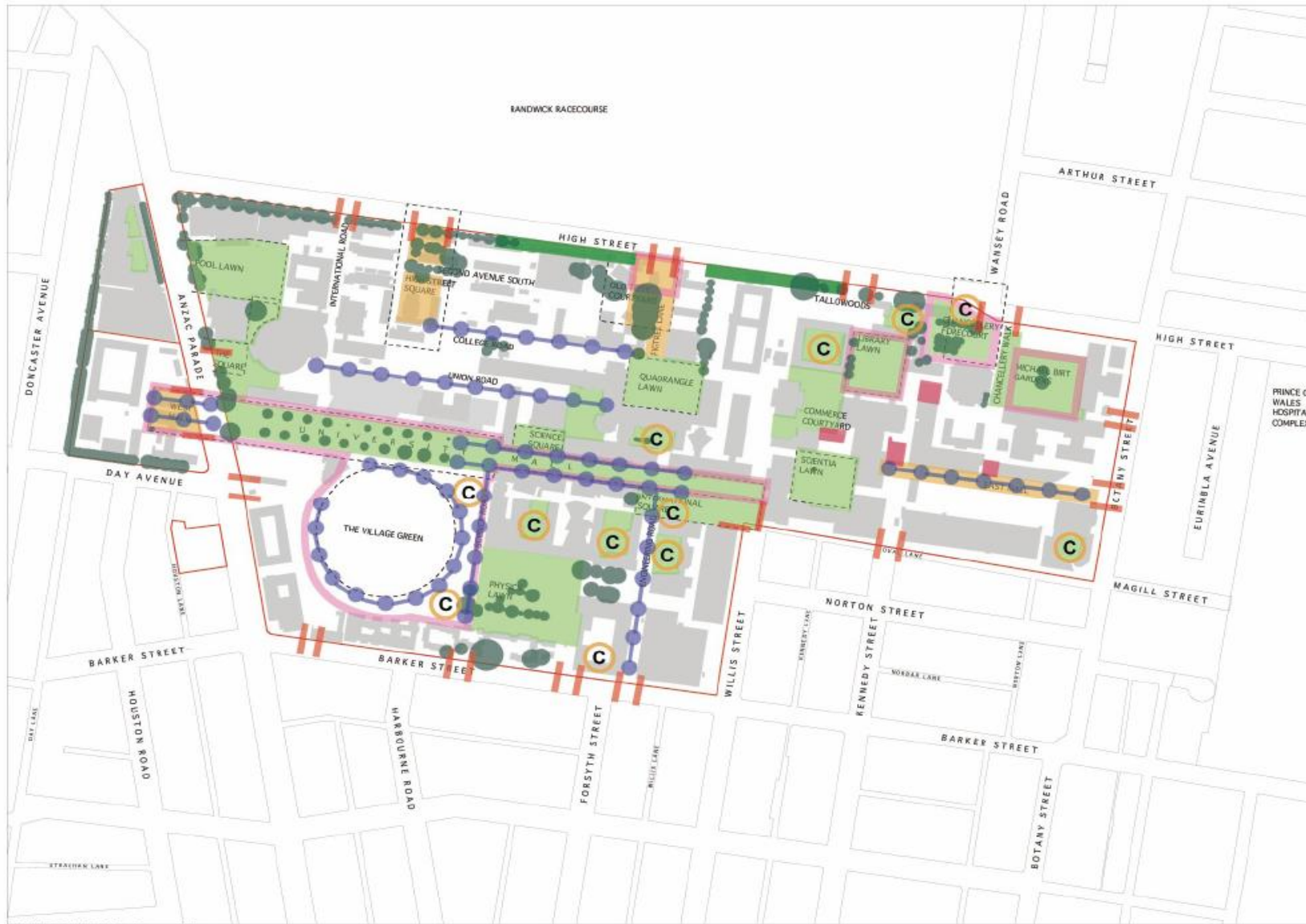
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5.6b

landscape

legend

-  successful inter - building spaces - retain within guidelines
-  significant trees
-  landscape tradition areas - preserve within guidelines
-  new or reworked emphasized entry point
-  structural planting
-  existing building - consider demolition or alteration to allow through-link public space
-  major new landscape space
-  contemplative space
-  north - facing garden spaces associated with residential redevelopment



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4.2.6. Buildings

Current campus buildings present a range of quality, forms, architectural styles and functions. Some contribute to the existing sense of place and/or are of architectural significance. In places the ensemble of buildings is more important for quality and legibility of the campus than individual buildings. In recent years new buildings and major refurbishments have made significant contributions to the quality of the campus and its image.

All buildings on campus should excel in terms of sustainability, their urban design role in the campus structure and form, architectural quality, contribution to campus identity, and creation of optimal learning environments.

Objectives

1. Ensure that buildings are exemplars of excellent design for a university, benefiting all students, staff and visitors, optimising Campus Experience, and teaching by example to the broader community
2. Adopt whole-of-life cycle approach for buildings, optimising sustainability and allowing for flexibility and adaptation to accommodate new approaches to teaching and research
3. Optimise design quality of buildings through:
 - i. alignments, heights and scale which contribute to the overall campus built form and public domain pattern
 - ii. heights that:
 - create campus edge conditions compatible with the desired future adjoining built form
 - relate to the scale, use and optimal amenity of campus public domain
 - relate to the desired sense of place for the campus
 - iii. orientation which facilitates passive solar design
 - iv. footprints/bulk which relate to their function, internal amenity, efficiency and optimal energy performance
 - v. “safety by design” principles
 - vi. transparent and activated facades, especially on the ground floor, and
 - vii. visible through routes
4. Ensure that buildings define and interface with the public domain in a manner which is appropriate for the specific functions of the building and public space, particularly at Hubs
5. Ensure that new buildings and refurbishments value the significant architecture and existing character of the campus
6. Achieve equity of access to all buildings with dignified routes for people with disabilities
7. Ensure that internal design of buildings fosters interaction and learning, and optimises comfort, pleasure and delight, adding to Campus Experience.

Controls

- a) New buildings are to be located within the building location zones identified in Figure 5.8 subject to the additional provisions set out below
- b) New buildings or extensions to existing buildings are to be located behind the key building alignments identified in Figure 5.7 and the existing alignments set for University Mall, Science Square, the Quadrangle, Library Lawn, Commerce Courtyard,

Chancellery Forecourt, Union Road, Engineering Road, College Road and Chancellery Walk

- c) The precise position of other building alignments are to be subject to detailed design studies of both the proposed buildings and adjoining public domain including consideration of at least:
 - i. tree root and canopy requirements
 - ii. heritage conservation requirements around the Old Tote Courtyard Hub
 - iii. appropriate building footprint sizes to meet the requirements of proposed uses and energy performance of buildings
 - iv. appropriate dimensions of new gathering and connective spaces
 - v. the design of new or upgraded entrances
 - vi. solar access requirements of adjoining open spaces and buildings
 - vii. residential amenity performance of new campus housing

These matters are to be addressed in DAs for new and refurbished buildings

- d) Campus boundary conditions are to be achieved as indicated in the building alignments in Figures 5.7 and the sections in Figure 5.9
- e) Maximum building heights are to be as specified in Figure 5.8. Heights are defined as wall heights allowing for appropriately articulated upper levels and roof forms. Areas above the wall height may include plant and equipment only, which is not to occupy more than 50% of the building footprint
- f) Floor levels of all new habitable and storage areas are to be a minimum of 300 mm above any adjoining 1 in 100 year ARI flow path/ponding depth
- g) Design of campus buildings is to respond positively to the architectural relationships and elements set out in 4.3.1
- h) Campus building types are to conform to the details set out in 4.3.2
- i) Building design is to contribute to the creation of the special places indicated in Sense of Place (4.2.1) and the creation of Hubs (4.2.4)
- j) Any new works on the buildings and spaces within the Old Tote Courtyard HCA on High Street are to be guided by the statement of heritage significance. DAs for such works are to include a Heritage Impact Assessment and Plans of Management as required
- k) Equal access to buildings is to be achieved through implementation of the findings of the UNSW Disability Access Audit, and compliance with the Building Code of Australia and Disability Discrimination Act
- l) Service access to buildings is to be appropriately located in relation to access needs and include required loading docks sited and designed to optimise the aesthetics of ground floor levels and safe and comfortable pedestrian movement
- m) Buildings and structures to house infrastructure, plant and campus services are to be in accordance with any Campus Infrastructure and Services Strategy and located adjacent to but not within gathering and connective spaces, be integrated with other buildings and comply with the design quality provisions of the DCP
- n) DAs for buildings on western and lower campus greater than 20 metres in height above existing ground level are to be accompanied by an urban design analysis, which

includes a view impact assessment demonstrating the proposal's relationship with the public domain of the surrounding streets in addition to any impacts on nearby residential development

- o) DAs for buildings on upper campus greater than 40 metres in height above existing ground level are to be accompanied by an urban design analysis, which includes a view impact analysis demonstrating the proposal's relationship with the public domain from significant vantage points around the campus
- p) All DAs for buildings greater than 15.24m Above Existing Ground Height (AEGH) are to be referred to Sydney Airports Corporation Ltd for approval, as required by the Civil Aviation (Buildings Control) Regulations
- q) Minimum setbacks of 6 metres from the street alignment are to be provided for buildings adjoining a residential precinct, to preserve solar access and privacy to residential properties adjoining the campus
- r) All buildings on western campus are to be setback 10 metres from the western boundary of the campus. In addition to the 10 metre setback zone, a maximum height of 12 metres applies to all buildings within 25 metres of the western boundary. This requirement is to preserve an appropriate scale of development when viewed from the adjoining residential precinct of Day and Doncaster Avenues
- s) Solar access to living areas and principal landscaped spaces of adjoining residential development is not to be reduced to less than 3 hours per day throughout the year. If 3 hours per day is not currently achieved, new development must not reduce this further
- t) In mixed use residential and university use buildings, a secure separate entry is to be provided for residents, to prevent unrestricted public access to private residential areas.

5.7 building alignments

A memorable campus attribute is its landscaped setting which includes strong groupings of tree plantings along perimeter streets. Buildings set back from the street are often screened by foliage.



High Street.

Campus buildings would generally continue to be setback from street alignments, and be screened by major tree plantings.

Buildings which define the space of University Mall as it crosses Anzac Parade, would have higher visual prominence.

Building alignments along other streets would be punctuated by breaks in the built wall including building entries, through building links, forecourts and the like.

On campus, building alignments would reinforce identified campus spatial structure of gathering and connective spaces.

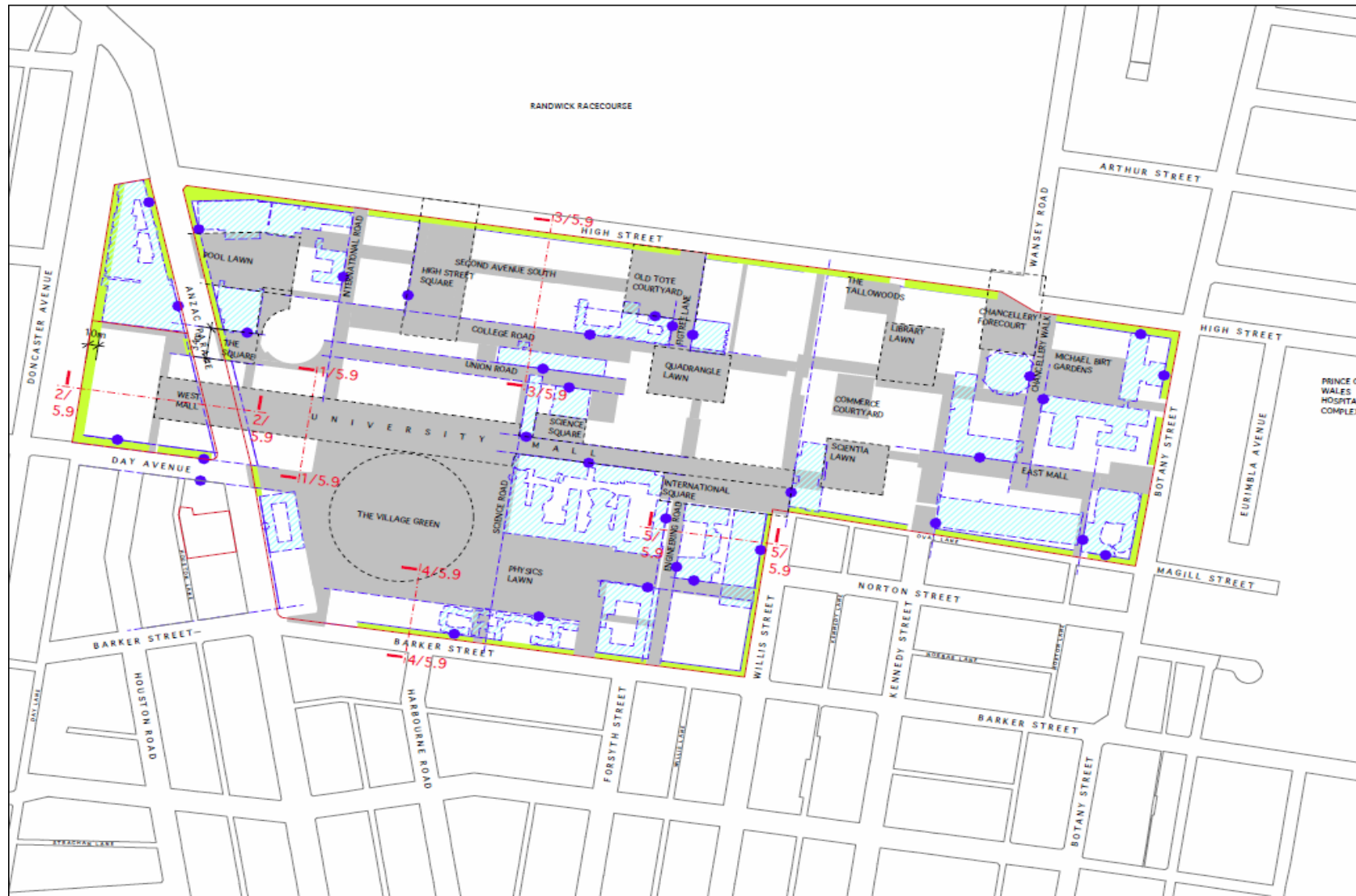
The exact alignment of buildings north and south of the University Mall in proximity to Anzac Parade would be determined by a future detailed study of the geometry of University Mall and the preservation and consolidation of existing structural plantings along it. Approximate dimensions of the width of this space are indicated on Section 1 - 1/5.9.

Potential future built form is represented on five campus sections in 5.9 Potential Sections. They are referenced on this drawing in red.

Legend

- building alignments along edge streets would generally retain existing setbacks. Identified significant tree plantings to be retained, may increase this setback or introduce a secondary building alignment
- regulating alignments along specific building outlines existing in 2005 and street boundaries
- tree planting zone
- Campus spatial structure - gathering and connective spaces

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UNSW KENSINGTON CAMPUS DCP

5.8

building height

Building heights on campus vary from single storey to 15 storeys. The predominant heights between 4 and 6 campus storeys, appear to be most suitable for campus buildings and the amenity of their adjoining spaces. Campus storey heights are generous, varying from about 4-6m. Building height expressed in campus storey height may be able to accommodate additional storeys when residential storeys of 3m are proposed.



Predominant campus building heights of between 4 and 6 campus storeys



Large footprint towers oriented broad side to north blight adjoining southern spaces. Limited footprint towers are proposed in groupings, on upper campus and Anzac Parade, set well away from boundaries to neighbouring buildings.

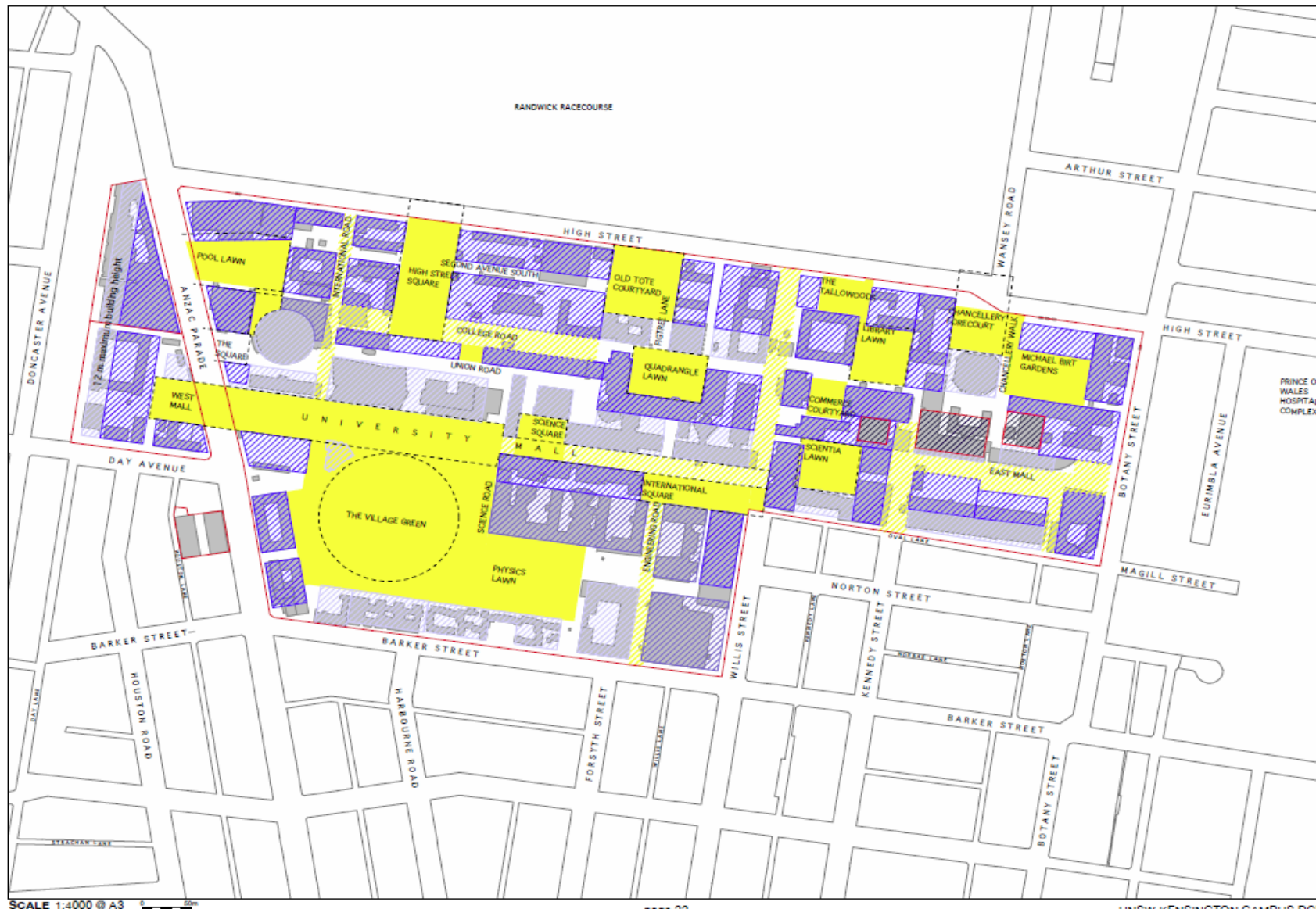
Legend
Building height is based on generous campus storeys for the lower levels.

- wall height up to 14m - 3 campus storeys
- wall height up to 18m - 4 campus storeys
- wall height up to 24m
- wall height up to 60m - future slender tower zone, limited floor plate size - refer to campus building types
- campus building footprints existing at 2005
- building exclusion zone - exact location subject to detailed design

The arrangement of buildings and height needs to preserve solar access to some identified campus spaces.

- generously sunlit campus space at mid winter
- partially sunlit campus space

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5.9 POTENTIAL SECTIONS

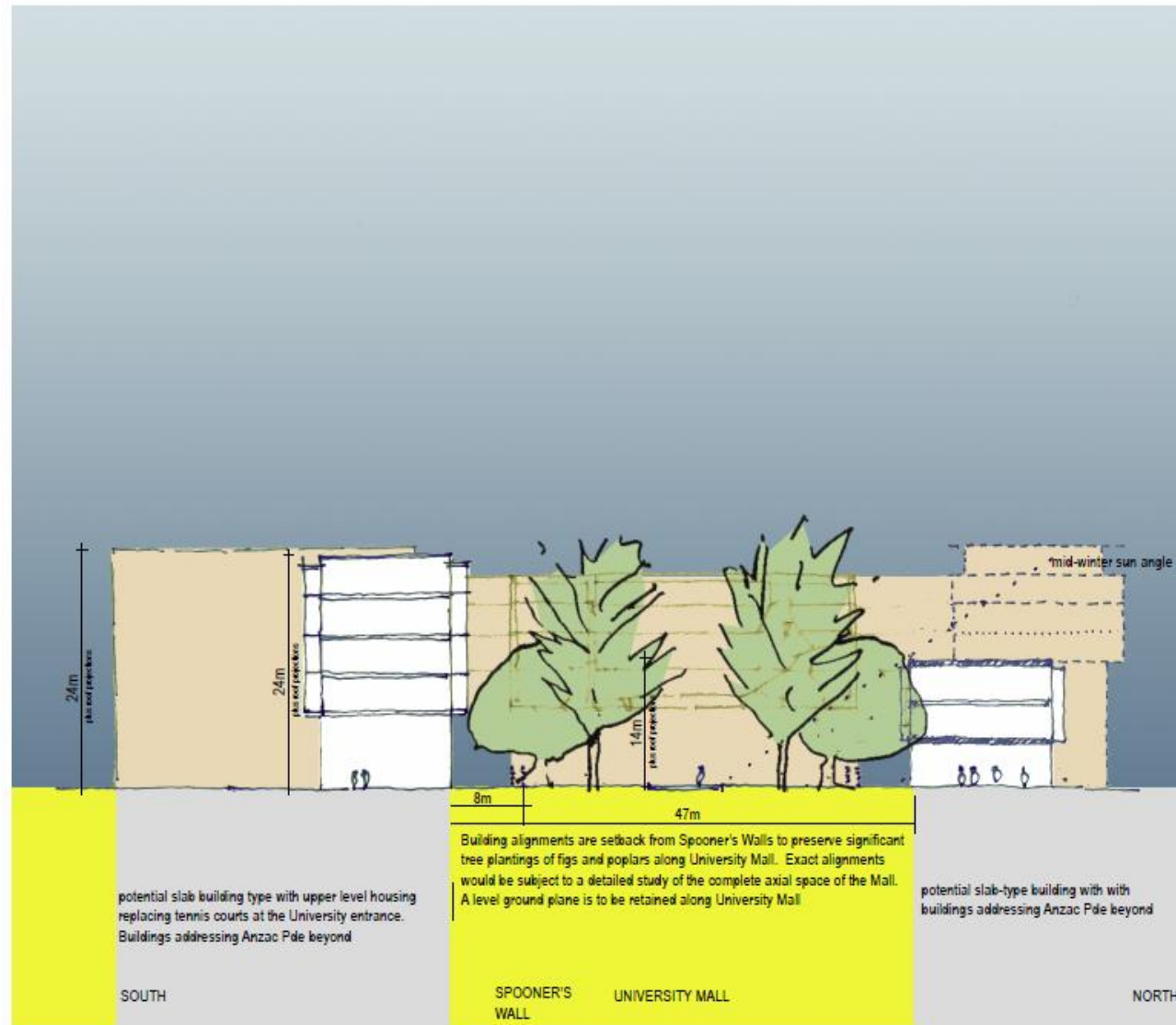


SECTION 1-1 THROUGH UNIVERSITY MALL

The following Campus sections indicate potential future built form on likely development sites.

Where building heights are above 14m, the sections indicate the desirability of ensembles of buildings of varying height and extent, the creation of sun trap courtyards and consideration of mid winter sunlight penetration to campus spaces.

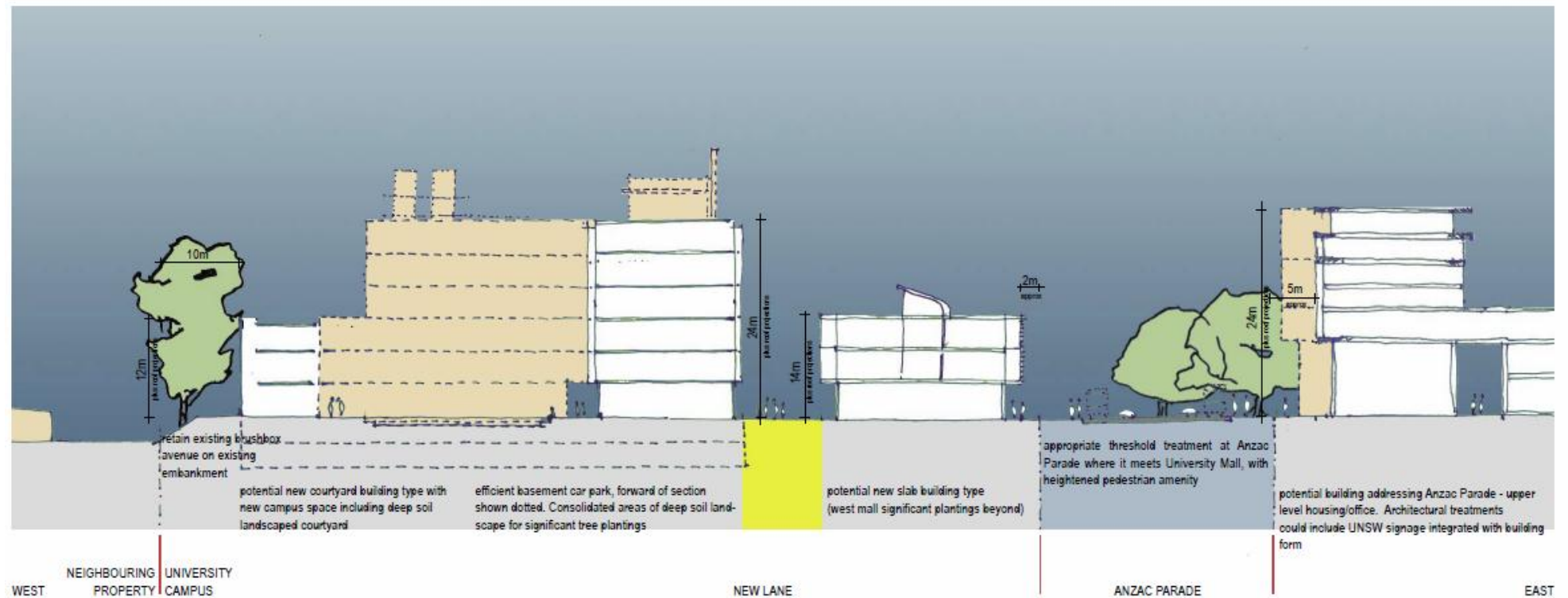
- section 1 - 1 cuts through University Mall
- section 2 - 2 cuts through Anzac Parade
- section 3 - 3 cuts through College Road and High Street
- section 4 - 4 cuts through Barker Street
- section 5 - 5 cuts through Engineering Road and Willis Street



5.9 POTENTIAL SECTIONS



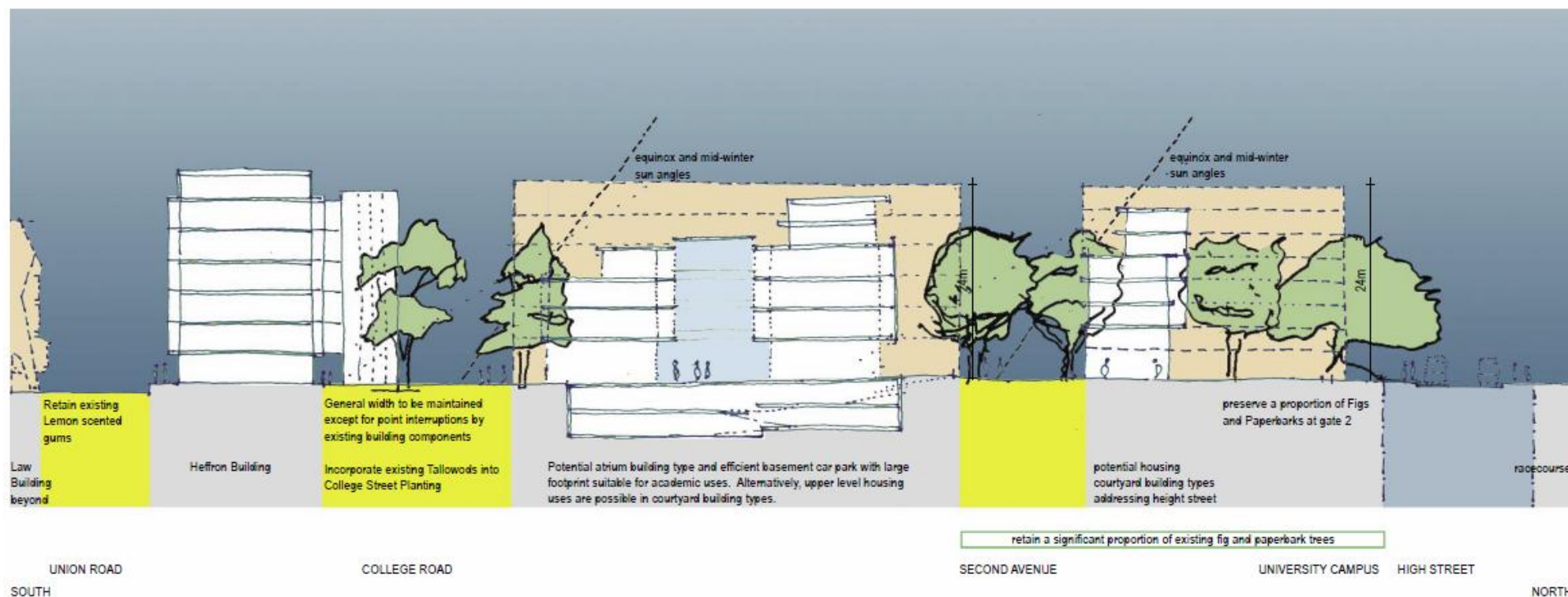
SECTION 2-2 THROUGH ANZAC PARADE



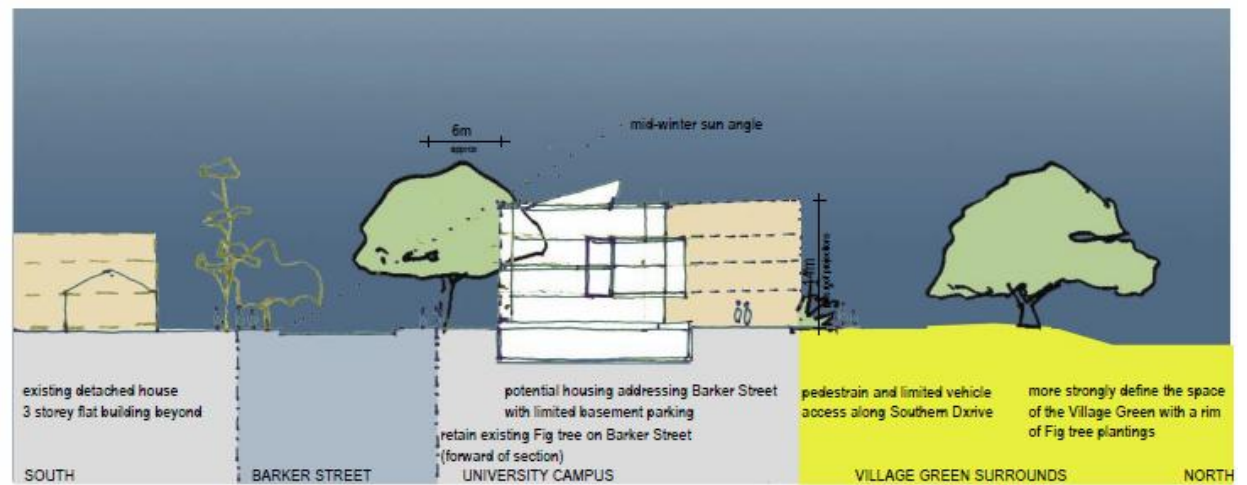
5.9 POTENTIAL SECTIONS



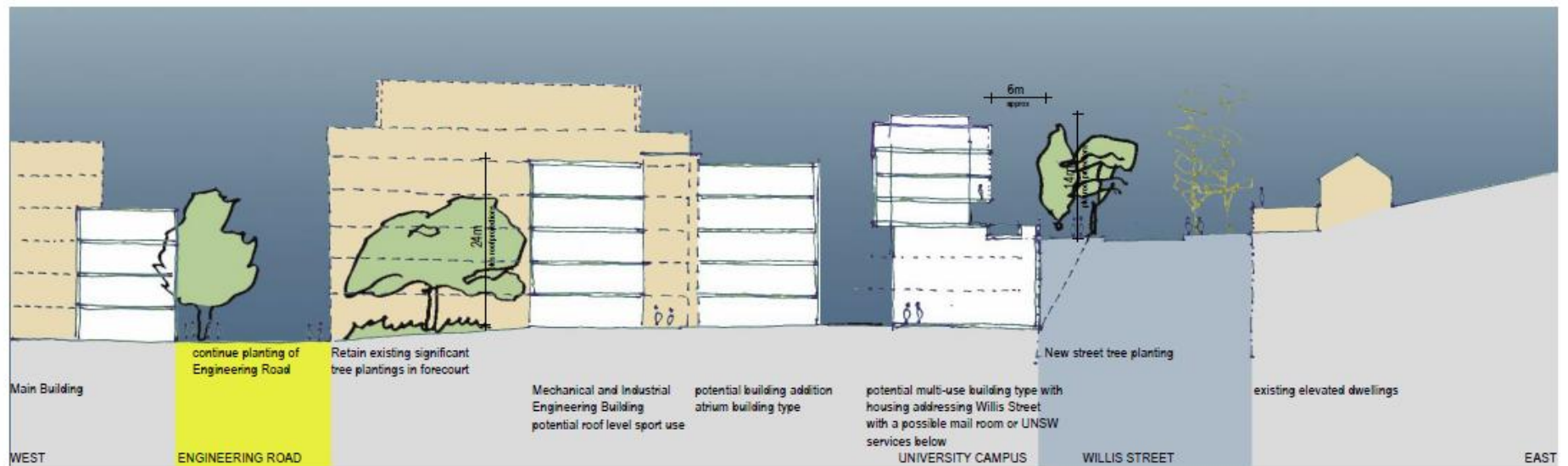
SECTION 3-3 THROUGH COLLEGE ROAD AND HIGH STREET



5.9 POTENTIAL SECTIONS



SECTION 4-4 THROUGH BARKER STREET



SECTION 5-5 THROUGH ENGINEERING ROAD AND WILLIS

4.2.7. Housing

Providing housing for students, staff and visitors on or near the campus has been identified as being of critical importance to optimising the Campus Experience and achieving sustainable transport outcomes. Housing is now a core need of the University. UNSW has a long tradition of residential colleges on the High Street, Barker Street and Anzac Parade edges. Recently other university housing forms have been provided in Randwick. In total approximately 1,500 beds exist (in 2007).

Objectives

1. Increase university housing on and near the campus to support sustainability principles, liveliness of campus, sense of community and increased affordability within the high cost Sydney housing context
2. Establish concentrations of housing with support services on the ground floor to enable a sense of community and to contribute to a vibrant campus
3. Enable mixed use buildings above major pedestrian routes or activity areas with broad university uses (including teaching, research, academic, e-learning areas or public rooms) and housing support uses on lower levels to activate the ground level and related public domain, and residential uses on higher levels for improved residential amenity
4. Design university housing to suit contemporary needs of students and staff, including a range of housing types, catering for undergraduates, postgraduates and visitors to UNSW, sensitive to the special needs of international students, families and others
5. Explore innovative funding and delivery mechanisms for university housing.

Controls

- a) Approximately 3,000 additional beds, the target for new university housing on the campus or within walking distance (1.5 kilometres), are to be provided over the vision of the Campus 2020 Master Plan. The initial priority is 1,000 additional beds
- b) On campus housing is to be located as indicated in Figure 5.10
- c) New housing is to be focused on or near a Hub with activities and facilities to meet student needs well beyond 9:00 am-5:00 pm
- d) The ground levels of new accommodation buildings are to be activated with retail and services, such as child care and e-learning spaces to provide active edges and passive surveillance of the public domain. In some locations quiet enclosed garden areas for residents are appropriate
- e) Conversion of upper level existing towers (Mathews and Applied Science buildings) for residential uses is to be investigated, as they currently offer poor academic and teaching areas but may offer good amenity to residents
- f) Amenity and sustainability of new housing is to be achieved through compliance with State Environmental Planning Policy No 65–Design Quality of Residential Flat Development and State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, where applicable
- g) Accommodation for visiting students, academics and staff of educational institutions and their families is to be investigated for the campus to widen the range of housing for campus visitors. Preferred sites are the development opportunities identified with frontages to Anzac Parade or High Street.

4.2.8. Retail and services

A key component of Hubs is to ensure that retail and other services are appropriately located to establish the pattern and density of activity envisaged. Retail is considered to include the large range of shops and services that provide for daily life on campus, e.g. food and beverages, stationery, books, banking, post office, mini market, travel, student administration and advisory services.

The University also has a number of services such as the mailroom and engineering workshops which are essential to the functioning of the campus.

Objectives

1. Ensure that the type and distribution of retail and other services on campus contribute to optimising Campus Experience and the creation and quality of Hubs and related open spaces
2. Concentrate retail and service outlets in identified Hubs. Limited scattered retail is acceptable to support specific faculty needs or as cafes at contemplative spaces
3. Ensure that the scale of retail and services focuses on campus users and does not compete with retail located in the nearby town centres of Randwick, Kensington and Kingsford
4. Expand the range of retail and services on campus, including child care, to maximise their usefulness to staff and students and encourage them to stay on campus longer
5. Provide a range of facilities targeted to different groups on campus.

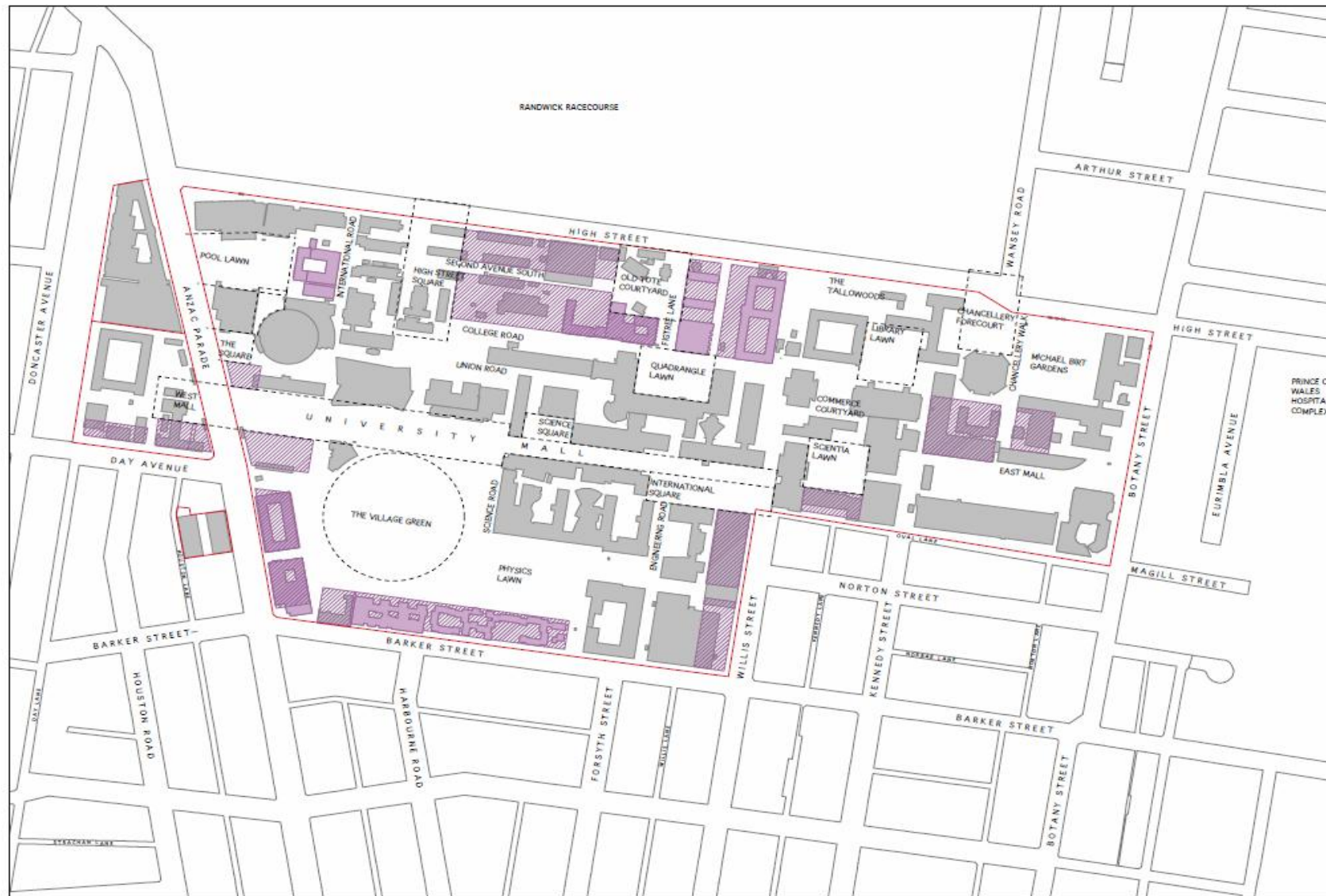
Controls

- a) Existing and new retail and services are to be predominantly located in the identified Hubs as indicated in Figure 5.5 and preferred retail locations in Figure 5.11
- b) When opportunities arise over time, existing inappropriately located retail and services are to be relocated into Hubs and the specific frontages identified in Figure 5.11
- c) Retail is to activate the public domain at Hubs. Retailing enclosed within buildings, in tunnels and in food courts is not to be provided
- d) Major priorities for restructuring retail and services are (refer 4.2.4):
 - i. Mathews Tower ground floor, Mathews Pavilions and Arcade
 - ii. Roundhouse, Blockhouse and Squarehouse
 - iii. the Quadrangle
- e) Retain existing successful coffee shops located outside Hubs, such as AGSM Courtyard and Engineering (John Lions Garden), as they provide opportunities for quieter social and academic interaction and contemplation
- f) New and upgraded child care facilities are to be provided in key locations (refer Figure 5.11) which meet locational requirements and timeframes of users, especially longer hours to suit part-time and postgraduate students. Examples include redevelopment of Kingsford Gate and the High Street housing area, (see also 4.2.4)
- g) Include spaces for staff to meet one another and entertain visitors in a collegiate atmosphere
- h) The provision of student services, such as student administration, accommodation, counselling, enrolment, travel advice, are to be located to support the principles and the Campus Experience, especially in Hubs
- i) The location of university functions such as security, mailroom, engineering workshops and maintenance facilities are to be carefully sited in accordance with any Campus Infrastructure and Services Strategy and not prejudice the achievement of the principles and the Campus Experience

5.10 housing

Campus housing has the potential to add to the life and safety of the campus and its perimeter streets, when it includes outward focussed uses at ground floor level.

Campus housing, should incorporate multi uses : residential support uses, public rooms, retail, child care academic uses and the like at ground floor level.

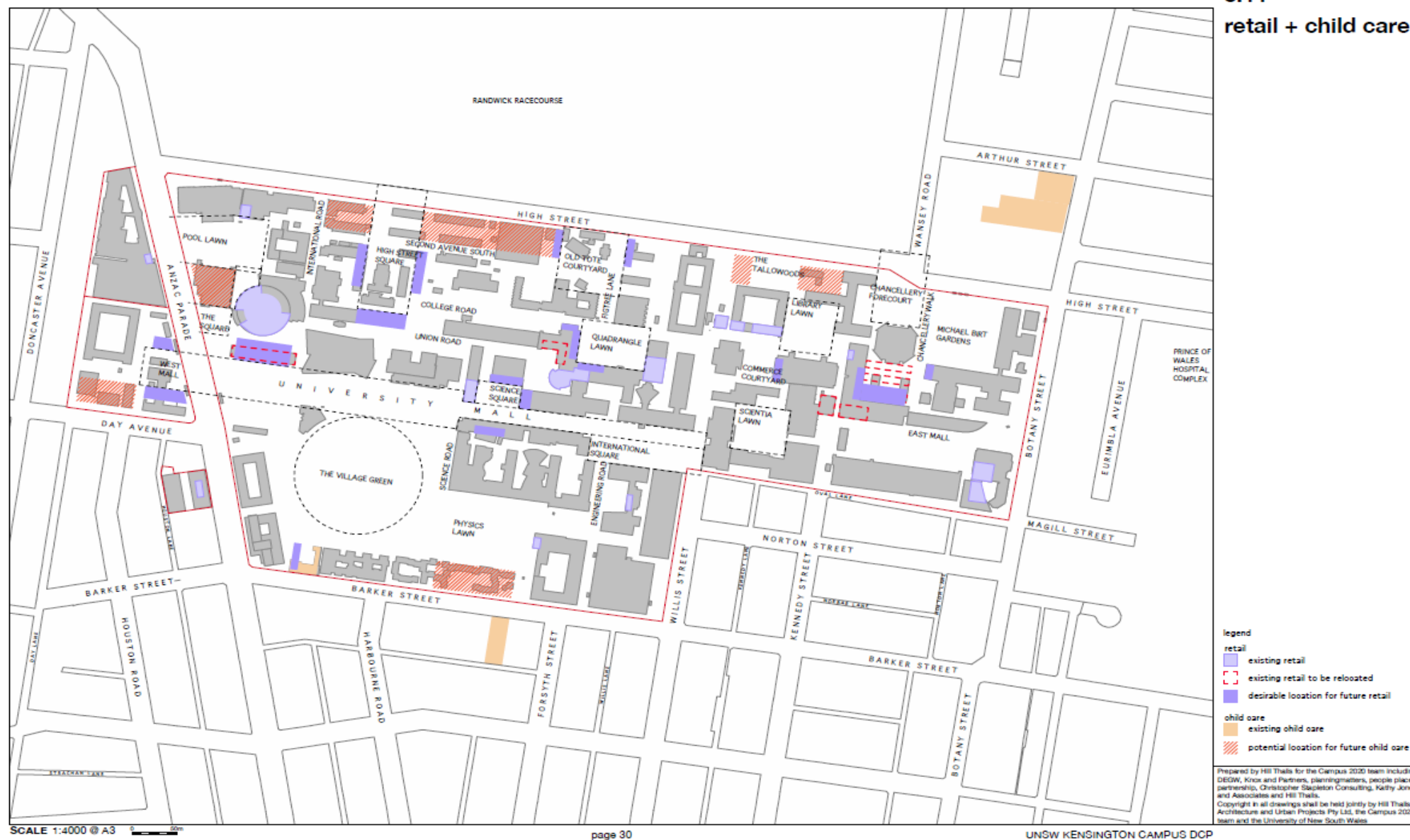


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UNSW KENSINGTON CAMPUS DCP

5.11 retail + child care



4.2.9. Recreation and cultural facilities and events

UNSW has a large range of recreation and cultural facilities. Their contribution to Campus Experience is clear, often creating the strongest memory of campus life. Recreation and cultural facilities and events also support principles such as sense of place, sustainability, housing and Hubs and Clusters.

Objectives

1. Ensure that the campus has a range of indoor and outdoor recreational and cultural facilities that allow for activities and events beyond academic functions for both UNSW and the broader community
2. Create an equitable and more flexible system to manage and access the range of indoor and outdoor recreational and cultural facilities to permit both arranged and spontaneous activity
3. Ensure that some gathering places and connective spaces are able to be used in an informal manner to reinforce links between Schools and Faculties, for informal learning spaces and collaboration, and to enhance the social aspects of the Campus Experience.

Controls

- a) Existing recreational and cultural facilities are to be maintained, particularly those at the identified Hubs (refer Figure 5.5)
- b) Additional recreational facilities are to be provided as the recreational needs of the campus population evolve in accordance with any Recreation Study and Management Plan prepared by UNSW
- c) New or relocated cultural facilities, such as theatres and galleries, are to be provided over time, located in Hubs as public rooms or on the Anzac Parade frontage in accordance with any Recreation Study and Management Plan prepared by UNSW
- d) The important role of recreation and cultural facilities in bringing the broader community onto the campus is to be recognised in location decisions, and design of facilities and the adjoining public domain.

4.2.10. Transport and parking

Making transport more sustainable is one of the key platforms of the Campus 2020 Master Plan. This is to be achieved by improving access to the campus by public transport in preference to private vehicle use. Parking is to be reduced over time, but made more available across the day and night for students, staff and visitors. Other modes of transport such as cycling and walking are also to be made more attractive and safer.

UNSW is the largest single employer in the eastern suburbs and the largest generator for bus passengers in Sydney. It can achieve improvements to its transport systems by economies of scale. The improvements to bus services and bike routes would benefit the local community, not just the University.

The backbone of the Transportation Strategy is the agreement to measure transport demand every year to avoid subjectivism and focus on policies and cooperation between UNSW, Council and transport agencies.

Objectives

1. Adopt a sustainable transportation strategy, reducing car dependence
2. Reduce parking for the University adjusted with any expansion of the University
3. As the transport, traffic and parking effects of the campus affect the surrounding local area, seek agreement with Council to implement the transport and parking measures outlined in the Transportation Strategy
4. Improve bus services to the campus, including safe night time services
5. Improve the connectivity, safety and attractiveness of bike routes to the campus
6. Maintain a spread of parking throughout the campus
7. Prepare transport management plans to deal with special events on campus
8. Improve the public domain adjacent to and in the vicinity of the campus in consultation with Council
9. Implement traffic improvements to address traffic congestion.

Controls

- a) The reduction in car dependence is to be achieved through a combination of:
 - i. reduction in parking supply
 - ii. public transport upgrades
 - iii. location of university accommodation
 - iv. parking charges, and
 - v. an interactive information systemas set out in the Transportation Strategy in Figure 5.12
- b) The total number of parking spaces on campus is to be maintained until such time as it is demonstrated through the annual parking survey that the total number may be reduced without adversely impacting parking on the surrounding streets
- c) Surface parking within the campus is to continue to be relocated to be under new buildings or within structured car parks (see Figure 5.13)
 - i. New car parking areas are to be constructed under new buildings on western campus and on lower campus (possibly also under new buildings) to replace 300 existing permit and reserved parking as lost due to redevelopment
 - ii. 100 short-term parking spaces are to be located in lower campus with access from High Street over time as new visitor parking for the campus
- d) Maintain the provision of Disabled Parking and Loading Zones throughout the campus
- e) All new DAs (excluding university accommodation) are to include an assessment of whether the proposal involves an increase in staff, student or other visitations to the campus or only a relocation or up-grade of existing facilities in the context of the total campus population and parking trends, as set out in the Transportation Strategy in Figure 5.12. Where an increase is proposed, the DA is to be supported by a Traffic and Parking Report which addresses:

- i. the potential increase in parking demand
- ii. the potential impacts on campus parking supply and demand and on-street parking demand
- iii. achievements in reducing parking demand across the campus
- iv. any specific measures proposed to lower parking demand or avoid potential adverse impacts
- v. Specific pedestrian, bicycle, public transport or parking initiatives/improvements may be required prior to occupation of specific proposal
- f) The University is to contribute to the cost of external civil works that relate to specific DAs such as improving/upgrading bikeways and pedestrian footpaths in the vicinity of UNSW
- g) All new/amended car parking areas, access roadways, internal circulation areas and ramps shall comply with the requirements of AS 2890.1 (2004) and AS 2890.2 (2002)
- h) The location of vehicle access/egress points is to be determined subject to an assessment of the impacts on existing traffic flows
- i) Parking demand for new university accommodation is to be based on the following minimum rates:
 - i. 1 space per 10 students/staff for accommodation greater than 800 metres from the Campus
 - ii. 1 space per 15 students/staff for accommodation at or within 800 metres of the Campus

Note

Parking generation rates for university accommodation may be reduced through sustainable transport initiatives such as car pool/car club arrangements. Residents in university accommodation are to be excluded from Council's Resident Parking Scheme

- j) At some time in the future, and dependent on the future growth of the University, the top deck of the existing car parks may be reused as sporting or other facilities
- k) Opportunities to remove vehicles from the Rupert Myers courtyard are to be investigated
- l) Consideration is to be given to a dual pedestrian entry into the campus from Anzac Parade being made legible by two pedestrian crossings, one at each end of bus stops
- m) Public domain improvements such as paving and extended pedestrian crossings are to be introduced at the bus stops at Gates 2 and 8 in High Street with the axis from these stops strengthened, signposted, illuminated and inclusive of evening activity.

UNSW Transportation Strategy	
1	Council and the UNSW agree with the aim to reduce travel by private car by 3% per annum by: • implementing public transport upgrades • reducing parking supply • locating university accommodation on or near the campus • managing parking charges, and • supporting an interactive information system.
2	Travel behaviour to be surveyed annually, including an online survey supplemented with an independent on street survey as appropriate (especially if there is a demonstrated swing) to measure progress in reducing travel by car. Council's Traffic Engineer to review and approve of the methodology of the survey and the analysis. UNSW to fund the survey.
3	Council and the UNSW to enter into an agreement on the Management of Parking and Traffic for a five year period and review progress thereafter. The short term management agreement to include: a) BUS TRAVEL (i) Council and the UNSW to work together on preparing a submission to Sydney Buses, through their Regional Board, for additional services to the University. The submission to be based on the transport analysis completed for the Campus 2020 Master Plan. (ii) Council and the UNSW to work together on a management scheme to improve bus operations in High Street. This work to commence with an origin and destination survey to determine the proportion of traffic turning right into Botany Street from High Street (west). Options include banning the right turn into Botany Street thereby clearing delays from High Street and a bus lane from Wansey Road to Botany Street thereby giving priority to buses. b) RAIL TRAVEL Council and the UNSW to work together on preparing a submission for a rail connection to the University. c) LOCAL STREET PARKING PLAN The University and Council to reach agreement on a parking control plan for the streets surrounding the University. It is anticipated that this plan may have the following objectives. (i) Provide 50% of kerb space for residents and short term parking (time may vary according to local need) with 50% of kerb space to remain unrestricted. The plan is intended to comfortably accommodate all residential users and their visitors leaving a large proportion of short term spaces unoccupied. Unrestricted spaces will also be used by residential visitors wishing to stay a long time in the area. (ii) Introduce the plan over three years. (iii) Review the plan after three years. d) SHORT TERM PARKING Consideration to be given to introducing short term parking in streets immediately surrounding the University until such time that 10% of spaces remain unoccupied at 11:00 am on weekdays, which is the peak accumulation of staff and students on campus. Achievement of unoccupied spaces demonstrates that demand has been met by allowing turnover of spaces.
4	In the event of development that would increase the total population of staff or students then the prevailing mode of travel and distribution of parking (as measured in the latest survey) to be used to assess the future travel patterns and parking demand. The additional campus population arising from the development to be considered as the same proportion of the existing peak population (at 11:00 am weekdays) of students and staff to the total number of students and staff respectively.

UNSW Transportation Strategy	
4 (contd)	Development in the next two years (2007 and 2008) that would increase the total population of staff or students to be considered with the same mode of travel as the existing mode of travel; measured in the first survey (or if earlier than April 2007 then from the analysis contained in the Campus 2020 Master Plan). Thereafter travel demand from any expansionary development to take into account the trend in car demand projected two years ahead of the DA. (For example, if travel by car is not varying annually then the future demand for a development will be considered as the unaltered figure regardless of plans to reduce travel by car.)
5	In the next five years all additional staff parking arising from expansionary development to be accommodated on campus, if necessary in temporary parking areas, or in spaces known to be available from the travel surveys.
6	In the next five years all potential additional student parking demands generated by expansionary development at the peak period (11:00 am) to be restricted to the fixed and reducing demand available on surrounding streets (dependent on travel surveys) resulting from the implementation of the Local Street Parking Plan. Hence the parking demand by students as a proportion of the total number of arrivals will be forced to reduce.
7	Parking fees on campus to be increased annually subject to ongoing monitoring. This is not anticipated to have any appreciable impact on on-street parking but will leave the way open to a continued disincentive to driving in the 10 to 15 year period. It will also pave the way to introduce some student parking (including permit parking) onto the campus at a higher fee than staff sometime after the initial five year period.
8	As parking becomes available on campus, as a result of increased use by staff of public transport and increased fees, these spaces to be reassigned for short term and student parking. UNSW to continue to optimise the use of spaces on campus.
9	The short term parking requirements of external users for special events to be accommodated on campus as part of event coordination and parking management. (This will not stop the use of short term parking on the surrounding streets).
10	Bikeways within 3km of the University to be reviewed with the appropriate Councils with the aim of providing more direct access to the University. Bike racks to continue to be placed where a demand occurs at a rate of at least 80 spaces per annum for the next five years. Lockable bike cages to be located near Gates 2, 8 and 14.
11	UNSW in conjunction with transport authorities to set up a procedure by which students and staff living within a range of new transport services or those affected by changes to travel conditions are contacted. The procedure would inform of changes, ask for comment and follow up either modifications to those proposals or questions if the recipients have changed travel behavior.
12	All full time local students to continue to be entitled to a public transport concession while staff to continue to be eligible for a Travel Pass by salary deduction for public transport tickets at cheaper rates.

Figure 5.12: Transportation Strategy

5.13

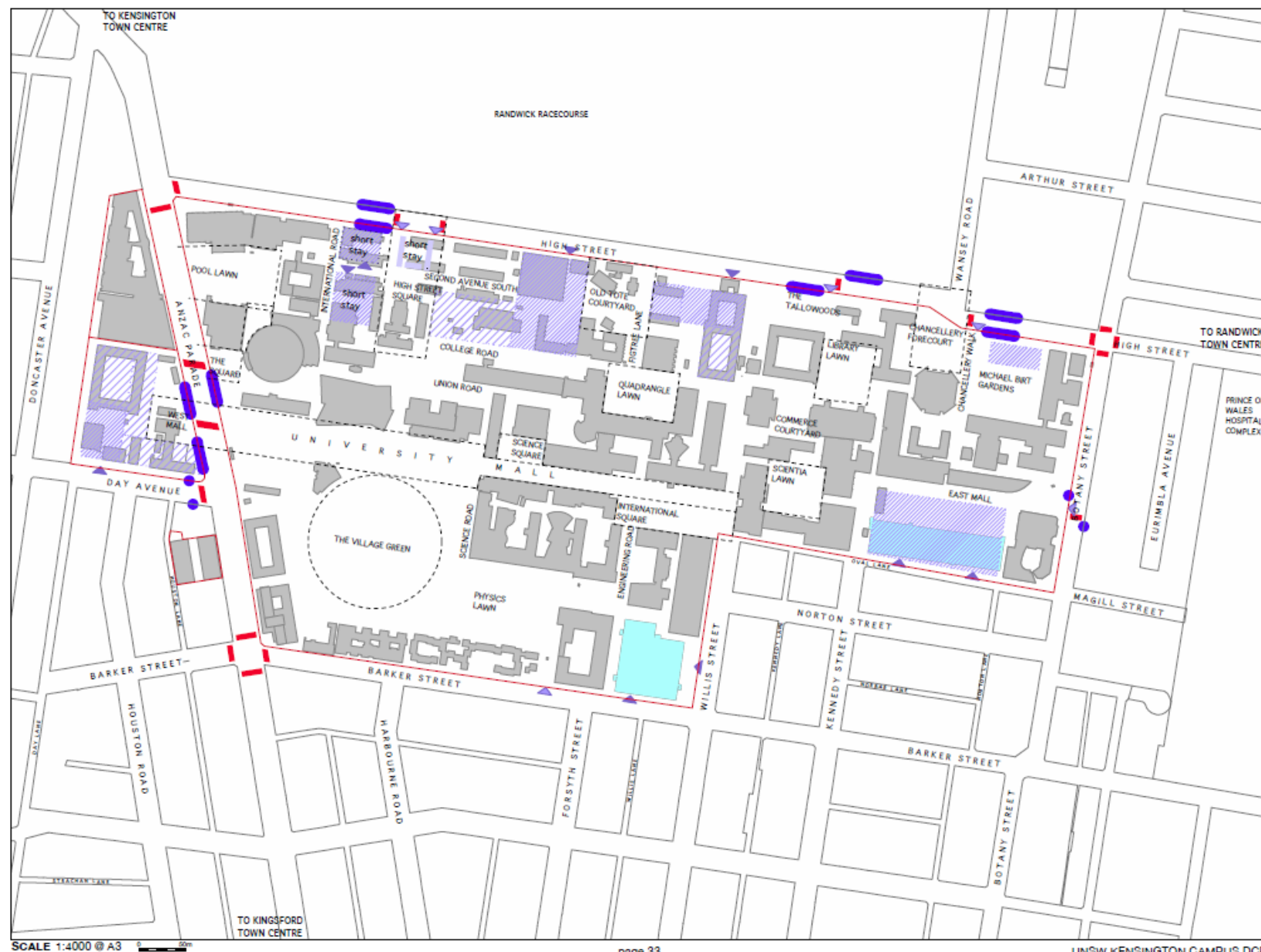
transport

The Campus Transport Strategy promotes public transport usage.

Intensification of public transport services would focus on Anzac Parade and High Street and associated primary entry points into the campus.

There is a need for limited additional car parking on the lower campus, east and west of Anzac Parade.

To enhance on campus pedestrian amenity access to campus car parks is indicated from perimeter streets, with low speed service and emergency vehicles continuing to use some connective campus spaces.



4.3. Design of campus projects

4.3.1. Architectural relationships and elements

6 The Design of Campus Projects

Campus projects are a primary vehicle for the implementation of Campus 2020.

To encourage design excellence and support the realisation of successful campus projects, this section examines application of specific Campus 2020 Design Principles at the detailed scale of the campus project and outlines considerations for Architectural Relationships and Elements, Campus Building Types and Landscape.

Architectural Relationships and Elements engages with the significant built form legacy of the campus, to promote high quality architecture attuned to the definition and activation of the campus' rich spatial structure, which will continue to contribute toward a positive campus experience.

The architectural relationships and elements are presented with annotated photographs and drawings, predominantly of noteworthy buildings and fine spatial relationships which currently exist on the campus. Where no examples currently exist on campus, examples have been sourced from elsewhere.

Campus Building Types identifies and describes a range of building types appropriate to the Campus and includes design considerations specific to each. While Campus Building Types are predominantly "form based" types, they are led by public rooms which are the focus of activity hubs, a key Campus 2020 Design Principle.

At the scale of the campus project, architectural design is to be informed by the following building types:

- 6.2.1 Public Rooms
- 6.2.2 Courtyard Buildings
- 6.2.3 Slabs
- 6.2.4 Atria
- 6.2.5 Towers
- 6.2.6 Pavilions

They are described in detail in 6.2 Campus Building Types

Landscape Principles identifies high quality open spaces currently existing on campus, and describes how they represent the application of appropriate design principles within the overall intent of Campus 2020.

Design Excellence

In responding to detailed project briefs, successful campus projects would incorporate Campus 2020 Design Principles and demonstrate:

- high quality architectural and landscape character
- high amenity internal rooms and external spaces
- successful integration with the ground plane
- excellent relation to the campus spatial structure and vistas
- sound integration between architectural and landscape strategies
- quality material and detailing
- excellent environmental performance

6.1 Architectural Relationships and Elements

The built component of campus projects has the potential to demonstrate specific Campus 2020 Design Principles - sustainability, sense of place and legibility. At the scale of the campus project, architectural design is to be informed by Architectural Relationships and Elements which follow:

6.1.1 supporting sustainability – Long Life, Loose Fit, Low Energy Buildings

6.1.2 supporting sense of place

- a Relationship to Edge Streets
- b Building Ensembles
- c Multi Use
- d Outward Focussed Ground Floor Uses
- e Engaging Address

6.1.3 supporting legibility

- a Relationship to Connective Campus Spaces
- b Relationship to Vistas
- c Through Building Links
- d Awnings and Colonnades
- e Linking Elements

Long Life, Loose Fit, Low Energy Buildings

Key aspects of sustainability relating to buildings follow. Also refer to 5.1 Sustainability and UNSW Environmental Management Plan.

1. To limit energy consumption and ESD life cycle costs associated with new buildings or building refurbishments:
 - employ appropriate and durable building materials and systems;
 - respond appropriately to solar orientation
 - adopt shading devices appropriate to orientation and controlling solar gain in summer and winter;
2. To maximise natural light penetration, limit the floor plate depth of buildings. Appropriate floor plate depth relates to storey height, and use. As a guide 15-18m deep floor plates, with 3-4m storey height can achieve naturally lit rooms deep in the plan; New buildings should use sustainability appropriate building materials for their construction, use and disposal;
3. Natural ventilation and natural lighting principles should be adopted to substantially reduce reliance on artificial heating, cooling and lighting;
4. Openings to the south should be protected from cold southerly winds which can dominate the autumn and spring university terms;

New development and refurbishment on the campus are emerging with a strong focus on low energy buildings. That is, buildings which employ both passive and active strategies to decrease the amount of energy consumed by a building in its lifetime. The Engineering Building has had operable shading devices added along its north and west facades in order to decrease the heat load on the building. The Institute of Languages building on the Randwick Campus also employs shading devices as a passive strategy to reduce heat gain by the building.



The Red Centre is an example of both passive and active sustainable strategies in practice. The thermal flux actively draw air through the building, ventilating the rooms while expelling warm air. Both the building's strategic orientation to north and its minimal depth allow a high percentage of natural day lighting. Other passive sustainable principles include the protection of west facing glass panels with operable vertical shading devices as well as the integration of thermal mass in the form of concrete floors across the southern facade.

6.1.2 SUPPORTING SENSE OF PLACE

A. Relationship to the Edge Streets

1. Unify the campus east and west of Anzac Parade by reinforcing built and spatial relationships across the street.
2. Address the edge streets and incorporate building entries and generously dimensioned through building links into connective campus spaces
3. Incorporate outward focused ground floor uses in proximity to campus entries;
4. Achieve built street address even including locations where the campus level is substantially below street level, as shown for example in Drawing 5.9d Section 5-5.

Also refer to drawings 5.1 Campus image and identity and 5.2 Campus Legibility in the Street Layout



The relationship to ANZAC PARADE can be bettered by consolidating built, landscape and spatial relationships across the street. The N.L.D.A. building builds to the alignment of Anzac Parade for the entire length and height of the building, matching the scale and height of nearby buildings in Kingsford. It incorporates a public stair which moves from Anzac Parade to an upper level courtyard removed from the street. The architectural qualities of its scale, materials and proportions differentiate it from the indifferent nearby buildings.



The N.L.D.A. building responds impressively to the scale and alignment of Anzac Parade and includes a public foyer which engages with the street. The foyer presents a striking night use and image to Anzac Parade.

The importance of High St as a public transport spine is to be reinforced with improved services, increased accessibility for pedestrians + bicycles and improved built address including housing. Indicative housing in Green Square set back from the street behind an avenue of fig trees suggests what may be realised along the lower part of High St.

B. Building Ensembles

Considered relationships between buildings and spaces is a desirable feature of many parts of the campus, such as the ensemble of Science Theatre, Dalton, Heffron and University Mall.

1. Consideration of new buildings as part of an ensemble is important in preserving the richness of campus spaces and varied building scales and heights.
2. The design of new campus buildings is to include consideration of relationships to existing buildings and spaces. The architectural proposition may reinforce, interpret or transform existing relationships, support the campus spatial structure. Refer to Drawings 5.2 Campus Legibility in the Street Layout and 5.3 Campus Legibility - Gathering and Connective Spaces.
3. Generally new buildings are to realise new campus spaces, such as university streets courtyards or squares, which may be in combination with other buildings and landscape elements.

Refer to Drawings: 5.1 Sense of Place Image and Identity, 5.3 Campus Legibility - Gathering and Connective Spaces.



The combination of space and building scales around the Menzies Library derives the sense of place attributed there. It is a unique part of the campus and has varied experiential qualities at different locations around this part.



Commerce Courtyard is supported by the relationships between the central lecture theatre block, the John Goodsell building and the Menzies Library building. It contributes to the public domain network, allowing multiple connections into and through the courtyard. A new public way through the Goodsell Building has the potential to improve access southward.



Library Lawn is supported by the relationship between the Menzies Library, the Chancellor, Morven Brown and Mathews buildings. It also has a considered relationship with the space of Commerce Courtyard.

6.1.2 SUPPORTING SENSE OF PLACE

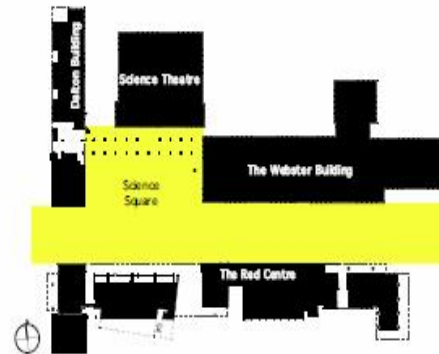
C. Multi-use

1. Multi-use buildings are encouraged particularly at campus hubs;
2. To activate the gathering spaces of hubs, multi-use buildings are to include public rooms and outward focused uses at ground floor level;
3. To promote long life buildings on campus, flexible multi-use buildings are encouraged. These would accommodate a range of changing uses over time, particularly in the lower levels. The design of flexible buildings would need to consider a range of appropriate and compatible changing uses over time, and adopt appropriate floor heights, building depths and structural order;
4. To enable the flexibility of ground floor uses, the ground floor storey height should usually be 4.0m - 6m, and be appropriate to building depth and use. On sloping sites reduced height may be acceptable for part of the ground floor. More generous ground floor heights incorporating two storey colonnades, mezzanines and the like are encouraged;
5. Multi-use can be incorporated into each of the form based Building Types.

Refer to Drawings
 5.1 Sense of Place Image and Identity,
 5.2 Campus Legibility in the Street Layout
 5.3 Campus Legibility - Gathering and Connective Spaces
 5.4 Important Public Rooms
 5.5 Hubs



The location of the Red Centre building north of the Main Building completes the formation of courtyards associated with the Main Building's form. The integration of the through building links reinforces the activity and definition of the courtyards and adds a rich layer of walkways to the campus' spatial structure.



The architectural composition of Science Theatre, Science Square and the Helfron, Dalton and Webster buildings is an ensemble of buildings, of differing height, which complement each other, contribute to the successful making of this part of University Mall and Science Square and its sense of place.



The Main Building/Red Centre courtyard spaces have a sense of place that can be attributed to the scale of surrounding buildings and their combination as an ensemble. The courtyards have a unique, interstitial quality.



The Dalton Building is an example of a successful multi-use building on campus, having been adapted to incorporate retail use at ground floor level.

6.1.2 SUPPORTING SENSE OF PLACE

D. Outward Focussed Ground Floor Uses

1. The ground floor levels of campus buildings are to activate gathering spaces associated with campus hubs;
2. The ground floor levels of campus buildings elsewhere, are to contribute toward the activity of campus spaces with building entries, and through building links;
3. Should ground floor level car parking or service uses be required, the addition of an active crust with outward focused uses is required at spaces associated with campus hubs, and encouraged elsewhere.



The Menzies Library is an example of the contribution that buildings with active and outward focused ground floor uses can make to hubs throughout the campus. The sequence from the public room to the open space traverses university walk, an important east west connection. The location of active uses such as coffee carts adds to its vibrancy and the public component, that is the library, is a major contributor to the activity.



The awning, forecourt and public open space associated with the Menzies Library provide a prime and public site for student events.

E. Engaging Address

1. Clear and engaging address and access from campus spaces and edge streets is required;
2. Provide equitable entry and access for people with different levels of mobility;
3. Locate building entries to reinforce activity associated with strategic through building links;
4. Integrate building entries with awnings and covered walkways;
5. Entry canopies and other architectural elements may be used to celebrate building entries, as is the case with the Sir John Clancy Auditorium and the Library.



Entries to The Scientia and Red Centre buildings are legible, of an appropriate scale and engage adjoining campus spaces in a positive and explicit manner.



Materiality defines the entry to the Institute of Languages building on the Randwick campus while the sheer scale and decisiveness of the NIDA building engages with the street in an iconic manner.

A. Relationship to Connective Campus Spaces

1. Design buildings which define and reinforce the spatial structure of the campus and form the new campus streets;
2. Design buildings to articulate spaces, intersections and key vistas;
3. Complement the alignments, scale and materiality of neighbouring buildings.



The Red Centre is a positive example of a building with a decisive relationship to its site. The building gives a façade and University Mall address to an otherwise ambiguous Main Building. It communicates with the Webster building in terms of scale and architectural language. It defines the view corridor of the University Mall. It responds to the space of Science Square across University Mall and contains it in a clear and concise manner.



The Quadrangle Building is strategically located at a campus cross roads linking University Walk to High Street and Banker Street, and has a purposeful relationship with connective campus spaces. The courtyard accommodates diagonal movement through the campus, an attribute shared by several campus gathering spaces.

B. Relationship to vistas

1. Site campus buildings to acknowledge the presence and creation of views;
2. Define and direct views along University Mall and other street-like campus spaces, as do the Red Centre and Robert Webster buildings;
3. Purposefully respond to the vista at the end of view corridors, as does The Scientia;
4. Purposefully terminate the vista along University Mall at its west end and address Scientia at its east end;
5. Integrate complementary landscape treatments that help define campus vistas.

Refer to Drawings: 5.1 Sense of Place Image and Identity, 5.2 Campus Legibility in the Street Layout 5.3 Campus Legibility - Gathering and Connective Spaces.



The University Mall is a major urban space in Sydney, one of the few comparable with Hyde Park's axial space. On campus, University Mall is a decisive structuring space. Its deep view corridor from Anzac Parade heightens the address of all buildings along it, giving Scientia a strong axial address to Anzac Parade. Buildings such as Webster and the Red Centre contain the vista and direct it deep into the campus. Scientia terminates this view axis in an architecturally refined and decisive manner while allowing pedestrian passage to the upper campus.



Long view corridors like University Mall, College Road or Engineering Road allows orientation and sense of the university's wider context.

C. Through building links

1. Provide strategically located access through buildings, to increase convenient connections between campus spaces;
2. Consider the desirability of providing a through building link where a linear campus space intersects a building zone and incorporate if appropriate;
3. Locate through building links in the thinner, lower and more transparent parts of a building to increase legibility of the link;
4. The scale of openings relating to through building links are to engage with the scale and role of the linear campus spaces they relate to;
5. Through building links are encouraged to be generous in height;
6. Incorporate through building links into the overall architectural composition of the building;

Refer to Drawings: 5.2 Campus Legibility in the Street Layout and 5.3 Campus Legibility - Gathering and Connective Spaces.

The Scientia's through building link lies along the axis of the University Mall and plays an important role in directing people through the university's most pronounced terrain level change. It terminates the mall and channels pedestrians from a grand ceremonial space to a more intimate space.



The Red Centre's through building links engage Science Square which informs ground floor wall alignments. The relationship to Science Square is interpreted in the composition of large openings in the building's north elevation. At ground level the links also connect with a courtyard and service lane of the Main Building.

6.1.3 SUPPORTING LEGIBILITY

D. Awnings + Colonnades

1. Awnings and colonnades are required for buildings addressing University Walk;
2. Locate awnings and colonnades along campus streets and connective campus spaces;
3. Colonnades may be located along the edges of gathering spaces, to make these spaces more generous;
4. Colonnades should provide continuous connection and should not be obstructed by fire stairs and the like. Generally the ends of colonnades adjoining external spaces should be open and unobstructed.
5. Colonnades are to be higher than they are wide and may be 2 storeys in height;
6. Where awnings and colonnades are proposed, incorporate them into the overall architectural composition of the building and consider them in detail as significant elements which contribute toward the architectural character of the building;



The colonnade of the Quadrangle building expands the extent of the central space at ground level, provides sun and rain protection, and fosters pedestrian amenity. Irregular alignments on the inside of the colonnade, excessive depth and obstructions within the space can detract from the function and potential clarity of such a space.



Engineering Road is a fine campus street, providing views and address deep in to the campus. Awnings, although not continuous afford pedestrians some protection from the elements along a strategic campus connection between High Street and Barker Street.



E. Linking elements

1. Linking elements such as covered walkways should edge spaces ;
2. Linking elements including covered walkways and bridges may not cut across campus spaces identified in drawing 5.3 Campus Legibility - Gathering and Connective Spaces;
3. Elevated bridges between buildings, if necessary, need careful consideration. They are not to compromise the clarity of existing and future campus spaces and visual connections along them. Any such bridges should generally be as light and transparent as possible.



University walk incorporates many and varied linking elements along its entire length. Such elements include the covered way intersecting the Library forecourt and emphasising the connection to Library Lawn.



The design of the roof over Basser Steps precludes possible distant views beyond the campus from the highest elevation of the steps, yet culminates in an enclosed view over the Quadrangle and College Road. Redevelopment of adjoining sites has the potential to recast the current function and form of Basser steps. New access would provide more equitable access for people with differing degrees of mobility, and may include escalators or lifts.



Campus Building Types

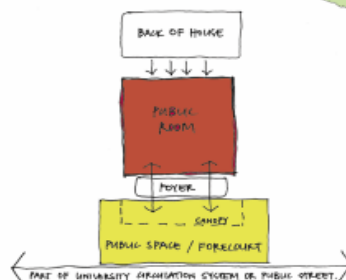
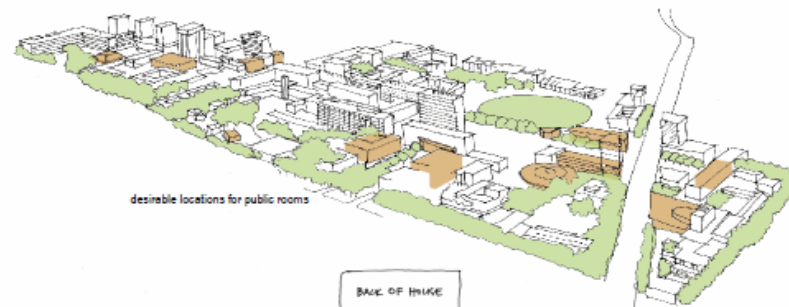
6.2 CAMPUS BUILDING TYPES



The Sir John Clancy Auditorium's architectural sequence includes High Street, Chancellery Forecourt (Michael Birt Gardens), forecourt, foyer and public room. The auditorium makes appropriate use of primary campus spaces and is located close to frequent public transport services, although its bunker-like character lacks the architectural richness and sophistication promoted by these provisions.



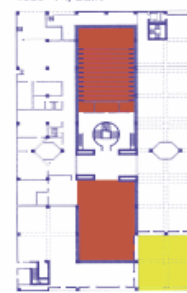
The Scientia's architectural modelling and materiality celebrates its pre-eminent location and role in the university. It terminates one of Sydney's more memorable monumental linear spaces. This iconic building contributes to the university's image and identity and offers the wider community a magnificent facility.



Public Room Relationships

When placing a public room on campus it is important to incorporate a sequence of architectural elements which support a successful public room. Public rooms are the essential element in campus hubs and play a wider role in community life.

Yale Center for British Art
1969-74; built



Yale Centre for British Art
image source: Louis I Khan Houses 2003 by Yutaka Saito

The auditorium space is readily accessible at ground level and is embedded within a crust of naturally lit rooms. The auditorium is paired with a foyer space at the base of an atrium. Public rooms can realise larger building footprints and adopt the form of any campus building type

6.2.1 PUBLIC BUILDINGS



Public rooms on the UNSW campus at 2005

USES

Important public rooms on the campus may include libraries, auditoria, theatres, community centres, halls, performance spaces exhibition spaces and galleries. Other public rooms which have the potential to contribute to social activity on the campus include bars, sporting clubs and other entertainment facilities.

OBJECTIVES

To realise public rooms which focus social and celebration both for the university and the wider community, and enrich the University's identity both on and off the campus.

PROVISIONS FOR PUBLIC BUILDINGS

Location

1. Important public buildings are most appropriately located on prominent sites such as along or at either end of University Mall, terminating a view corridor, addressing gathering spaces or at "cross roads". Public rooms comprising galleries or exhibition spaces, located in buildings addressing Anzac Parade and University Mall would be high desirable;
2. Entertainment, sport and recreation facilities are most appropriately located in intensively used areas and close to frequent public transport services such as those existing along Anzac Parade or proposed along High Street;

Relationship to site

3. Public buildings are to address (at least) one campus gathering space.

Landscape

4. Landscape character of associated space/s may be garden like or more urban;

Architectural Scale

5. Public buildings are encouraged to have a monumental or ceremonial scale;
6. Public buildings may be equivalent to 1-4 campus storeys in height;

Public Buildings

7. Public buildings are to :
 - have a distinctive architectural character;
 - demonstrate exceptional design and architectural quality;
 - incorporate the most desirable attributes of successful public buildings, be open and welcoming;
8. The functional requirements of theatres, galleries and the like with specialised lighting needs could realise larger floor plates than that promoted by these provisions.

6.2.2 COURTYARD BUILDINGS



Courtyard buildings on the UNSW campus at 2005

USES

Academic and faculty offices, teaching and housing;
Public rooms, theatres, galleries and retail at ground floor level.

OBJECTIVE

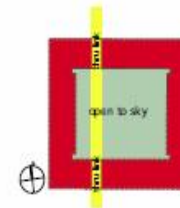
To encourage development which realises primary campus spaces or contemplative spaces
To encourage articulated building forms with extensive perimeter walls which realise predominantly naturally lit interiors.

PROVISIONS FOR COURTYARD BUILDINGS

1. Generally courtyard buildings are to incorporate through building links;
2. Courtyard buildings may address the street layout and / or campus spaces with a forecourt or a building, as do the mechanical and industrial engineering building and the Red Centre, respectively;
3. Courtyards associated with courtyard buildings should be mid winter sun catchers, as realised in part, in the "Naked Lady Courtyard" of the main building;



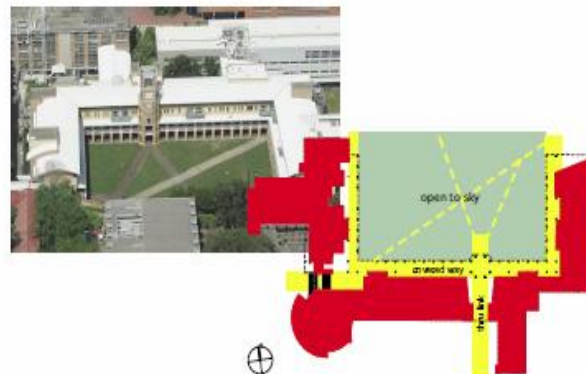
Morven Brown courtyard is part of a sequence of highly used spaces from Commerce Courtyard, diagonally through The Tallowoods to High Street



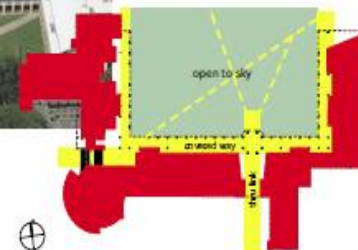
The courtyard of the Australian Graduate School of Management building is an active and vibrant place secluded from more connective campus spaces. The AGSM courtyard curiously combines detachment with activity, and is one of several types of existing campus spaces.



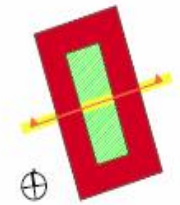
The L5 Building has its courtyard elevated from the main entry level at Anzac Parade and is accessed via a generous timber stair. The courtyard is oriented to receive maximum sunlight penetration in the middle of the day.



The Quadrangle building edges three sides of the quadrangle, an archetypal university courtyard. The courtyard accommodates an important campus cross roads, connecting University Walk with High Street and Barker Street.



The New College building incorporates a first floor court above ground floor communal uses. It provides ground floor communal uses with housing above. The courtyard provides circulation and private communal space for residents. The ground floor communal spaces provide access and permeability between the village green and Anzac Parade. The courtyard contributes to a diverse range of communal space within a college environment.



6.2.3 SLABS



Although the master plan foreshadows the demolition of the Blockhouse, it is a thin cross section building which promotes pedestrian permeability and is supported by these provisions.



Slab buildings on the UNSW campus at 2005

USES

Academic and faculty offices, teaching and housing, public rooms, theatres, galleries and retail at ground floor

OBJECTIVE

To encourage development of thin cross section buildings which define important frontages and support pedestrian connections to campus spaces;

PROVISIONS FOR SLAB BUILDINGS

1. Slab buildings are to be thin in cross-section;
2. Slab buildings are to realise the potential of thin built cross sections including :
 - being predominantly day lit
 - having permeable ground floor levels;
4. Slab buildings are to be oriented, broad side to north and south and narrow ends to east and west for optimum environmental performance.
3. Slab buildings are to spatially define campus spaces;



The Helffron building is a ribbon like building, oriented broad side to north. It engages with sustainability in an exemplary manner, unlike some campus buildings constructed in the 1970s and 1980s. Unfortunately it provides no strategic through building links. Detached elements such as circulation cores can be added to articulate slab buildings.



The Red Centre is an example of the versatility of simple slab buildings. The building contains the courtyards and service spaces of the Main Building. It incorporates numerous through links between University Mall and Burrows Lane. It makes a highly permeable built edge to University Mall, and has the potential to contribute toward one of the university's most vibrant hubs.



6.2.4 ATRIA



There were no atrium buildings on the UNSW campus at 2005

USES

Academic and faculty offices, teaching and housing
Public rooms, theatres, galleries and retail at ground floor

OBJECTIVE

To accommodate large footprint buildings which may be required for particular academic and research activities, and meet university sustainability commitments. Allow for intensified usage of restricted sites such as L5.

PROVISIONS FOR ATRIUM BUILDINGS

Landscape

1. Landscaping in atria is encouraged;
2. Landscaping should contribute to the identifiable character and amenity of a large enclosed, day lit space;

Atrium buildings

3. Atrium buildings are to promote activity at the base of the atrium and incorporate through building links along their edges;
4. Atrium buildings are to be predominantly day lit, and should incorporate appropriate ventilation;
5. Atria are to be adequately dimensioned and proportioned to realise day lighting of interior spaces;
6. The depth of building floor plates adjoining atria should be appropriate to realise day lighting of spaces centrally on the floor plate.



The UTS Fairfax Building (Bligh Voller Nield Architects) is an example of a successful atrium building in a university environment, connecting two streets and articulating an otherwise oversized building footprint.



6.2.5 TOWERS



Existing large foot print towers, oriented broad side to north, including the Mathews Building, Library Tower and Applied Science, blight nearby campus spaces and are not supported. While their demolition is unlikely, selective demolition could ameliorate adverse noise and wind effects and the general gloom on their south sides. Options should be explored for refurbishment to improve their architectural character and environmental performance.



Mixed use building on Bathurst Street (Candalepas Associates - image above left) and Philip Street tower (Foster and Partners - image above right) demonstrate how the articulation and dramatic qualities of taller buildings, have the potential to engender give a rich architectural character.



Towers on the UNSW campus at 2005

USES

Academic and faculty offices, housing, research;
Teaching in podium levels;
Public rooms, theatres, galleries and retail at ground floor level.

OBJECTIVES

To encourage a variety of built form on the Campus;
To punctuate the predominant campus building height of four to six storeys at strategic locations;
To realise slender elegant towers;
To take advantage of the views available.

PROVISIONS FOR TOWERS

Location

1. Comply with the location of towers on drawing 5.8 Building Height;

Relationship to site

2. Wind and shadowing studies are required to assess the design of the towers, and their impact on the amenity of campus spaces;

Architectural Scale

3. Mediate between the scale of the tower and the public domain with an integrated podium built to 3 campus storeys;

Tower

4. Slender tower buildings are to have a bold and iconic architectural character;
5. Towers are to achieve an exceptional level of architectural quality;
7. The footprint of towers is limited, to moderate overshadowing impacts and achieve building height in a slender form. Tower footprints include balconies but exclude fin walls and sun-shading devices. For 60m high towers, the footprint is limited to 600-750 sqm;
6. In order to further moderate the extent of overshadowing to campus spaces, tower forms are to be oriented with broad sides facing east and west and narrow ends to north and south. As a result external shading devices are to be integral to the design of towers, to limit solar gain;
8. To achieve building height in a slender form, the length of any side is 50%-75% of the tower height;
9. Towers with podia are to incorporate an atrium and through building link/s with the entry to the tower;

6.2.6 PAVILION BUILDINGS



Pavilions on the UNSW campus at 2005

PREFERRED USES

Public rooms including cultural facilities, recreation, club houses, galleries, exhibition spaces, theatres, dance halls + student centres, specialty retail, open stands and structures and gateways

OBJECTIVES

To support and promote a variety of built form for campus buildings, including free standing buildings

PROVISIONS FOR PAVILION BUILDINGS

Location

1. Pavilion buildings are most appropriately located in or beside campus gathering spaces;

Architectural Scale

2. Pavilion buildings may be up to two campus storeys high;

Pavilions

3. The design of pavilions should include consideration of their being diminutive buildings in the round, a counterpoint to the larger buildings on campus,
4. Pavilions are to incorporate the most desirable attributes of successful public buildings, be open and welcoming, having multiple entries, Verandahs and the like,
5. Pavilion buildings can be carefully placed and constructed in proximity to retained trees.

The Sam Craxnell Pavilion relates to the open space of the village green and the university mall, and does not compete unduly;



The Whitehouse, Old Tote Building and Fig Tree Theatre are an identifiable ensemble of pavilions on campus, and part of a Heritage Conservation Area identified by Randwick Council;



The Fig Tree Theatre is a humble example of a pavilion related to earlier site uses.



The Sir John Clancy Auditorium and independent canopy structure successfully addresses Chancellery Forecourt, otherwise it is a generally weak building in the round.



The Science Theatre demonstrates the potential benefits of a building in the round in its contribution to campus activity on the side which addresses Science Square.

4.3.2. Landscaping

6.3.1 SUSTAINABLE

1. Low water and energy requirements in installation and maintenance.
2. Demonstrating sustainability principles put into practice.
3. Supporting comfortable interior building environments.
4. Favouring sustainable materials selection.

6.3.2 USEFUL

1. The landscape supports teaching and research - providing experimentation sites, taxonomic collections and the like.
2. Providing active recreation opportunities.
3. Providing social spaces.
4. Providing places for quiet contemplation and study.
5. Providing adequate space for the servicing, delivery and emergency needs of the university.

6.3.3 IMAGABLE

1. Directing circulation routes to encounter major views.
2. Contributing to the iconic spaces and assemblies of the university.
3. Developing consistency and continuity - not uniformity - throughout the campus.

6.3.4 CLEAR

1. Maximising comfort, safety and convenience in the experience of the campus.



Re-cycling an observable function of the site



Taxonomic plant groupings for demonstration purposes



Native plants, restricted areas of lawn, robust materials - low water requirements low maintenance



Materials selection favouring sustainable principles



Open treatments to the north of buildings



Social places, with sunlight, shade, seating, activities and facilities



The campus has major space-consuming servicing needs, accounting for a major component of its open space



Celebrate the spectacular places of the campus by including them on important circulation routes



Providing for fitness and relaxation as part of the campus experience



A consistent suite of materials adds continuity to the campus



Off main routes, generally smaller and offering enclosure – places for reading and quiet thought



Landscape is fundamental to the defining images of the university



Long lines of sight, comfortable grades, lighting and a sense of natural surveillance



STRATEGIC PLANNING

Randwick Development Control Plan D10 Royal Randwick Racecourse

D06210791

27 July 2026



File reference	D06210791	Date	Signature
Prepared by	AK		
Coordinator Review	David Appleby	September 2025	
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1. Introduction

The first recorded horse race on the site, which became known as Royal Randwick Racecourse occurred in 1833. In that year the Governor of New South Wales announced that the land would be set aside for the development of a racecourse. The organisation named the Australian Jockey Club (AJC) came into existence in 1842. The AJC's tenure of the land was confirmed by a major State Government initiative through the Australian Jockey Club Act 1873. The current lease on the land expires in 2042. In 2011 the AJC merged with the Sydney Turf Club to form the Australian Turf Club (ATC).

The site has evolved over time focussed on racing, spectator and training facilities. The racecourse is considered to be a cultural landscape of State heritage significance for the local area, Sydney generally, and thoroughbred racing in Australia. In recent times the racecourse has undergone up-grading works of its racing and spectator facilities in an effort to be the leading thoroughbred racing club with a strong commercial focus providing the highest quality racing and betting product, facilities and entertainment.

In 2005 the AJC appointed a consultant team to prepare a Master Plan and Conservation Management Plan for the site as an important part of the overall strategic planning.

This Part of the DCP contains planning and design provisions for the development of Royal Randwick Racecourse. It applies to all the land known as Royal Randwick Racecourse as outlined on Figure 1.

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

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

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

Note

This DCP has been amended to align with current legislation, policies and guidelines since its adoption in 2013. While reformatted for consistency with other Parts of the DCP, it contains no major amendments and retains existing objectives and provisions.

1.1. Objectives

1. Provide planning and design objectives and controls which will optimise:
 - i. Royal Randwick Racecourse as a thoroughbred racing, training and spectator facility of highest quality
 - ii. Royal Randwick Racecourse as an economic and tourism destination
 - iii. The physical, recreational and environmental quality of the racecourse, particularly the site's capacity and the spectator experience while respecting its heritage significance and landscape character
 - iv. The role of the racecourse within its metropolitan and Randwick City context and its compatibility with adjoining lands
 - v. The racecourse's role as an open space recreation facility.

Figure 1: Land to which the DCP applies



Source: Randwick City Council

2. Site context

2.1. Context

Within the NSW Government's Eastern City District Plan, Royal Randwick Racecourse is recognised as part of Sydney's regional open space network, contributing to recreation, social interaction, and overall quality of life. It also plays a role in supporting environmental outcomes, including sustainable water management and biodiversity within the district.

The racecourse is located within the Randwick Collaboration Area, a strategic precinct identified for its concentration of health, education, and innovation activities. This area includes the Randwick Health & Innovation Precinct (formerly the Randwick Health and Education Precinct), which brings together major institutions such as the Prince of Wales Hospital, Sydney Children's Hospital, and UNSW Sydney, alongside research and industry partners. Through its proximity and shared infrastructure, the racecourse contributes to the precinct's growth by supporting events and innovation initiatives that could enhance the precinct's role as a leading hub for Greater Sydney.

2.2. Australian Turf Club (ATC)

The ATC's vision is to further transform Royal Randwick Racecourse into a world class destination for racing, events and entertainment. To support this vision 5 key short and long term objectives are expressed for the club, and therefore its use of the racecourse site:

- Be the world's pre-eminent thoroughbred racing club
- Grow race day attendance revenues and wagering turnover
- Build a strong and active member community
- Invest in new facilities to create new forms of entertainment and revenue streams to build on event, convention and exhibition capability
- Complete the new facilities at Royal Randwick

The ATC's key strategies for achieving these objectives are to:

- Wisely invest in the development of the facilities at the Royal Randwick Racecourse
- Invest in new technology and smart systems to deliver convenience and outstanding customer service to improve visitation and investment
- Identify key consumer segments and build new membership categories to drive acquisition and introduce a loyalty program to increase member attendances and grow profitability
- Develop a wider range of consumer preferred products creating new sustainable revenue streams for the club
- Enhance racing and training facilities and programs to increase field sizes and deliver a stronger racing and wagering product
- Establish and maintain respected and productive relationships with key stakeholders.
- Develop a capital management plan and prudently invest surpluses

2.3. Desired future character

The overall vision for the site is to develop a high-quality racecourse to assist the ATC's vision to re-establish a world class facility and to support the community of racing. The site's development will relate to the needs of the thoroughbred racing industry, the needs of ATC members, the financial resources of the ATC, and the strategic metropolitan location of the site within its Randwick City and parklands context.

The racecourse facilities will be expanded to optimise the site's role as a key recreational venue in Sydney. The design and character of the racecourse will build on the site's major physical features, particularly its heritage significance and landscape features, and serve the needs of racegoers and other users of the site.

The planning and design framework for the site is based on the following key features.

- Providing for the growth of racing, training and spectator numbers and facilities, and diversifying non-race day facilities and events, especially for ATC members
- Maintaining the site's landmark presence as a major gateway to Randwick City, providing high quality buildings, recreation activities, both cultural and natural landscapes, and public access
- Conserving the significant built and landscape heritage components of the site
- Establishing a concentration of significant spectator and entertainment facilities within the Spectator Precinct adjoining the track and transportation systems
- Reinforcing the racecourse's landmark presence on Alison Road with expanded spectator facilities, high quality buildings, improved access infrastructure on-site and improved landscaping reinforcing the green edge
- Establishing a new internal road connecting Alison Road to Doncaster Avenue to link the core of the site to the public streets and public transport services, and to provide improved taxi and drop off arrangements
- Integrating new buildings and landscaping with the built and landscape heritage components of the site
- Addressing the site's important hydrological and ecological parameters
- Establishing clear pedestrian, vehicular and service routes to and within the Racecourse that provide for separation, legibility, safety, security and high amenity
- Establishing a transport regime that serves the racecourse needs, particularly on race days and other major events, and relates to the site character and the local and regional transport systems and their capacities
- Providing for future buildings based on their functional needs, the opportunities and constraints of the site, sustainability, high quality urban design and architecture, and user amenity
- Establishing a "premier" training precinct adjacent to Wansey Road
- Providing opportunities for greater access to and enjoyment of the site by the members, visitors and community, while recognising the use for thoroughbred racing and heritage conservation requirements.

Note

Since the adoption of this DCP, some works outlined above have been undertaken and completed.

3. Development controls for racecourse site

3.1. Uses

Objectives

The objectives for the racecourses' uses are to:

1. Ensure the long term operational and financial viability of the racecourse by improving the thoroughbred racing, training and spectator uses of the site
2. Promote diversification of uses that are not incompatible with a major racing and entertainment venue and are permissible within the open space zone and parklands context
3. Ensure that uses are appropriately sited, and are of appropriate character, form and scale, to avoid conflicts with each other and with the surrounding uses
4. Conserve the heritage significance of the site as a racecourse and associated elements.

Controls

- a) The general pattern of land uses across the site as indicated on Figure 2 is to be maintained. In particular:
 - i. Spectator Precinct: concentration of race day, ATC management and entertainment uses
 - ii. High Street Precinct: stabling and training
 - iii. Steeple Hill Precinct: stabling and training
 - iv. Bull Ring Precinct: stabling and training
 - v. Race Tracks: racing and training
 - vi. Infield Precinct: training, car parking, new race day spectator facilities, and irregular non-racing recreation and entertainment
 - vii. Midfield Precinct: new race day spectator facilities and irregular non-racing recreation and entertainment
 - viii. Services Precinct: services and maintenance offices, workshops and parking

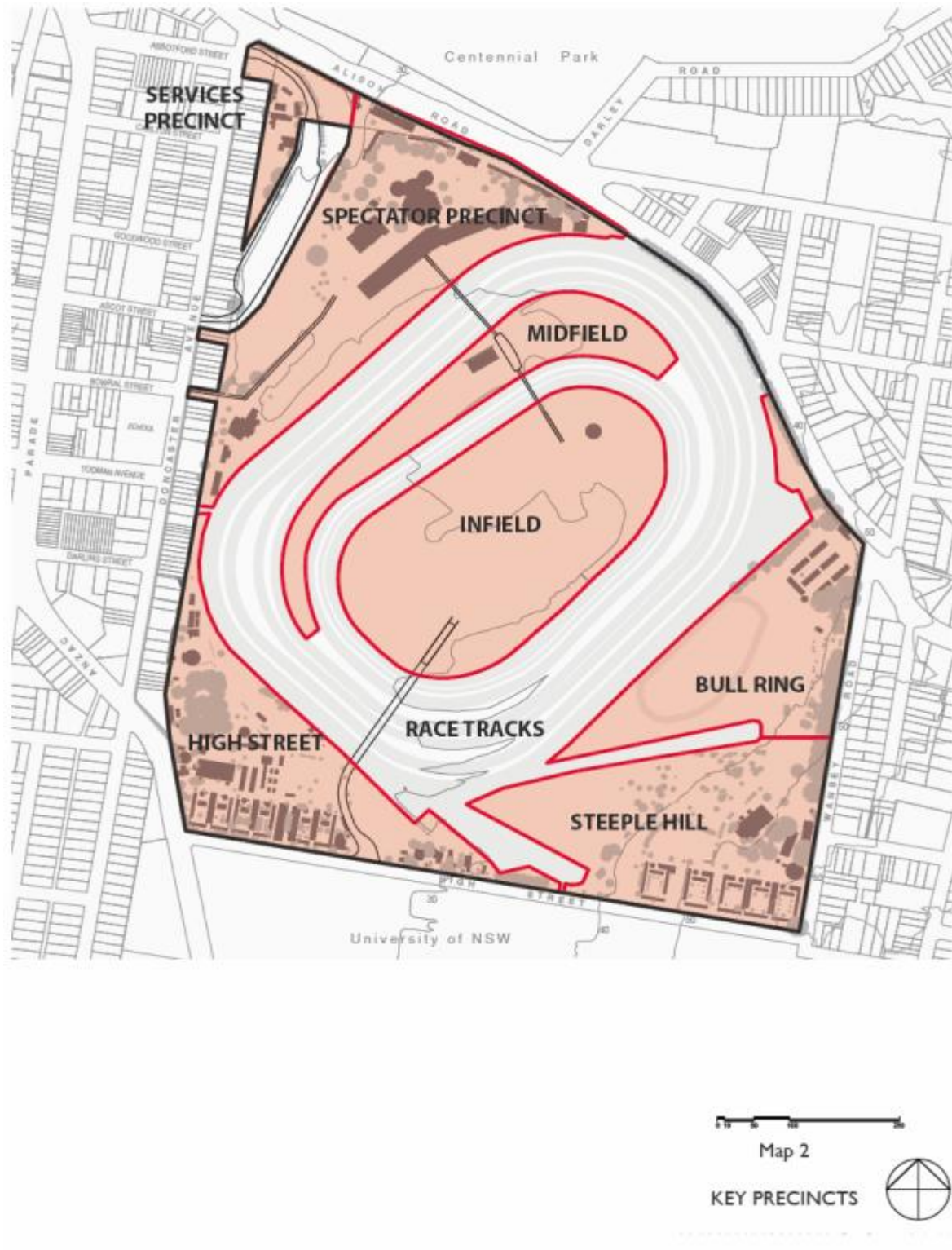
Note

The services precinct now incorporates the Light Rail Stabling Yard and is no longer included in this DCP.

- b) Member, corporate and club facilities are to be expanded and improved within the Spectator Precinct (Refer to Section 4 of this DCP)
- c) Opportunities for new recreation and support uses across the site that are not incompatible with thoroughbred racing and stabling are to be allowed
- d) The intensity of uses is to be limited by the traffic capacity of surrounding streets as determined as part of a traffic study and the transport strategies devised for the site
- e) Modern stabling and training facilities are to be concentrated in the Steeple Hill and Bull Ring Precincts
- f) Demonstrate that the amenity of adjacent land uses is to be maintained through the appropriate location and management of facilities and patrons
- g) The ATC is to prepare a Plan of Management to deal with anti-social behaviour on the site and within the surrounding neighbourhood. Such a plan, which is to be prepared in

liaison with the NSW Police, licensing authorities, Randwick City Council and Transport for NSW, is to deal with, at least, the responsible service of alcohol, after-race entertainment, crowd management, safety and behaviour. The plan is to be in place prior to the occupation of new facilities within the Spectator Precinct. The Plan shall nominate a key contact to liaise with stakeholders and to respond to complaints relating to disturbance from the public during major events.

Figure 2: Key precincts



Source: Randwick City Council

3.2. Heritage conservation

Objectives

The objectives for heritage conservation are to:

1. Conserve, manage and interpret the heritage significance of the Racecourse as a place of State heritage significance as set out below:
 - i. “Metropolitan Sydney's oldest and longest continually operating racecourse. It has unique historic, associative, aesthetic and social links to the development of horseracing in Sydney and New South Wales. It is a unique cultural landscape with landmark qualities and a distinctive architectural composition that reflects a traditional approach to racecourse design and development, serviced by substantial public transport infrastructure”
2. Manage built, landscape and archaeological components, historic views and spaces in accordance with their assessed significance
3. Ensure that new development respects, enhances and contributes to the heritage significance of the site and its setting
4. Ensure conservation requirements are maintained within the evolving operational activities and facilities of the racecourse and with any proposed development
5. Proactively manage the cultural landscape of the racecourse
6. Manage and respect the archaeological values of the site
7. Actively promote and interpret the heritage values of the site.

Controls

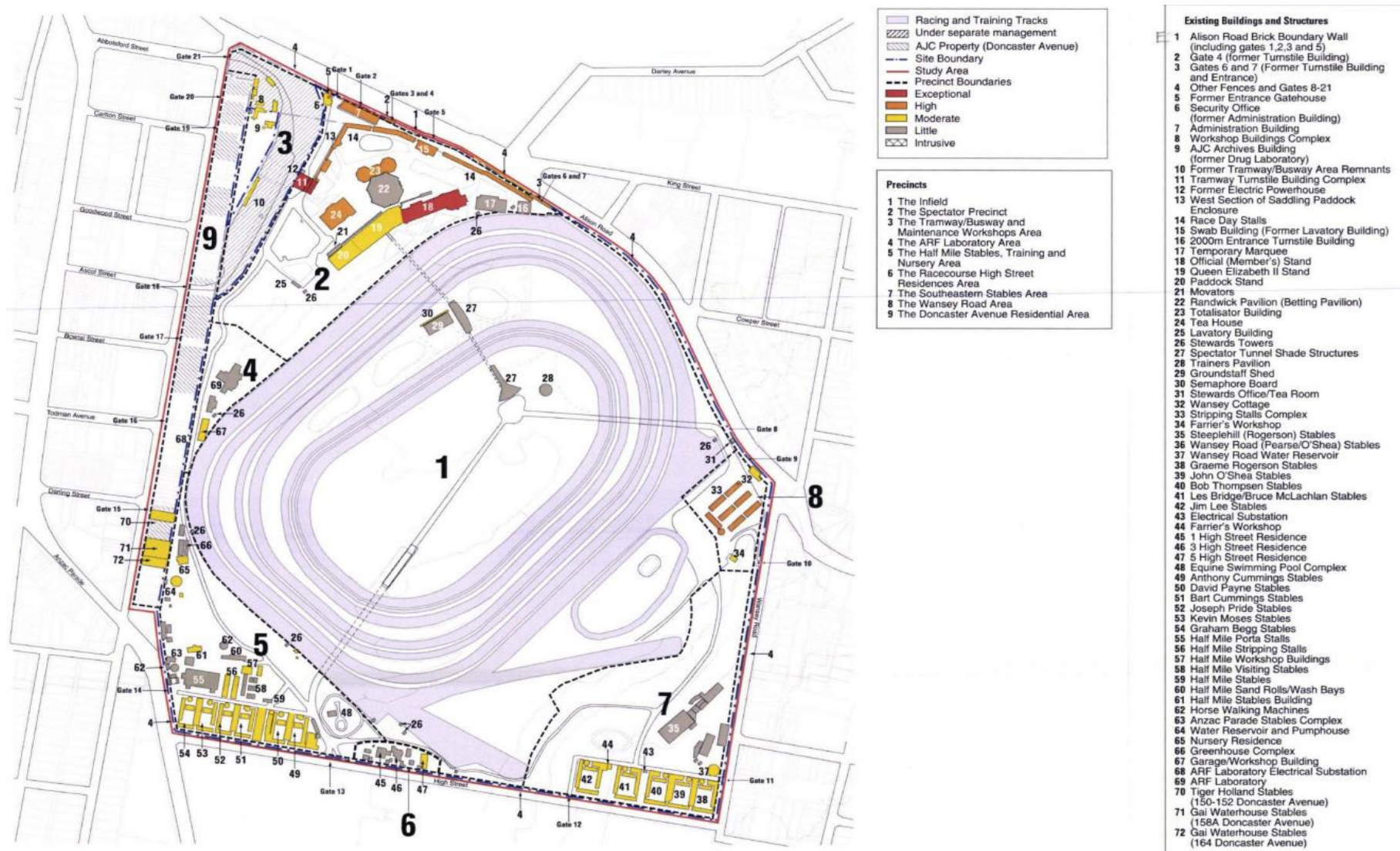
- a) Heritage components as identified in Figures 3 and 4 are to be conserved and managed in accordance with the policies in the Conservation Management Plan (CMP), any subsequent Specific Elements Conservation Policies and heritage impact statements, based on their assessed tolerance for change. (See also Section 4.3 in relation to certain heritage components within the Spectator Precinct)
- b) Development must be guided by contemporary heritage and design principles including those outlined in the CMP, relevant national, State and local heritage guidelines and the Burra Charter
- c) Design responses should demonstrate sensitivity to the site's context through a Heritage Impact Assessment, contextual and place-based design approaches, and adherence to best practice in documentation, interpretation, and adaptive reuse
- d) Conservation principles are to be incorporated into ATC site management and operational practices and in development planning
- e) A Landscape Concept Plan is to be developed and implemented for the site
- f) Identified and potential Aboriginal sites are to be managed and conserved in accordance with the NSW National Parks and Wildlife Act 1974. Consultation with Aboriginal groups is to be part of developing an understanding of the Aboriginal significance of the site. Such consultation is to occur prior to any major development application on land identified as "high Aboriginal sensitivity" in the vicinity of High Street and Wansey Road (see CMP)

- g) An Interpretation Plan for the site is to be developed and implemented prior to any major development. Specific measures to interpret the site are to be incorporated into conservation and development proposals as they arise
- h) Adverse impacts on significant built, landscape and archaeological heritage components are to be minimised. The requirements and processes of the Heritage Act apply in relation to archaeology.

Note

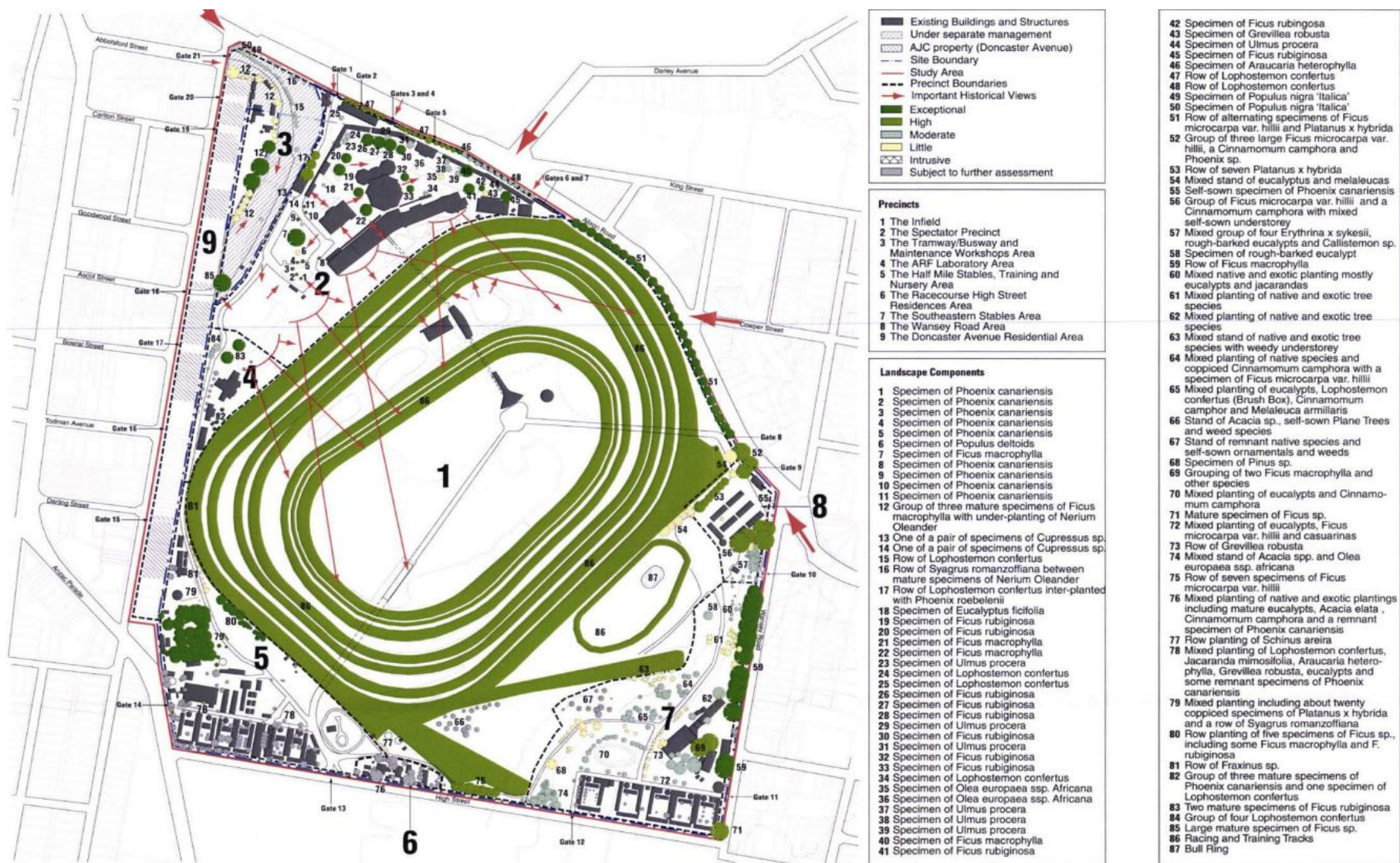
In addition to the objectives and controls of this Section, all development must comply with Part B2 Heritage of the DCP.

Figure 3: Relative significance of built elements



Source: Randwick City Council

Figure 4: Relative significance of landscape elements



Source: Randwick City Council

3.3. Landscape design

Objectives

The objectives for landscape design are to:

1. Conserve and enhance the landscape character of the site
2. Maintain and enhance the site's gateway role to Randwick City and the visual landscape connection from the site across Alison Road to Centennial Park
3. Maintain and enhance the tree landscapes along Alison Road, High Street, Anzac Parade and Wansey Road creating a green edge
4. Improve the ecological conditions of the site's landscape.

Controls

- a) Landscape works and other development are to enhance, maintain, protect and reinforce the landscape character identified on Figures 4 and 5 and the approved Landscape Concept Plan
- b) Trees of 'Exceptional' and 'High' heritage significance are to be retained (See also Section 4.3 in relation to certain landscape elements within the Spectator Precinct)
- c) In areas other than the Spectator Precinct, the existing visual dominance of trees, low scale buildings and views of expansive open areas are to be retained
- d) Major views into, through and out of the site as shown on Figure 6 are to be retained and enhanced
- e) A sense of the fundamental landform of the site - the expansive flat open space and the rise of Steeple Hill - is to be retained
- f) The site tradition of 'gardenesque' style, through colourful plantings, water features, manicured lawns formal tree and shrub planting is to be continued in the Spectator and Midfield Precincts
- g) The design of open space is to optimise personal and property safety, lighting, universal accessibility, legibility, pavement quality, porous or permeable surfaces, shade, surface drainage, furniture, horticultural and arboricultural practices; and avoid pedestrian/vehicle conflicts and areas of poor visibility or entrapment due to poor sight lines or darkness
- h) Native and low water tolerant plants are to be incorporated into the landscape design
- i) A detailed landscape design, consistent with the Landscape Concept Plan, is to be submitted with all relevant development applications.

3.4. Built form

Objectives

The objectives for built form are to:

1. Continue the existing built form pattern which comprises a concentration of large scale spectator facilities set back from Alison Road and fronting the racetrack, the dominance of the open landscape, and concentrations of smaller freestanding buildings around the rest of the site
2. Create a built form which serves the needs of the racing industry and which responds to the constraints and opportunities of the site, particularly its heritage significance, landscape characters, drainage requirements, views and vistas, and adjoining public domain

3. Establish a built form that supports clear arrival points, safe and efficient access and the on-site circulation system, ensuring permeability, legibility, and identity of the racecourse
4. Integrate new buildings consistent with the siting, form, scale, character, materials and colours of existing heritage components and their setting
5. Achieve design excellence in new buildings including the principles of Environmentally Sensitive Design (ESD), Crime Prevention through Environmental Design (CPTED) and universal access
6. Conserve and respond to the heritage value and significance of the racecourse and its significant components.

Controls

- a) New development is to comply with the following planning and design guidelines for each precinct.

Spectator Precinct

- b) See Section 4 of this DCP for development controls for the Spectator Precinct.

Training Areas (High Street, Steeple Hill and Bull Ring Precincts)

- c) Buildings are to be set back from street boundaries by sufficient distance to protect major trees along the boundaries within the site
- d) Buildings are not to exceed two storeys unless specific functional requirements exist and an urban design precinct plan demonstrates that the height is appropriate in terms of siting, immediate context and avoiding adverse impacts on adjoining development
- e) Any new buildings in the Steeple Hill and Bull Ring Precincts are to respect the views and landscape elements identified in Figures 3 to 6
- f) Horse stabling and training is to comply with any relevant health and building regulations.

Infield Precinct

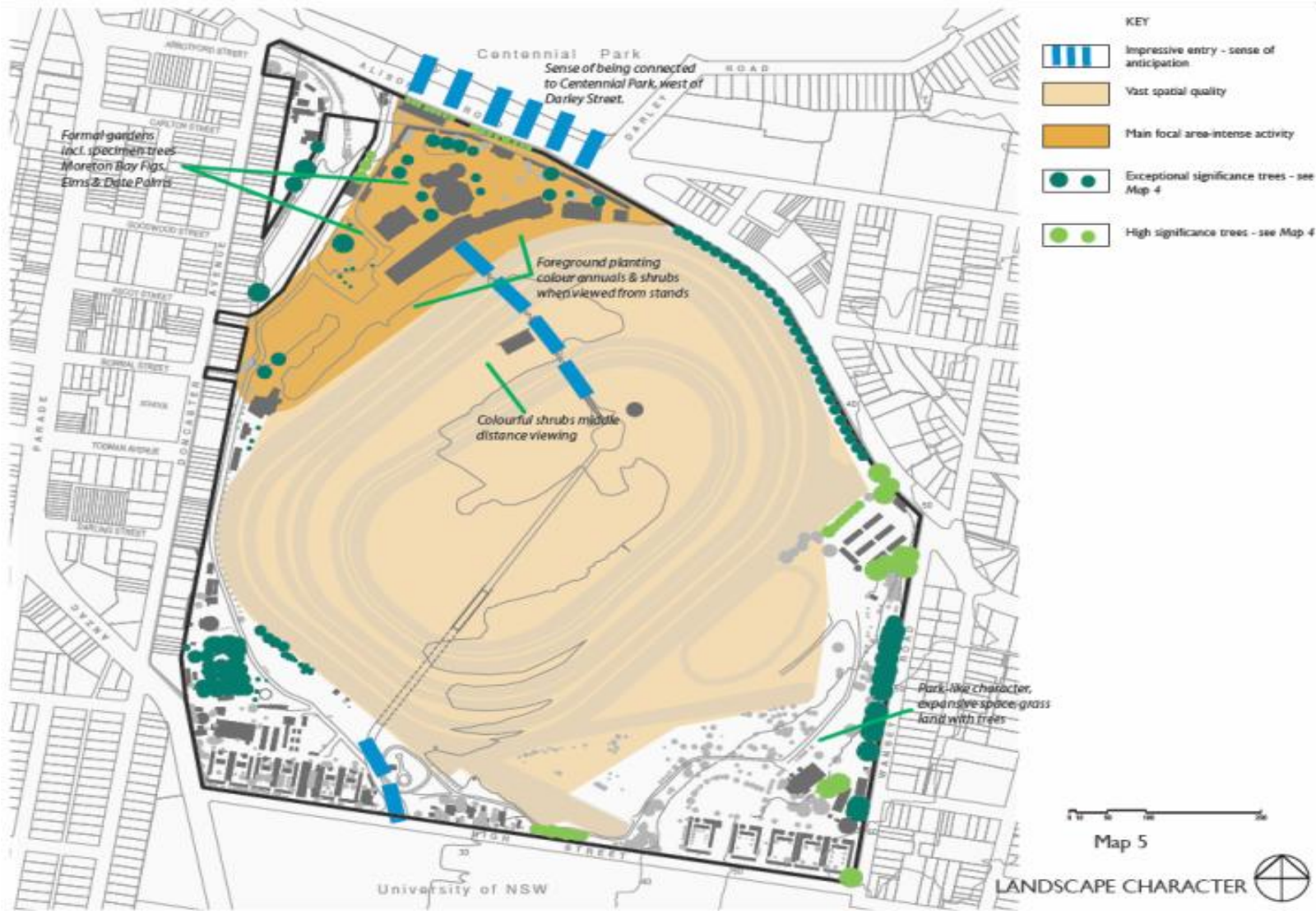
- g) Permanent buildings are prohibited other than necessary low scale shelters for training, racing, services, entrance structures and the like.
- h) The open field area is to be used as the main car park for race days and for irregular recreation and entertainment events.
- i) Structures are to optimise sight lines to racing from the grandstands and seating areas in the Spectator Precinct.

Midfield Precinct

- j) Permanent buildings are prohibited other than necessary low scale shelters for training, racing, services, entrance structures and the like.
- k) New spectator facilities are to be provided as low scale temporary marquees etc or simple service structures.
- l) Structures are to optimise sight lines to racing from the grandstands and seating areas in the Spectator Precinct.
- m) In conjunction with new spectator facilities, landscaping which enhances the utility of new facilities and implements the storm water strategy (e.g. any required flood paths and compensatory storm water detention structures) is to be provided
- n) Building heights are to:
 - a. Be limited to the height indicated for the relevant precinct,
 - b. Respond to detailed functional requirements, built form objectives, siting and immediate context, and
 - c. Avoid adverse impacts on adjoining development.

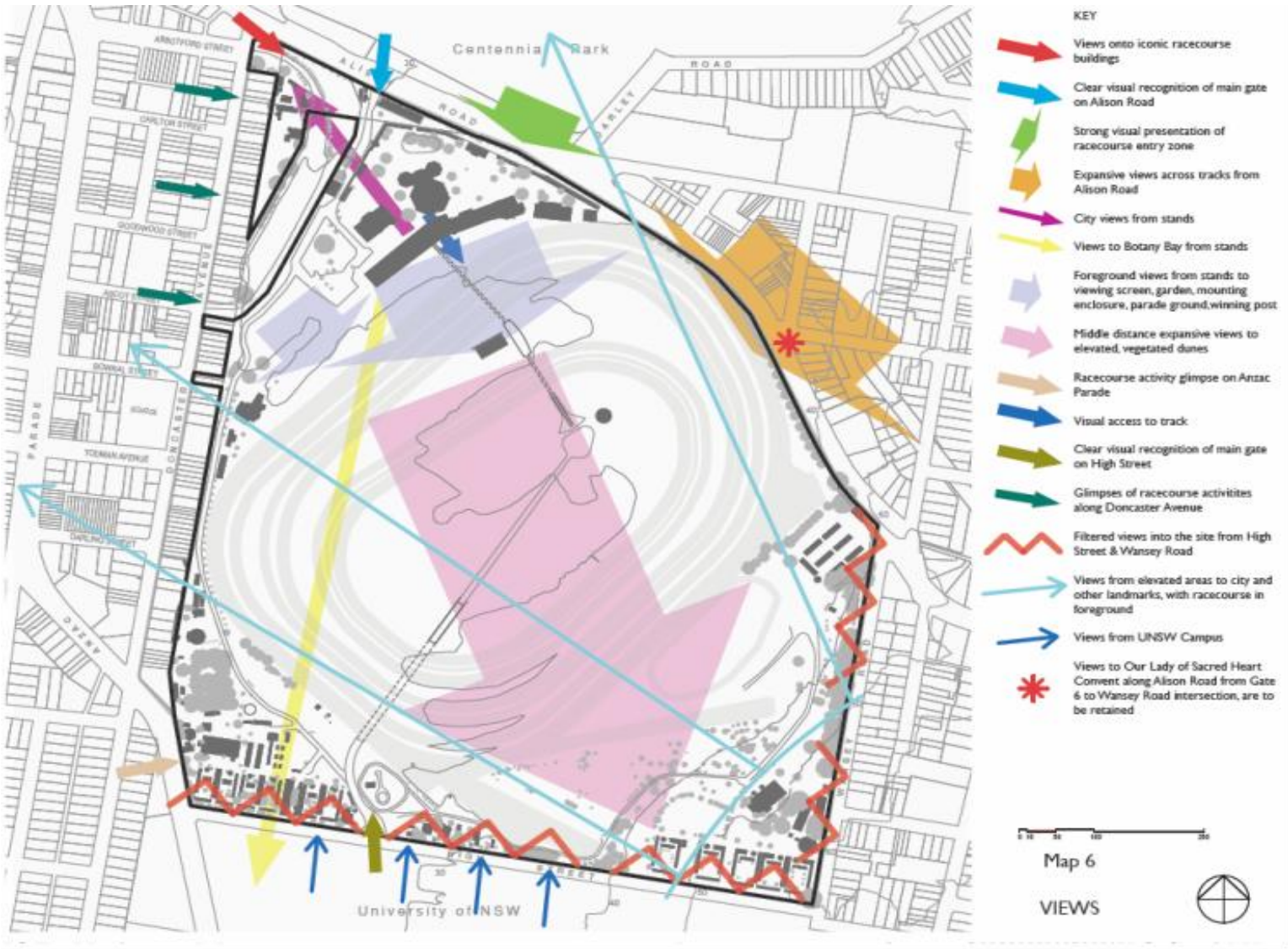
- o) New buildings are to maximise amenity and optimise views of the racecourse and/or Centennial Park. The height and scale of new buildings are to retain significant views to, from, through and within the racecourse
- p) Façades and roof forms are to be modulated and articulated to:
 - a. Add interest to the building when viewed from public places,
 - b. Reduce apparent bulk,
 - c. Relate to built or landscape heritage components where appropriate, and
 - d. Achieve design excellence.
- q) Materials, colours and detailing are to be selected to relate to heritage components and their setting where appropriate and provide visual interest when viewed from public places
- r) Entry awnings, canopies and balconies are to be incorporated to provide sun and rain protection where appropriate
- s) A scale model is to accompany development applications for buildings greater than four storeys (15m).

Figure 5: Activity areas and trees



Source: Randwick City Council

Figure 6: Randwick racecourse views



Source: Randwick City Council

3.5. Transport, circulation and parking

Objectives

The objectives for transport, circulation and parking are to:

1. Establish transport management policies, plans and practices which manage the site's transport needs in a manner that is:
 - i. Consistent with regional and local services and capacities
 - ii. Promotes non-private vehicular trips to the site
 - iii. Enables growth of spectator numbers at major events
 - iv. Caters for the transport needs of other non-racing users of facilities on the site
 - v. Minimises the impact on surrounding and adjacent streets during construction and major events.
2. Improve efficiency, capacity, safety and amenity on race days, by separating as much as possible the movement of private vehicles, buses, taxis, pedestrians, service vehicles, horse floats and horses
3. Establish an on-site movement system which provides for:
 - i. Efficient operation during normal days and events of varying sizes
 - ii. Optimum pedestrian movements
 - iii. Management of public and members
 - iv. Vehicular access, egress and parking
 - v. Service vehicles
 - vi. Disabled access
 - vii. Safety and security.
4. Provide designated parking consistent with the site's needs, location and capacity, and Sydney's transport planning policies.

Controls

- a) Provide a new internal road with egress onto Doncaster Avenue. This road is to be consistent with the routes detailed on Figures 7 and 8, while minimising impact to the conservation area. It is to incorporate:
 - i. Provision for vehicles to u-turn in Ascot Street prior to entering ATC owned land by providing a facility such as, but not limited to, a mini roundabout, and
 - ii. Differentiation of pavement type at the boundary of the public road in Ascot Street and the ATC owned land to highlight the public road boundary.
- b) An alternative access/egress may be considered subject to demonstration of its merit in minimising impacts to the surrounding locality
- c) Improve the access points on Alison Road, High St, Wansey Rd and Doncaster Ave where necessary in line with their function and Conservation Principles and Policies set out in the Conservation Management Plan
- d) On-site parking is to be provided in both formal and informal (temporary) arrangements in locations indicated on Figures 7 and 8
- e) Any formal car parking areas are to be designed in accordance with the Australian Standard for Off-Street Car Parking Facilities (AS 2890.1). Car parking areas are to be appropriately landscaped and incorporate permeable treatments where appropriate
- f) The relevant Randwick cycle routes are to be provided for and secure bicycle parking and "End of trip facilities" for staff and visitors
- g) The ATC, in liaison with Randwick City Council, NSW Police Force and transport service providers is to prepare a Transport Management and Accessibility Plan following NSW Government guidelines for major events at the site. Opportunities to coordinate with the

University of New South Wales to augment transportation management and accessibility shall be explored

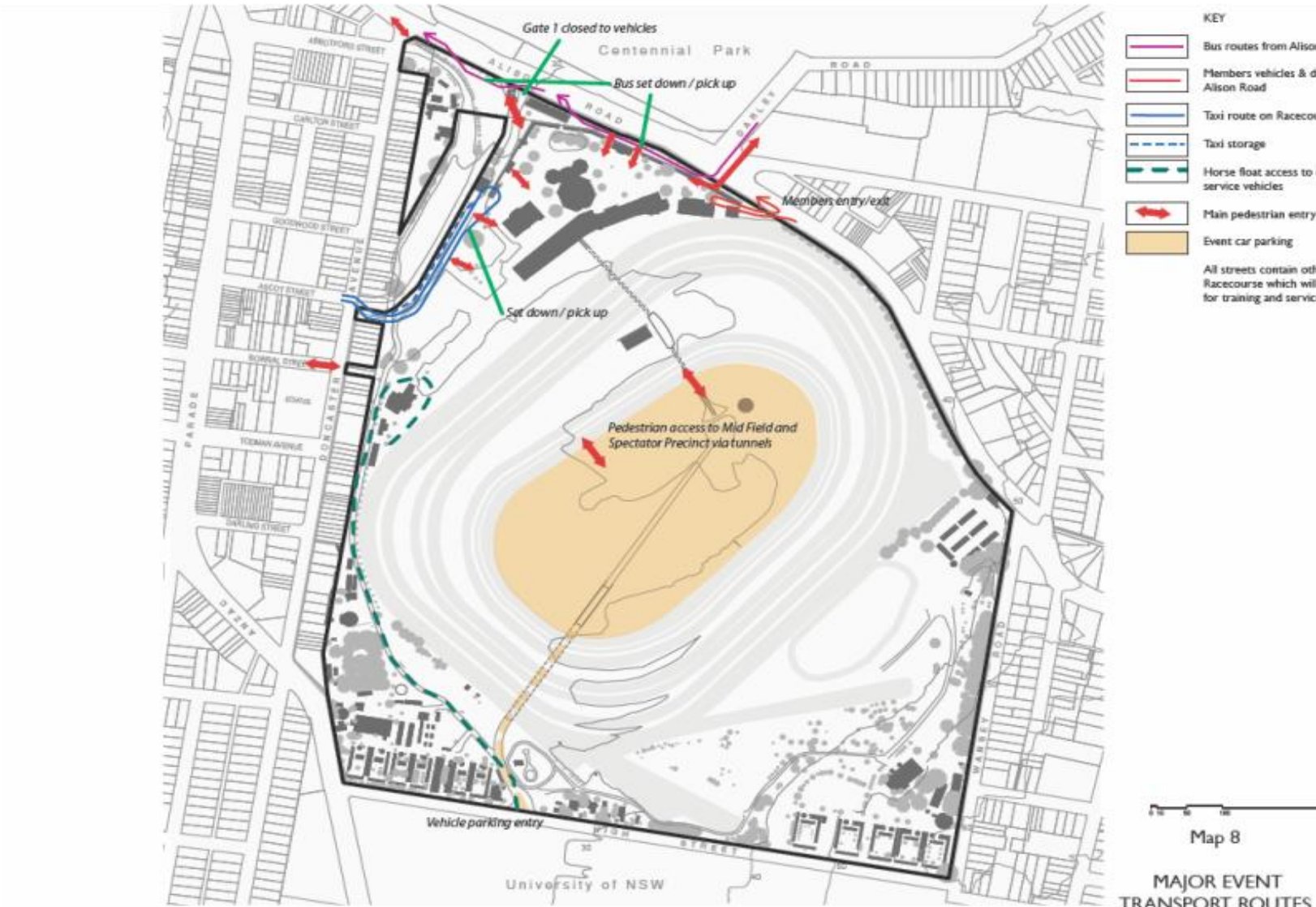
- h) For travel other than major events, the ATC is to prepare a Transport Access Guide, following NSW Government guidelines, for use by staff and site users to assist in making informed transport choices
- i) The ATC shall liaise with Kensington Public School's Administration to minimise traffic impacts along Doncaster Ave for major events within the Racecourse and regarding proposed traffic management measures
- j) The ATC shall actively invest in programmes to increase public transport use on race days and, where possible, to encourage drivers to utilise existing on site parking
- k) Road areas internal to the site should, where possible, minimise road surface in preference for soft landscaping and road treatments shall be water permeable
- l) A Transport Management Plan shall be prepared for the site detailing measures to manage transport into, through and within the site, programmes to increase public transport use on race days (for instance integrated ticketing), encourage drivers to park within designed parking areas within the site and ensure that as part of the operation of heavy diesel-run engine vehicles do not adversely affect local air quality
- m) As part of proposed construction, a Works Management Plan shall be prepared ensuring there is minimal disruption to adjacent streets and land uses.

Figure 7: Transport principles



Source: Randwick City Council

Figure 8: Major event transport routes



Source: Randwick City Council

3.6. Hydrology

Objectives

The objectives for hydrology are to:

1. Improve stormwater and flood management of runoff generated within the racecourse site as well as from upstream contributing catchments, particularly in terms of flood storage, flood conveyance and overland flow paths on the site
2. Minimise flood impacts by providing for on-site flood flows and additional flood storage, through a range of stormwater management measures applicable to the site
3. Optimise stormwater harvesting, bore water use and aquifer recharge.

Controls

- a) Development is to be designed to not increase runoff or peak flows from the racecourse site into Council's drainage systems, onto roads or other adjoining land
- b) On-site detention systems are to be designed to ensure the maximum discharge rate from the entire site (not including external catchment flows) does not exceed that which would occur from the undeveloped site during a 1 in 10 year storm event for all events up to and including the 100 year ARI (Average Recurrence Interval) storm. For individual discharge points performance criteria a) applies
- c) Development is to retain existing flood storage on the site. Any storage volumes lost by re-contouring areas or filling existing ponds is to be replaced elsewhere on the site.
- d) Overland flow paths on the site are to be maintained by allowing sufficient space between buildings and avoiding works that may redistribute flows
- e) Flood Planning Levels that provide the means to manage flood risk and are aimed at:
 - i. Minimising the frequency of flood damage to a level of risk commensurate with the type of development being established, and
 - ii. Reducing the exposure of people to dangerous flood situations with a particular emphasis on personal safety in rare and extreme events.
- f) Flood Planning Levels are to be set following discussions with Council, taking into consideration guidelines set out in the Flood Risk Management Manual and Stormwater Management Studies, and any relevant Flood Study or Flood Risk Management Plan
- g) The use of harvested stormwater and bore water in gardening, track irrigation and buildings are to be maximised where possible
- h) Additional aquifer recharge facilities are to be built where appropriate
- i) Safe evacuation routes from flood liable areas are to be incorporated into proposed designs of the redevelopment in accordance with the Flood Risk Management Manual 2023.

Note

In order to quantify and map these performance criteria, Stormwater Management Studies are to be prepared, in consultation with Council, for the two catchments covering the site to document existing and future hydrology issues and infrastructure needs, and to set design requirements to improve drainage conditions within the catchments.

- j) The Studies are to be consistent with any relevant Flood Study or Flood Risk Management Plan and address, at least, the following matters:
 - i. Define the catchments affecting the site
 - ii. Document the existing hydrologic regimes, in particular the problem areas on the site and on immediately adjoining land (such as Alison Road, High Street and

- Doncaster Avenue), and the on-site flow volumes, flow paths, storage capacities, and infiltration rates
- iii. Document existing stormwater drainage infrastructure and its performance
- iv. Establish maximum flood levels on site
- v. Identify existing and future flow volumes, flow paths and infrastructure needs
- vi. Identify appropriate sites and capacities of detention basins, and
- vii. Identify appropriate aquifer recharge.

Note

In addition to the objectives and controls of this section, all development must comply with Part B8 - Water Management of the DCP.

3.7. Environmental sustainability

Objectives

The objectives for environmental sustainability are to:

1. Achieve the principles of Environmentally Sustainable Development (ESD) in the development, upgrading and operation of the racecourse
2. Design new buildings and landscaping to optimise environmental performance.

Controls

- a) All development and operations are to incorporate ESD principles, comprising where appropriate and relevant adoption of the following.
 - i. Energy policies and practices that:
 - Encourage the use of walking, public transport and bicycles (including provision of facilities such as secure bicycle parking and storage)
 - Select building materials on the basis of thermal performance: use building mass, insulation, natural ventilation and shading
 - Optimise the use of solar energy
 - Optimise the use of natural light
 - Optimise the use of natural ventilation
 - Appropriately zone mechanical ventilation according to usage patterns
 - Introduce high efficiency lighting systems and layouts
 - Select energy efficient appliances
 - Use management systems to achieve energy efficiency
 - ii. Water conservation policies and practices that:
 - Select water use reduction systems (e.g. dual flush cisterns, aerated shower heads and taps)
 - Utilise rainwater harvesting for use in irrigation of landscaping and open space
 - Install dual water supply systems
 - Utilise further aquifer recharge
 - iii. Material selection policies and practices that:
 - Minimise the use of chlorine based products
 - Use, where practical and viable, recycled and recyclable materials
 - Use timbers from a renewable and managed source (i.e. no rainforest timbers)
 - iv. Clean and efficient operational practices that:

- Ensure waste minimisation and recycling
 - Provide space for the separation and recycling of wastes
 - Provide synergies with neighbouring uses in terms of products and waste
- b) New buildings are to be designed to maximise their rating under a relevant Department of Energy, Utilities and Sustainability or Green Building Council assessment or similar.

Note

In addition to the objectives and controls of this section, all development must comply with Part B3 - Sustainability and resilience of the DCP.

3.8. Service infrastructure

Objectives

The objectives for service infrastructure are to:

1. Provide servicing requirements in a timely manner to accommodate the phasing of development
2. Utilise and augment existing services where necessary
3. Provide a level of service acceptable to the utility authorities.

Controls

- a) Water supply, sewerage, stormwater, electricity, communications, water and gas services are to be provided as required by the utility authorities, linked to existing services in the area
- b) Stormwater is to be managed as outlined in *Section 3.6* of this DCP
- c) A Water Management Plan shall be submitted with development applications.

3.9. Remediation

Objectives

The objective for remediation is to:

1. Ensure that any area of the site that is contaminated does not pose a risk to public health.

Controls

- a) Any remediation needs are to be identified with specific development proposals.
- b) Where necessary, the site is to be remediated to accepted standards. Remediation works, when required, are to be carried out in accordance with Randwick City Council's Contaminated Land Policy and State Environmental Planning Policy (Resilience and Hazards) 2021. A Site Audit Statement by an accredited EPA Site Auditor may be required
- c) When relevant, appropriate environmental monitoring of any excavated materials is to occur during infrastructure works and construction.

3.10. Development phasing

Objectives

The objectives for development phasing is to:

1. Reflect the opportunities presented by the site and ATC's needs in the phasing of development
2. Ensure provision of required infrastructure including internal roads, utility services, car parking and landscaping in conjunction with each stage of development.

Controls

- a) Development of the site is phased, in accordance with ATC's requirements, capital works budgets and to minimise impacts on the amenity of surrounding uses outside of the site
- b) The initial phases are to be within the Spectator Precinct
- c) The provision of infrastructure is to be coordinated with Randwick City Council and utility authorities to suit phasing
- d) Major development proposals within Precincts other than the Spectator Precinct are to be accompanied by an urban design precinct map similar to Figure 9.

4. Development controls for Spectator Precinct

4.1. Objectives

The objectives for the spectator precinct are to:

1. Provide a concentration of new and improved facilities for members, guests and the public which:
 - Optimise the 'spectator experience' for race days and other major events,
 - Enable ATC to improve its membership base and ongoing viability, and
 - Promote recreational use on non-race days
2. Upgrade the access and transport infrastructure on the site to improve the 'arrival experience', amenity, safety and racecourse operations, especially on race days
3. Conserve, manage and interpret the heritage significance of the precinct and its components.

4.2. Planning and design principles

Uses

- Increase the diversity of uses within the precinct for both race day and non-race day activities that are not inconsistent with the sport, recreational and entertainment role of the racing industry, open space zone and the site generally.

Note

The concepts within Section 4.3 of this DCP are planned to provide improved facilities for the existing peak capacity of 55,000 patrons and to expand ATC membership by up to 5,000.

Density

- Expand facilities within the precinct with the building zones detailed on Figure 9 compatible with traffic generation and management, user amenity and safety, and consistent with an urban design study, while avoiding adverse impacts on adjoining land.

Heritage

- Conserve, manage and interpret the buildings and landscape components identified as 'Exceptional' or 'High' significance in line with their significance and conservation policies outlined in the Conservation Management Plan
- Achieve benchmark conservation management of a state heritage significant site, while balancing the need for improved transport access, a new entry plaza and new member facilities, through a comprehensive planning process involving heritage impact assessment and contextual design principles
- Optimise heritage and good architectural design outcomes with reference to the Conservation Management Plan and any subsequent Specific Elements Conservation Policies, as well as best practice such as Design in Context.

Form, scale, siting and character

- Concentrate new large scale spectator facilities set back from Alison Road and fronting the racetrack, increasing their presence and image with improved entries, optimal landscaping and high-quality buildings addressing the public domain

- Improve the site's role as a major gateway to Randwick City by enhancing the public address along Alison Road, notable architecture and a prominent landscape edge and relationship to the parkland setting
- Provide a new internal road to provide a primary public address for the site and to improve traffic management
- Integrate the form, scale, siting and character of new buildings with building and landscape components of heritage significance
- Optimise user amenity and safety within the precinct.

Circulation

- Improve all access and egress points to the site, in particular from Alison Road and by re-establishing the transport and arrival function of the former tram/busway with a new internal private road linking Alison Road and Doncaster Avenue
- Provide clear pedestrian, vehicular and service routes to and within the precinct that provide for separation, legibility, safety, security and high amenity
- Design the new internal road and on-site circulation system within the precinct to support the overall transport regime for the racecourse
- Provide and manage transport services and facilities to meet patronage levels anticipated for each event.

Environmental

- Implement improved stormwater management in the design of infrastructure, buildings and landscaping
- Optimise ESD principles in the development of the precinct.

4.3. Controls

In addition to the controls contained in the general sections of this DCP, new development is to comply with the development concepts for the Precinct shown on Figure 9. The concept includes the following elements and qualities.

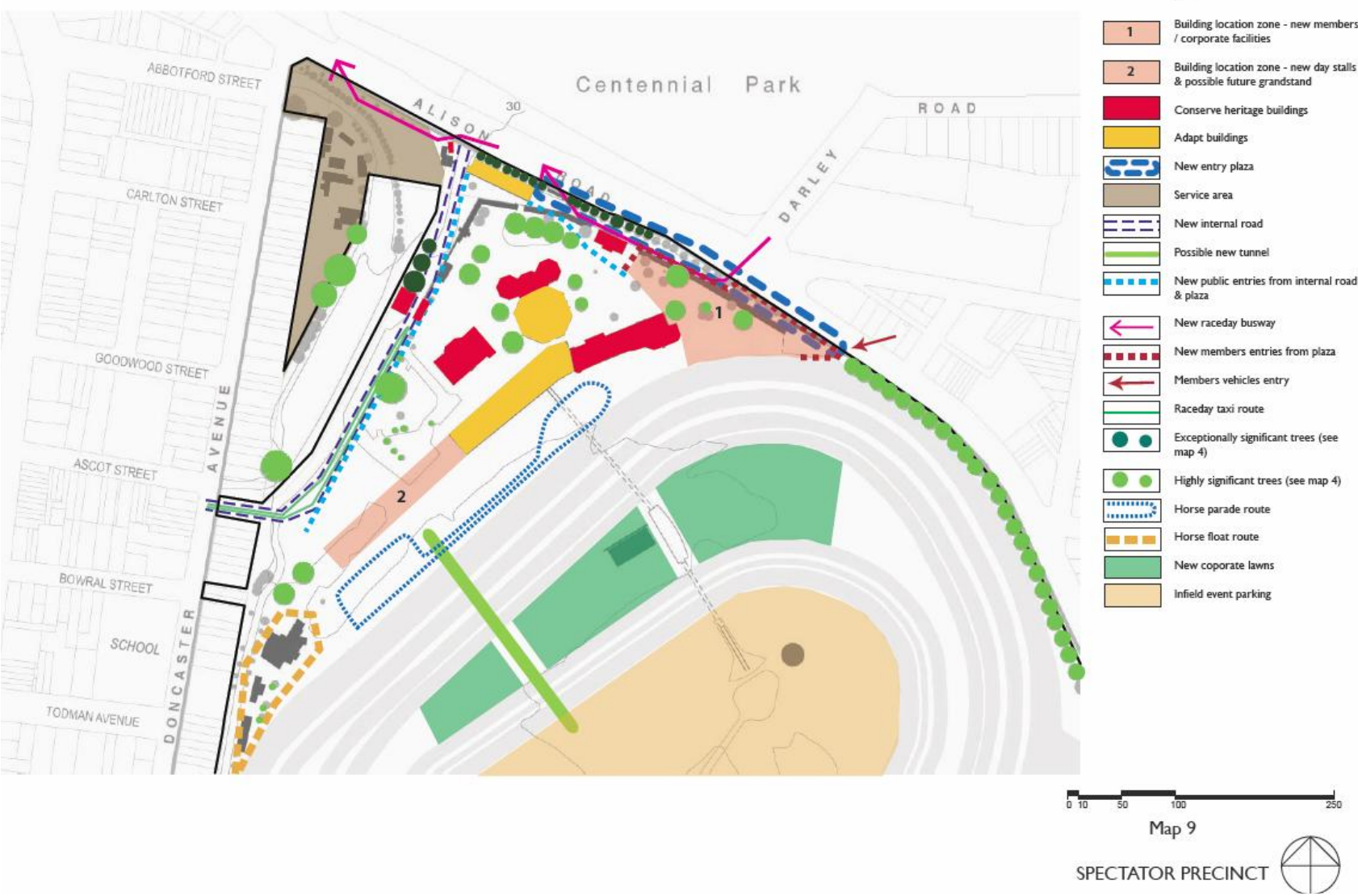
- a) A new shared entry plaza and interface with the public domain of Alison Road is to comprise new pedestrian entrances, a busway for race days and other major events, member vehicle access, member and guest parking areas on non-race days, and high quality landscaping
- b) To achieve the new infrastructure, crowd management, landscaping and building works, the following components of heritage significance to the racecourse may need to be adapted (in whole or in part), reconstructed or removed and interpreted (in whole or in part):
 - i. The Alison Road boundary wall, turnstiles and gateways
 - ii. The Swab Building
 - iii. The day stalls, and
 - iv. Various trees and landscape components.
- c) A Specific Element Conservation Policy shall be prepared for the Alison Road boundary wall and surrounding area (prior to lodgement of a development application) to assess the heritage impact of the proposed entry plaza and the building location zones, and to investigate and inform options for access and new buildings in this area
- d) The detailed design of pedestrian areas, bus and vehicle access and egress, site and entry definition, security, crowd management and landscaping is to implement the conservation principles outlined in Section 4.2 of this DCP
- e) The entry plaza is to retain trees of 'Exceptional' and 'High' heritage significance where possible and where they are healthy specimens. New trees consistent with access

requirements, a refined landscape approach and heritage significance are to be established in the plaza area, where appropriate, along the continuous length of the Alison Road frontage

- f) New buildings are to be located within the "Building Location Zones" documented on Figure 9 and an urban design study for the "zone" adjoining Alison Road to be prepared by a suitably qualified urban designer. The study and resultant built form concept is to include identification of appropriate:
 - i. Floor areas for the building/s
 - ii. Building frontages
 - iii. Building depths
 - iv. Building separations, including an opening into the site in the building mass that aligns with Darley Road
 - v. Building articulation and massing
 - vi. Relationships to trees that are being retained
 - vii. Scaled ground floor levels to enable visual permeability between Alison Road and the Racecourse
 - viii. Consideration of the relationship of the height of the proposed building/s to the Official Stand and Alison Road incorporating where appropriate a stepping in heights.
- g) A new building for member and corporate facilities is to address the new entry plaza. Its design is to achieve the recommendations of the above study
- h) A new member's car park may be built below the new building and entry plaza. Its design is to:
 - i. Not cause the removal of or adversely affect the growth potential of any healthy trees of high/exceptional heritage or landscape significance, and
 - ii. Incorporate vehicle access and egress which does not adversely affect the amenity of pedestrian movements and entries, and the traffic performance of Alison Road and the busway.
- i) A new service tunnel may be built below ground to allow servicing of the new building and existing stands and other facilities. Its design where practicable is to:
 - i. Retain healthy and ensure the ongoing health of trees of high/exceptional heritage significance, and
 - ii. Manage the delivery function consistent with the new traffic arrangements.
- j) The existing Official Stand, Tea House, Totalisator and Betting Pavilion are to be conserved and adapted in line with their heritage significance to incorporate new or improved member and corporate facilities
- k) Existing spectator stands are to be adapted or rebuilt within similar envelopes to provide new or improved member, corporate and public facilities
- l) Day stalls are to be built south of the existing stands, serviced by vehicle access from High Street, and linked to the existing Mounting Yard by a new horse parade route in front of the stands
- m) A new internal link road is to provide for vehicle access from Doncaster Avenue to Alison Road. Its design is to:
 - i. Retain the heritage significance of the Tramway Turnstile Building and the Entry Gateway on Alison Road
 - ii. Provide for a new taxi, limousine and authorised private car arrival and pick up during race days and other major events
 - iii. Retain and ensure the ongoing health of high/exceptional trees of heritage or landscape significance in the vicinity where possible, and

- iv. Provide a new entrance and landscape frontage to the racecourse compatible with heritage significance and character of the grounds
 - v. The new road construction shall, where practicable, incorporate a water permeable surface.
- n) Links between the Spectator Precinct and the Midfield and Infield Precincts are to be enhanced by improving the existing tunnel and providing a second tunnel when necessary
- o) A Stormwater Management Study for the Spectator Precinct is to be prepared as basic input to the design of works within the precinct. Development in the Spectator Precinct is to implement the findings of the study (See also Section 3.6 of this DCP).

Figure 9: Spectator precinct



Source: Randwick City Council

STRATEGIC PLANNING

Randwick Development Control Plan D11 Prince Henry site, Little Bay

D06210794

27 July 2026



File reference	D06210794	Date	Signature
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Part A

Overarching controls

1. Introduction

This section provides a framework for the redevelopment of land at the Prince Henry Hospital site at Little Bay (see Figure AA). It provides controls to guide the built form, environmental and amenity standards, and requirements for appropriate heritage protection for the site.

The following documents may be relevant:

- Prince Henry Master Plan adopted with variations May 2003 and subsequent amendments. The principles of the master plan are reflected in this Section
- The Prince Henry Site, Little Bay – Conservation Management Plan (CMP) prepared by Godden Mackay Logan, May 2002 (amended February 2003), and any subsequent amendments endorsed by the NSW Heritage Council
- The Prince Henry Site, Little Bay – Archaeological Management Plan (AMP) prepared by Godden Mackay Logan, August 2002
- Any Specific Elements Conservation Policy (SECP) for the site, as required by the CMP (see Appendix F)
- The Bushland Plan of Management (POM) and the Little Bay Geological Reserve Plan of Management (POM)

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

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

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

1.1. Objectives

The objectives of this section are:

1. To create a sustainable neighbourhood that integrates new and existing development
2. To ensure design reflects the site's unique location and characteristics
3. To conserve the heritage significance of the Prince Henry site and the natural and cultural elements that contribute to the significance of the site and its setting
4. To protect the visual amenity and scenic value of the coastline
5. To ensure development reflects the principles of the adopted master plan for the site
6. To ensure development demonstrates architectural merit and incorporates high quality materials and finishes
7. To ensure development promotes and incorporates the principles of ecologically sustainable development (ESD)
8. To provide for a mix of land uses and dwelling types
9. To provide for housing choice to accommodate the needs of current and future households and affordability
10. To protect and enhance remnant native vegetation, habitat corridors, riparian buffers and wetland area

1.2. Heritage Requirements

Most DAs for development within the Prince Henry site will constitute Integrated Development, due to the site's listing on the NSW State Heritage Register, and sometimes because approvals may be required under other Acts. Applicants should check with Council to determine Integrated Development requirements prior to lodging any DA.

A Statement of Heritage Impact (SOHI) prepared by a suitably qualified professional must be included with any DA, together with a Specific Elements Conservation Policy (SECP) (where applicable).

Applicants should refer to the Conservation Management Plan (CMP), the Archaeological Management Plan (AMP) and any relevant Specific Elements Conservation Management Policy (SECP) when preparing a DA.

Key requirements identified in these plans/policies are noted below:

Built and Landscape Elements

- Significant built and landscape items and elements should be retained, conserved, managed and interpreted in accordance with the detailed policies in the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) as well as the requirements of the NSW Heritage Act 1977

Aboriginal Archaeology

- Identified and potential Aboriginal archaeological objects and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW National Parks and Wildlife Act 1974
- Damage or destruction of any Aboriginal object or place is only permitted where a permit or consent has been issued by the Director of the National Parks and Wildlife Service (NPWS), Office of Environment and Heritage
- Any proposals affecting known or discovered Aboriginal objects or places on the Prince Henry site or proposals that will disturb the ground within identified Aboriginal Archaeological Zones must be referred to the La Perouse Local Aboriginal Land Council (LPLALC)
- Prepare an Aboriginal Heritage assessment if required (see Section 2.7)

Historical Archaeology

- Identified and potential archaeological relics and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW Heritage Act

Where the archaeological assessment determines that the development would disturb a potential historical archaeological resource, an application for an excavation permit issued under the NSW Heritage Act is required.

1.3. Affordable Housing Requirements

A minimum of 1% of all dwellings (i.e. an estimated 8 dwellings) within the site (except the aged care dwellings) will be made available for affordable housing. The suggested mix will be:

Affordable Housing Requirements	
Number of Apartments	Type of Apartment
One	One-bedroom
Five	Two-bedroom
Two	Three-bedroom

The above affordable housing units are the negotiated outcome between Council and Urban Growth NSW (formerly Landcom) as set out in a Deed of Agreement endorsed by both parties in 2005. Under this Deed of Agreement, a combination of land dedication and works-in-kind has been undertaken in lieu of a lump sum monetary contribution under Section 94 of the Environmental Planning and Assessment Act.

Apart from the 8 affordable housing units, the land dedication and in-kind contribution also include:

- Multi-purpose community centre (Prince Henry Centre)
- Public parks
- Stormwater infrastructure
- Little Bay beach and foreshore
- Public toilet, shower and stairs at Little Bay Beach
- Public roads and footpaths, including street trees and street lighting

These facilities and land dedication are considered appropriate to support the anticipated residents on the Prince Henry Site, as well as providing facilities for other Randwick residents.

2. Site Context

This subsection outlines the context and key features of the Prince Henry site as well as the key design principles for the DCP area.

2.1. Regional and Local Context

The Prince Henry site is located on Anzac Parade at Little Bay, at the southern end of the Randwick Local Government Area and the Eastern Beaches. The Prince Henry DCP area is part of the broader Prince Henry site. The DCP area is bound by the residential development site at 1406-1408 Anzac Parade to the north, The Coast Golf Course and Little Bay beach to the east, the Spinal Injuries Australia and Golf Driving Range to the south, St Michaels Golf Course to the south-east, and Anzac Parade to the west.

The Little Bay-La Perouse area is characterised by detached dwellings in a mix of styles, with some Department of Housing apartment buildings.

The DCP area has a rich Aboriginal and European history. From 1881-1934 this area was occupied by the Coast Hospital, built for the isolation and treatment of infectious diseases. Apart from archaeological evidence, the main evidence of this phase that remains within the DCP area includes Pine Avenue (including alignment, pine trees and sandstone kerbing) and the Artisans Cottages and associated water reservoir. 1915-1934 saw the expansion of the Coast Hospital, which included the construction of the Flowers Wards. The Flowers Wards and all other mentioned aspects remain within the DCP area today and are to be adapted for residential and community re-use.

In November 1934 it was announced that the Coast Hospital was to be renamed the 'Prince Henry Hospital' in honour of Prince Henry, the Duke of Gloucester, who had recently visited Sydney. The period from 1935-1959 saw the hospital's capacity increased and the construction of more new buildings. From the 1960s to 2002 saw the role of the Prince Henry Hospital as a general and major teaching hospital established and consolidated. The Interdenominational Australian Nurses War Memorial Chapel is one of the key buildings from this phase that will be retained within the DCP area.

Aboriginal occupation of this area pre-dates European settlement by many years. Evidence of Aboriginal occupation prior to the establishment of the Coast Hospital in 1881, includes a diverse collection of middens, open campsites, rock engravings, axe grinding grooves and a possible fish trap and an ochre source. Most identified sites lie outside the DCP area, however there is potential for previously unidentified artefacts and significant sites to lie within the DCP area.

The Prince Henry Hospital Site (including the DCP area) is listed on the NSW State Heritage Register.

2.2. Precincts

The Prince Henry Site is divided into 6 precincts for the purpose of this DCP. These precincts are shown on Figure 1. The Historic Precinct runs through the core of the DCP area. This precinct contains most of the buildings and landscape items of heritage significance, however the whole of the former Prince Henry Hospital site is a highly significant cultural landscape, and other precincts contain items of heritage significance. Precincts P1, P3 and P4 provide for a mix of residential densities. Precinct P2 is located on the corner of Pine Avenue and Anzac Parade, the main entry to the site. This mixed-use precinct comprises local neighbourhood scale shops, such as a supermarket, and commercial uses, with residential uses above. Precinct P5 is located at the eastern end of Pine Avenue on the eastern edge of the DCP area. This precinct

contains a Community Centre that serves the needs of the incoming residents as well as the wider community.

Subsection 6 contains performance criteria and controls that are specific to each of these precincts. These precinct specific requirements provide an additional layer of detail to the general controls contained in the rest of this section (Subsections 1 – 5).

To the extent of any inconsistencies between the general and precinct specific controls the precinct specific controls prevail.

2.3. Transport Links and Access

Anzac Parade links the DCP area to the remainder of Randwick City via various vehicular access points.

The DCP area is currently served by State Transit Authority bus routes that run along Anzac Parade. Figure 1A shows an indicative bus route and bus stops through the DCP area.

It is proposed to make provision for a cycleway along Anzac Parade, connecting the DCP area to its surrounds, including the national park to the south. As shown on Figure 1A, the cycle way will run along Jennifer Street / Harvey Street within the DCP area and along the buffer strip between the DCP area and the golf course, providing a dedicated shared cycle/pedestrian link from Anzac Parade to the eastern end of Pine Avenue. Roads within the DCP area will have a low speed environment and will also be suitable for cycling.

The DCP area has a connective and convenient street layout for both vehicles and pedestrians. In addition, there are several pedestrian paths providing further links (Figure 1A).

Key principles include:

- To promote the use of alternative modes of transport to the car, including walking, cycling and public transport (bus)
- To promote safe and convenient movement throughout the DCP area

2.4. Views and Vistas

Figure 2 shows the key views to and from the DCP area, and as well as views of heritage significance identified in the Conservation Management Plan (CMP). Key views include views of the ocean and coastline, views of heritage buildings, and views along significant streets within the site. Any DA will need to demonstrate that these views and vistas are retained or enhanced.

Key principles include:

- Maintain and enhance significant views and vistas throughout the site
- Buildings are to be designed to maximise view sharing
- To ensure the visual amenity of the coast is protected

Refer to Subsection 6 for detailed objectives and controls.

2.5. Landscape

The Prince Henry DCP area has an open, green and uncluttered landscape quality that contributes to the setting of its heritage buildings, while retaining ocean and coastal views.

Figure 3 shows the key landscape elements of the DCP area. There are two main areas of remnant bushland, both of which contain Eastern Suburbs Banksia Scrub (ESBS), an

endangered ecological community. There is also a stand of ESBS near the former Matron Dickson building (Mayo Street / Pavilion Drive) and smaller pockets of bushland elsewhere in the DCP area.

The DCP area also contains an array of culturally significant plantings, which are predominantly located within the Historic Precinct. These are identified on Figure 3 together with the key public open spaces within the DCP area. Open spaces within the DCP area have generally been located to form links with other open spaces and plantings where possible.

A landscaped buffer runs along the eastern edge of the DCP area, between the residential area and the Coast Golf Course. The buffer plays several important roles including creation of habitat, water management, safety (separation of residential and golf course uses) and public recreation (southern half of buffer only). South of Pine Avenue, the buffer is approximately 18 metres wide and is publicly accessible via a shared pedestrian/cycle path that connects to Pine Avenue and Harvey Street. North of Pine Avenue, the buffer is approximately 10 metres wide. The topography in this area is much steeper, and this part of the buffer will not have pedestrian access. Two small parks adjacent to this part of the buffer and located at the end of key view corridors will ensure views across the vegetated buffer to the coast are maintained as publicly accessible views.

Figure 4 identifies the significant landscape curtilages around heritage buildings.

The DCP area has a predominantly easterly aspect, exposed to breezes from the north-east, east and south. These breezes are typically cooling in summer; however, in winter protection from southerly wind is desirable.

Key landscape design principles include:

- Buildings are to be designed so they do not dominate the landscape and are consistent with the Prince Henry DCP area's character of "buildings within an open landscape setting dominated by sky and sea"
- Locate private communal open spaces so they form visual links with other open spaces on the site
- Use local native species and species that recognise the DCP area's coastal location and that complement existing significant and heritage plantings (where appropriate to the heritage context) within the DCP area
- Characterise open space by high quality landscape design that emphasises principles of sustainability and functionality
- Conserve and enhance bushland areas through planting of non-invasive indigenous vegetation in areas adjacent to remnant bushland
- Create a landscape that contributes to the built environment by providing climate amelioration and functional space appropriate to the needs of residents
- Repair and maintain significant riparian land
- Establish and maintain biological linkages between areas of remnant native vegetation
- Create a vegetated link via suitably designed landscaping along the southern boundary of the DCP area, providing a connection between the Jennifer Street remnant bushland and the golf course buffer
- Promote biological diversity and use of local native plants from locally provenanced seed where appropriate.

Refer to Subsections 4.7 and 4.8 for detailed objectives and controls on landscape design.

2.6. Heritage Context

The Prince Henry site (of which the Prince Henry DCP area is part) is listed on the NSW State Heritage Register as an item of State heritage significance. RLEP also identifies the former Prince Henry Hospital site as a conservation area. Schedule 5 of RLEP contains a list of heritage items and archaeological sites.

Figure 4 shows built and landscape heritage items, the extent of the Little Bay Geological site within the DCP area, key views identified as having heritage significance, the historic precinct boundary, and parts of the Prince Henry Conservation Area boundary.

The Little Bay Geological site is a site of national significance and provides evidence of topography, relative sea level, vertical land movements and coastal landscape prior to the formation of Sydney Harbour and other coastal valleys (refer to the CMP, and Little Bay Geological Site SECP and Plan of Management).

The different types of elements of heritage significance occurring within the Prince Henry Site are summarised below:

- *Elements of Built significance* including, but not limited to, the entrance gateposts, the Clocktower, Henry's Trading Post, the Matron Dickson building and the Flowers Wards. Refer to Figure 4 for a list of items within the DCP area and refer to the CMP for items beyond the DCP area.
- *Elements of Landscape significance* including, but not limited to, several natural and cultural plantings such as indigenous vegetation and several species of palms, banksias and Norfolk Island Pines, road alignments, rock outcrops and the Male Lazaret. Refer to Figure 4 for a list of items within the DCP area and refer to the CMP for items beyond the DCP area.
- *Elements of Aboriginal significance* on the site include open and sheltered shell middens, axe-grinding grooves and rock engravings, pathways, a possible fish trap and ochre source. The Prince Henry DCP area may contain further undetected Aboriginal archaeological sites relating to both prehistoric and post-contact periods of occupation (refer to Appendix C).
- *Elements of Historical Archaeological significance* within the DCP area include, but are not limited to subsurface features/deposits, rock cut features associated with former activities on the site (i.e. graffiti, drainage, coastal defences etc), and sites of former structures associated with the Coast and Prince Henry Hospitals (e.g. lazarets, mortuary buildings) (refer to Appendix C).

Moveable items of potential heritage significance are identified in the Conservation Management Plan, the Archaeological Management Plan, any relevant Specific Elements Conservation Policy and the Museum Plan.

Subsection 1.3 outlines the heritage requirements for Development Applications. In preparing development applications, applicants should refer to the following documents prepared by Godden Mackay Logan Heritage Consultants:

- Prince Henry Site, Little Bay – Conservation Management Plan (CMP), May 2002 (amended February 2003), and any subsequent amendments endorsed by the NSW Heritage Council
- Prince Henry Site, Little Bay – Archaeological Management Plan (AMP), August 2002, and any subsequent amendments endorsed by the NSW Heritage Council
- Any relevant Specific Elements Conservation Policy (SECP).

The Conservation Management Plan for the site identifies several heritage principles for the Prince Henry site. These key heritage principles include:

- Conserve, manage and interpret the site as an item (place) of State significance
- Recognise the importance of the site as a whole, in addition to the values of individual components (such as natural and cultural landscape values, built and landscape heritage elements, and geological and archaeological features)
- Respect and recapture as much as possible the qualities of the site that contributed to the village atmosphere valued by the community, including significant buildings and landscape features, and the character established by generally low-scaled buildings in an open setting
- Ensure that new development respects, enhances and contributes to the heritage significance of the site and its setting
- Restore and reconstruct built and landscape elements that contribute to the significance of the site and its setting
- New buildings, infill development and alterations/additions to heritage items are to respect the design and scale of existing heritage buildings and elements on the Prince Henry Site
- Significant and heritage trees are to be protected during construction
- New planting should retain and enhance the open landscape character of the site.

Refer to Subsection 1.3 for detailed objectives and controls.

2.7. Archaeological Context

Figure 5 illustrates the Prince Henry site's aboriginal and historical archaeological features for the DCP area. This aboriginal archaeological resource has high educational, cultural and scientific significance.

Three levels of Aboriginal Archaeological Sensitivity have been identified within the Prince Henry site:

- Aboriginal Archaeological Sensitivity Zone 1 (Very High) – this includes the golf course and beach (mostly outside the DCP area, with the exception of a small part of Precinct P1)
- Aboriginal Archaeological Sensitivity Zone 2 (High) – this includes locations within the built areas of the site (DCP area)
- Aboriginal Archaeological Sensitivity Zone 3 (High) – this comprises the large area of remnant bushland in the southwestern corner of the Prince Henry site. This bushland will be retained and will not be directly affected by the redevelopment of the site.

For the full extent of aboriginal and historical archaeological items, including items located beyond the DCP area, refer to the Archaeological Management Plan (AMP). Extract maps from these plans are also attached as Appendix C.

Subsection 2.6 contains key principles for the management of heritage sites. In addition to these principles, key archaeological principles include:

- To conserve, manage and interpret identified and potential Aboriginal relics and sites in accordance with the AMP and the requirements of the NSW National Parks and Wildlife Act
- Development should be planned to minimise impacts on areas of Aboriginal heritage significance and should seek to enhance the values of these areas.

National Parks and Wildlife Service (NPWS) recommends that an *Aboriginal heritage assessment* be prepared for land under the following circumstances:

- The Aboriginal Heritage Information Management System (AHIMS) identifies sites in or near the development area, which could potentially be affected during or after the development
- The proposed development is likely to have an impact on areas of bushland or undisturbed ground
- The proposed development is likely to have an impact on areas containing sandstone outcrops, rock shelters, old growth trees, sand bodies and ground adjacent to watercourses, lakes and swamps
- The proposed development is likely to have an impact on an area of importance to the Aboriginal community not included in the above (e.g. story places, missions etc).

Refer to Subsection 6 for precinct-specific objectives and controls.

Note

Applicants should refer to the Archaeological Management Plan (AMP) prepared by Godden Mackay Logan Heritage Consultants for requirements and procedures, and should liaise with NSW NPWS to ascertain whether an Aboriginal Heritage Assessment is required.

2.8. Built Form

The built form controls for the DCP area reflect the master plan principles and the site's unique features, opportunities and constraints identified in the master plan site analysis. This section provides an overview of the rationale on which the built form controls shown in Figures 6 and 7 are based, and the site's desired future character and new development.

Existing road alignments within the Prince Henry DCP area have been retained where possible. New roads and paths have been designed to complement the existing road network.

Pine Avenue is the main entry to the DCP area, forming a central tree lined axis along one of the key vistas. The DCP area's key facilities will be located along Pine Avenue, with shops and offices at the Anzac Parade (western) end, and a community centre and path to Little Bay beach at the eastern end of Pine Avenue. Pine Avenue contains a number of significant built and landscape heritage items, including the Clocktower, entrance gateposts and the Interdenominational Australian Nurses War Memorial Chapel.

Much of the DCP area slopes away from Anzac Parade down towards the coast. The gradient of the land varies across the DCP area, and the built form controls reflect this. The tallest buildings (5 storeys and 4 storeys with loft) are to be located along Anzac Parade and at the southern end of the site, to maintain views and minimise the impact of new development on the heritage buildings.

The built form controls require a consistent setback along and strong address to Anzac Parade to strengthen its townscape qualities. The built form controls also facilitate an appropriate transition in height and scale across the DCP area to facilitate the integration of new development with existing heritage buildings. The future built form of the site will be characterised by simple block building forms, which reflect the existing rectilinear building forms, and reinforces the street pattern.

The new buildings and the adaptive re-use of retained heritage buildings will provide for a diversity of households. Consistent with the master plan, the built form controls make provision for a range of dwelling types including detached housing, terrace and courtyard housing, garden apartments, apartment buildings of 4 to 5 storeys, apartments for older persons, and a

residential aged care facility. There are several community groups who will remain on site.

The open landscape character is to be maintained through buildings that do not dominate the open, coastal landscape setting of the DCP area and surrounds.

Note

Loft means a space within the roof of a dwelling or of a building containing a dwelling, that is open to and part of the dwelling immediately below.

Key built form and urban design principles include:

- Create new residential and community precincts within an area of great natural beauty and heritage significance
- Strengthen the townscape qualities of the Anzac Parade boundary of the DCP area through consistent building setbacks and strong building address to Anzac Parade
- Integrate the new community with the existing community
- New buildings are to comprise simple, block forms which do not dominate the site's open landscape setting
- Encourage a strong sense of continuity through retention of significant built and landscape heritage elements
- Maximise physical and social connection to the surrounding community
- Provide safe access to local open spaces, recreation areas, community facilities, and public transport
- Reinforce safe and convenient pedestrian, cycle and vehicular access for both able and disabled persons throughout open space and public domain.

Refer to Subsections 4 and 6 for detailed objectives and controls.

2.9. Sustainable Design

The Prince Henry DCP area and surrounds is a unique environment, and it is important to ensure development occurring within the DCP area complements and enhances the site's unique coastal location. It is also important that development minimises adverse impacts on the environment, particularly given proximity to the ocean, remnant bushland, the Little Bay Geological Site, wetland, and the watercourses to the north, north-east and east of the DCP area.

Key sustainability principles include:

- Incorporate the principles of ESD in all design
- Maximise the opportunities for sustainable development, such as renewable energy use, energy smart features and water sensitive urban design through innovative design
- Minimise the ecological footprint of development and impacts on the environment
- Design sites to optimise the microclimate (i.e. utilising cooling summer breezes, protection from cool winter winds)
- Protect the local occurrence of endangered, threatened or protected native species listed under the Biodiversity Conservation Act 2016 and National Park and Wildlife Act 1974.
- Protect and enhance vegetated riparian corridors, wetland buffers, remnant vegetation

and biological linkages between remnants

- Optimise the community services provided
- Minimise impact of noise from roads, open spaces and parking areas
- Satisfy BASIX requirements for residential development.

Refer to Subsection 5 for detailed sustainability objectives and controls.

2.10. Desired Future Character

The desired future character for the redevelopment of the Prince Henry site (DCP area) can be summarised as:

- Development that reflects the DCP area's open, coastal location, and that does not dominate the landscape
- Development that is well integrated with surrounding development
- Development that seeks to minimise impact on the environment and which is environmentally sustainable
- Development which maintains an appropriate setting for the heritage elements to be retained, and which is appropriate in bulk, scale and form and recognises and builds upon the existing character
- Development that presents a strong, consistent edge to Anzac Parade, softened by substantial planting, with height and scale of development then gradually decreasing towards the coast
- Development that comprises a variety of dwelling types, including affordable housing, characterised by high quality, sustainable design
- Development that includes a mix of residential, open space, community, and neighbourhood scale retail
- Development that provides significant views and vistas throughout the site, towards the coast.

Figure AA: Land to which this plan applies

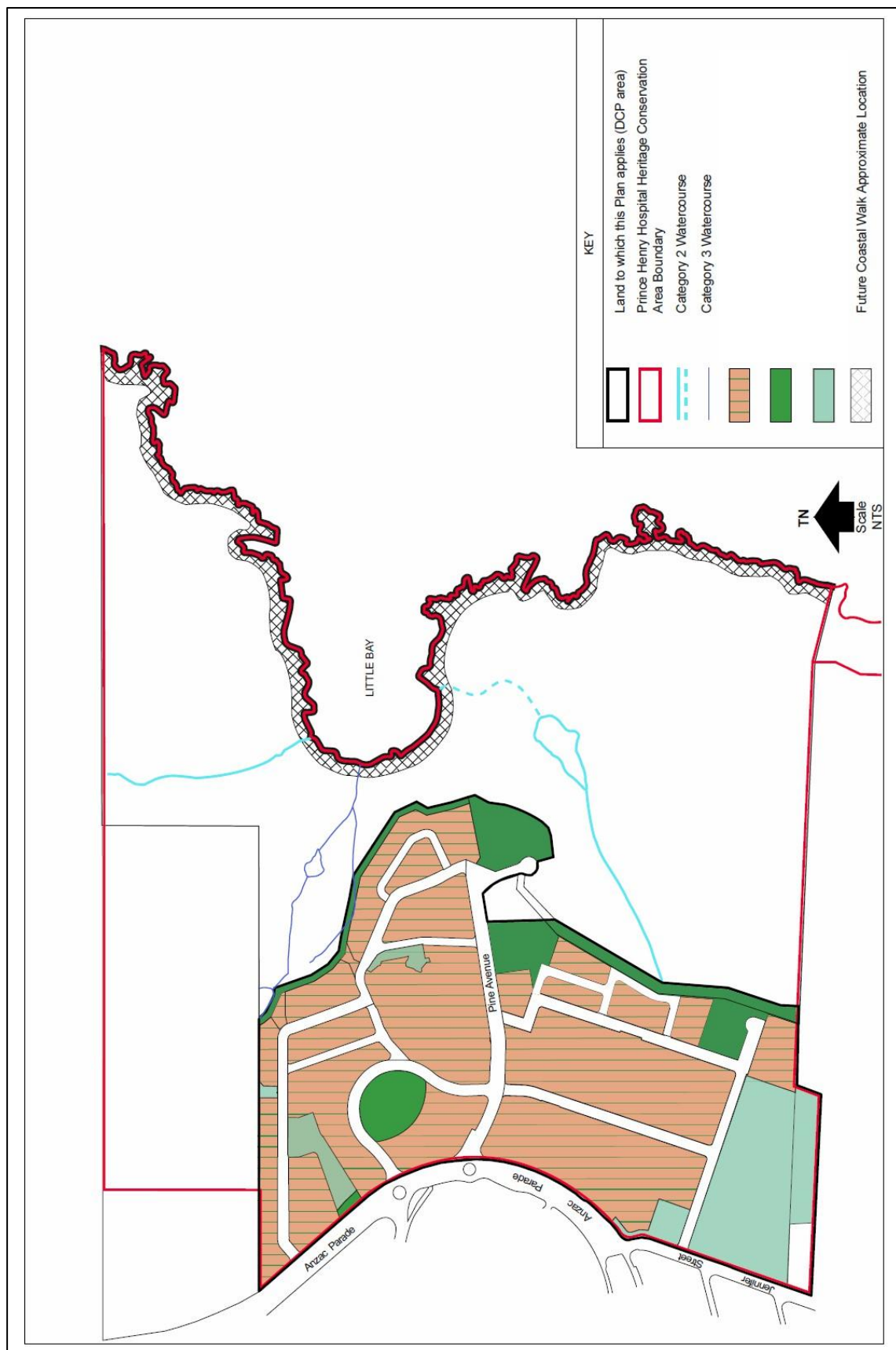


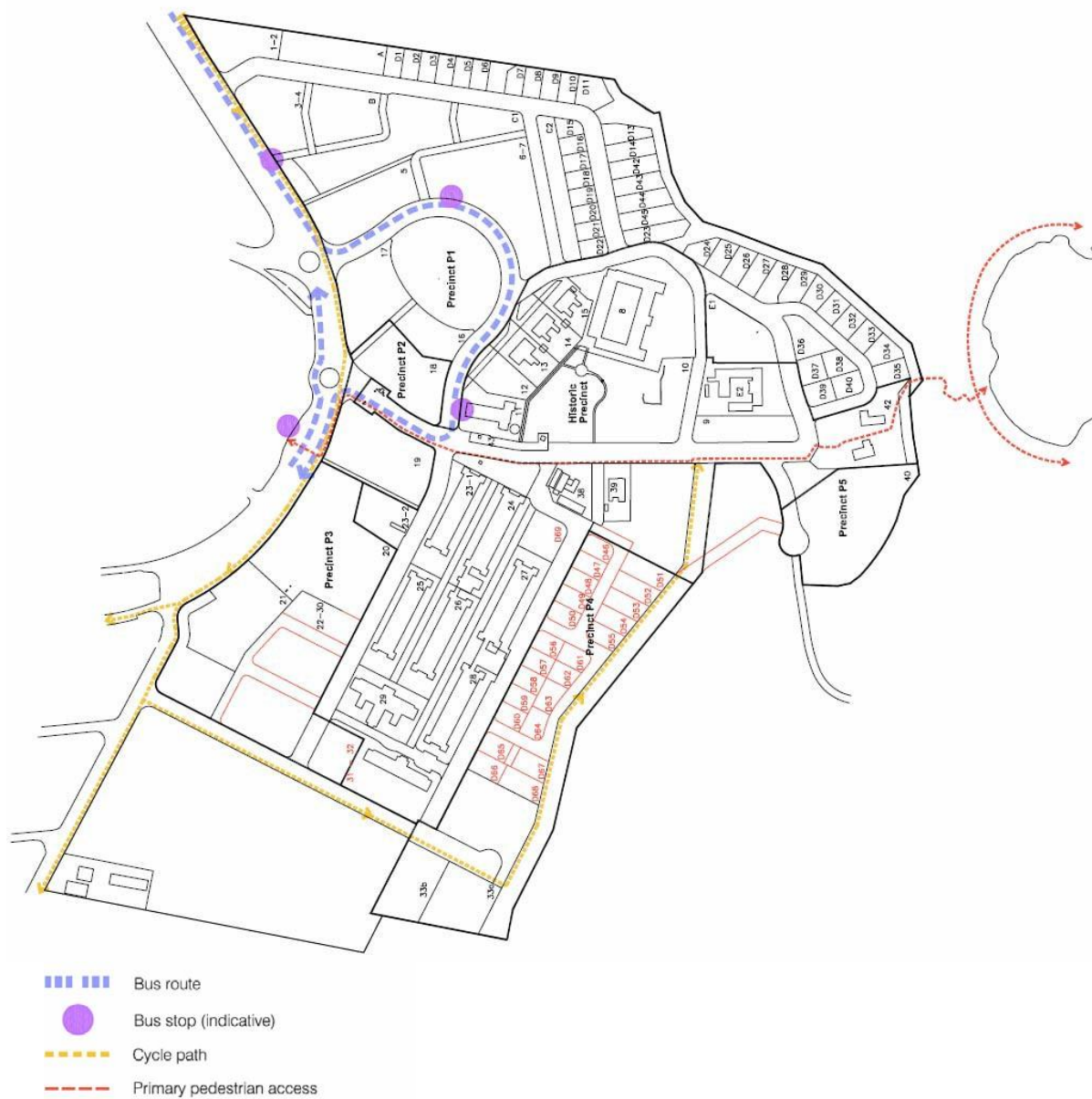
Figure 1: Key plan precinct and lot numbers



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 1A: Transport links and access



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 2: Views and vistas



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 3: Key landscape structure



Note

1. The lot numbers and boundaries may be superseded as subdivision continues across the site.
2. Refer to the RLEP Biodiversity Map for the current mapping of ESBS.

Figure 4: Built and landscape heritage



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 5: Identified aboriginal and historical archaeology



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Height Variations
 Note—see precinct plans Figures 8–21 for detail on the following:

- Lot 19—eastern part of site limited to 3 storeys.
- Lot 6—southern part of site limited to 3 storeys; eastern part of site limited to 3 storeys.
- Lot 9—western part of site limited to 3 storeys.
- Lot 40—maximum permissible heights may be increased to accommodate functions of the site.
- Lot 146—western part of site (opposite Powers Words 5 and 6) building height must be increased to accommodate projecting service wings of Powers Words 5 and 6.
- Lot 330—eastern part of site limited to 1 storey.
- Lot 330—eastern part of site limited to 3 storeys.
- Lot 330—maximum permissible height for 2 storeys on eastern part of site (opposite heritage building).
- Lot 20—eastern part of site limited to 2 storeys.
- Lot 31–32—building to rear of Quarry Building (existing heritage building) envelope may extend at the rear.

FSR and other variations

- Lot 31–32—FSR for this lot excludes floorspace of Quarry Building (existing heritage building).
- Lot 31–32—FSR for this lot excludes floorspace of Quarry Building (existing heritage building).
- Lot 29—heritage building—existing heritage building envelope may extend at the rear.

MAXIMUM NUMBER OF STOREYS	FSR	MAXIMUM BUILDING HEIGHT (m)	MINIMUM LOT AREA (M ²)	MINIMUM LANDSCAPED AREA (M ²)	MINIMUM SOFT SCAPED AREA (M ²)	INDICATIVE HOUSING TYPE
a	0.5:1	8.0	40	40	20	Dwelling houses
b	0.75:1	7.0	40	40	20	Multi-unit housing and dwelling houses
c	0.75:1	10	40	40	20	Multi-unit housing and dwelling houses
d1	0.8:1	14	40	40	20	Multi-unit housing and dwelling houses
d2	1.0:1	14	40	40	20	Multi-unit housing and dwelling houses
d3	1.2:1	14	40	40	20	Multi-unit housing, dwelling houses
e1	1.2:1	17	40	40	30	Multi-unit housing
e2	1.2:1	17	30	30	20	Multi-unit housing

Legend:

- Relained Heritage Buildings: Limited to existing envelope, subject to Specific Element Conservation Policy (SECP) for each building (see Note 15). For more detail on retained built items refer to SECP for each built item.
- Building Density: 2 Storey, 3 Storey, 4 Storey, 5 Storey.
- Activity Strip: Indicated by a thick pink line.
- Lot: Indicated by a star symbol.

Figure 6: Building Density

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 7: Built Form Controls

FSR	MAXIMUM WALL HEIGHT (m)	MAXIMUM BUILDING HEIGHT (m) * Notes 1 & 2	MAXIMUM NUMBER OF STOREYS	MINIMUM LANDSCAPED AREA (% OF SITE AREA)	MINIMUM SOFT LANDSCAPING (% OF SITE AREA)	BUILDING ENVELOPE CONTROLS Notes: Building envelopes for all buildings must be read from Table 7 of the Development and may not be adjusted in any circumstances.
Down to houses						
* Note 1						
0.55:1 max Setback from road and driveway houses	8.0	9.0	2	40	20	Figure 7a Building with single and multiple-pitched or non-pitched flat roof
* Note 2						
0.75:1 max Setback from road and driveway houses	7.0	8.0	2	40	20	
0.75:1 max Setback from road and driveway houses	10	11	3	40	20	
0.75:1 max Setback from road and driveway houses	14	15	4	40	20	Figure 7b Building with roof gardens and terraces
0.95:1 max Setback from road and driveway houses	14	15	4	40	20	
1.0:1 max Setback from road, driveway houses and houses	14	15	4	40	20	
1.2:1 max Setback from road	17	18	5	40	30	Figure 7c Building with bit
1.5:1 max Setback from road	17	18	5	30	20	
1.2:1 max						



3. Subdivision and Amalgamation

Objectives

1. To provide a range and mix of lot sizes with areas and dimensions suitable for the permitted land uses and a variety of building types
2. To enable lot sizes that facilitate housing diversity and choice
3. To promote and facilitate ecologically sustainable development and microclimate management by providing lots that are appropriately oriented
4. To ensure that all lots have a primary street frontage
5. To arrange lots in a manner that facilitates personal and property safety and security
6. To ensure lots have total areas and dimensions that allow dwellings, ancillary buildings, private outdoor open space, landscaped areas, and vehicle access and parking to be located and constructed appropriately, and significant built and landscape elements to be retained within an appropriate setting.

Controls

- a) Lots with direct vehicle access to car parking areas from a public road are to have a minimum width of 9 metres (this control does not apply if parking access is not on the primary street frontage)
- b) All lots are to provide frontages oriented to streets and public open spaces to provide a clear address so that personal and property security, deterrence of crime and vandalism, and surveillance of footpaths and public open space is facilitated
- c) Lots are to be oriented so that dwellings can take advantage of micro climatic benefits and can have dimensions that allow adequate on-site solar access and access to breezes
- d) Lots are to be designed to maximise efficiency in house design and useable external areas by having a regular shape.

4. Building and Site Design

This subsection contains objectives and controls for building and site design. These apply to all development on the Prince Henry site.

Building height, density (FSR) and landscaped open space requirements are contained in the Built Form Control Table (Figures 6 and 7). These requirements are explained in more detail in the following sections, as well as other general requirements.

Subsection 6 contains detailed objectives and controls that apply to specific precincts within the site, in addition to these general controls.

4.1. Building Envelope

Explanation

The proportion of a building envelope that a building can occupy is detailed in the building density controls in Subsection 4.4.

The building envelopes shown in this section illustrate the absolute maximum envelope allowed on a site, within which all other criteria in this DCP must also be satisfied. Maximum building envelopes may not always be able to be achieved as requirements such as minimum landscaped open space, solar access, overshadowing, and other individual site constraints may reduce the building envelope.

Where there is inconsistency between building envelope and minimum landscaped open space requirements, minimum landscaped open space requirements prevail.

The building envelopes vary across the Prince Henry site. These envelopes have been designed in response to topography, heritage items, landscape elements, street pattern and width, all of which vary across the site.

Objectives

1. To provide a built form that respects the site's characteristics and its neighbours including existing significant heritage items and the natural environment
2. To ensure that the distribution of built form responds to the site topography, attributes, and heritage significance
3. To define building bulk, height and scale of development across the site
4. To ensure building scale is suited to the scale of the street.

Controls

- a) New buildings must comply with the requirements in the Built Form Control Table (Figures 6-7) and the building envelopes indicated in the Precinct Controls in Subsection 6.

Note

Refer to Subsection 6 for the specific building envelopes for each precinct within the site.

Note

Refer to Subsection 4.7 Landscaped Open Space and Private Open Space for landscaping requirements.

4.2. Height

Explanation

Building heights on the Prince Henry site generally decrease in scale towards the coast, in response to site topography, and to encourage views from both public and private viewpoints. Heights also vary across the site to respect the scale of existing heritage items.

The maximum building heights (in both metres and number of storeys) are shown on Figures 6 and 7. More detailed height requirements for each precinct are contained in Subsection 6.

In some cases where there are potential view loss or overshadowing impacts, the maximum building heights may not be able to be achieved. It is important that each site analysis correctly identifies these issues and demonstrates how they are addressed by the proposed building design.

Objectives

1. To ensure building height relates to the context of the building, including street type, surrounding buildings, heritage items, landscape, and views
2. To minimise the impact of development on heritage items and remnant bushland by providing for appropriate building heights in adjacent areas
3. To ensure reasonable daylight and solar access to all development and the public domain.

Controls

- a) The external wall height of a building must not exceed the maximum wall height for that lot indicated in the Built Form Control Table (Figures 6-7)
- b) The number of storeys in any building must not exceed the number of storeys indicated in the relevant Precinct Control diagram in Subsection 6. The controls provide for a loft in certain situations. This provision is not to be construed as a means to gaining additional storeys in the building
- c) A minimum floor to ceiling height of 2.7 metres is required for all habitable rooms in new buildings and the extension to the Delaney Building (existing heritage buildings are excluded). Minimum floor to ceiling height of 3 metres is to be provided for the ground and first floor levels of buildings on Lots 18 and 19 (neighbourhood centre, mixed use development)
- d) Where fill is required, it must not be introduced to artificially elevate (or excavate) the site for other than essential recontouring to establish suitable grades for access, landscape, infrastructure/services and drainage.

4.3. Building Depth

Explanation

Building depth is the horizontal cross section dimension of a building. It generally refers to the dimension measured from front to back (from the street side to the inside of the block).

The depth of a building will have a significant impact on the amenity of the building for its occupants. Buildings with slim floor plans and dual aspect apartments provide better sunlight and daylight access and natural ventilation than deep floor plans or single aspect apartments.

Subsection 6 contains building depths on a precinct-by-precinct basis, designed in response to site conditions.

Objectives

1. To ensure that the bulk of the development is in scale with its surrounds
2. To encourage dual aspect apartments with good amenity in terms of sun access and natural ventilation.

Controls

- a) Building depth is to be consistent with the requirements specified in Subsection 6 – Precinct Controls of this section
- b) Building depths must provide for dual aspect apartments, allowing optimal natural ventilation of apartments.

4.4. Density

Explanation

Building density is defined by maximum floor space ratio (FSR). The maximum allowable FSR varies across the site, in response to site topography, potential views, preferred building types, and relationship to heritage buildings and open space.

In some instances, it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing, minimum landscaped open space requirements, and other design considerations.

Note:

Where there is any inconsistency between maximum allowable FSR and minimum landscaped open space requirements, the minimum landscaped open space requirements prevail.

Objectives

1. To ensure development scale is compatible with the surrounding built form and minimise the impact of building bulk on existing buildings in the locality, open spaces and streetscape
2. To encourage a mix of dwelling sizes and types.

Controls

- a) The maximum floor space ratio for a building must not exceed the floor space ratio indicated for that Lot in the Built Form Control Table (Figures 6-7).

4.5. Setbacks

Objectives

1. To minimise the impact of development on adjoining land and to ensure adequate separation between buildings
2. To provide strong street edges in the activity strips
3. To provide adequate space for landscaping, visual and acoustic privacy, and solar access
4. To encourage the retention of significant views.

Controls

- a) Building setbacks must comply with the setbacks contained in the precinct controls in Subsection 6
- b) New buildings are to be sited so that they maintain significant views as identified in Subsection 2 and to maintain an open landscape setting
- c) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage and public parks and pathways. Where an allotment has frontage to two or more streets (or vehicular thoroughfares), the primary street frontage is the widest, public street adjoining that allotment. Where an allotment has frontage to a street and public park or pathway, a strong, built edge is to be provided to both/all.

4.6. Building Articulation Explanation

Buildings can be articulated using architectural elements such as balconies, entries, bay windows, sun shading devices, privacy screens and similar architectural elements.

Objectives

- 1. To promote building facades that make a positive contribution to the design character of the street
- 2. To promote high quality architectural design
- 3. To promote integration of buildings and private open space.

Controls

- a) Building articulation is to be consistent with the articulation areas identified in the precinct specific controls in Subsection 6
- b) Building articulation must not extend forward of the identified building articulation area
- c) Building articulation should respond to the environmental conditions of the site including orientation, breezes and privacy
- d) The maximum unarticulated building length is 9 metres along the primary street frontage and 10 metres along the secondary street frontages
- e) Buildings are to be aligned predominantly parallel to the street and provide a clear street address
- f) Building entries are to address the primary street frontage and should form an integral part of the façade
- g) All facades, including rear facades, must include windows
- h) Residential flat developments must provide street entrances to at least 50% of the units that face the street or public open space
- i) A minimum of 30% and a maximum of 60% of the building articulation area for the building may be used
- j) Up to 30% of the building articulation of any floor on any façade may comprise lifts, stairwells and associated lobby space
- k) Up to 20% of the articulation of any floor on any façade may comprise glazed stairwells and lobby space to allow such vertical elements to establish the major rhythm of façade compositions and to function as lanterns along the streets at night
- l) Large areas of glazing should be modulated by louvres, fins or the like
- m) Windows and other glazing must be set back from the structure by a minimum of 80mm

- n) Predominantly clear glazed shopfronts are to be provided to ground floor local shops
- o) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid roller shutters, screens or grills on shopfronts and dwellings are not appropriate.

4.7. Landscaped and Private Open Space

Explanation

This subsection contains the landscaped open space requirements, minimum private open space dimensions (including balconies), and the location of private spaces. The RLEP contains a definition for “landscaped area”, which means a part of the site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

The previous definition for “landscaped area” contained in the superseded Randwick LEP 1998 (Consolidation) carried a different but broader meaning encompassing open space areas that are capable of supporting recreation activities and landscape planting. This definition was adopted in the former Prince Henry Site DCP and was the basis of a key control for regulating the amount of built-up areas within a development site.

The concept of this former “landscaped area” control has been carried forward and translated in the Comprehensive DCP. However, to avoid confusion with the current terms used in the RLEP, the control is now entitled “landscaped open space”.

Under this subsection of the DCP, landscaped open space includes communal (in the case of residential flat and multi- dwelling housing development), and private open space. Landscaped open space requirements ensure adequate spaces between buildings. Generous landscaped open space should be provided between buildings to retain the Prince Henry site’s original character of buildings in a strong, open landscaped setting. The landscaped open space requirements ensure that this character is carried through to new development on the site, as well as ensuring private open spaces are adequate in size and provide amenity for residents. Landscaped open space incorporates landscaped areas (as defined in the RLEP), as well as other paved open spaces within the development. Refer to the definition below:

Definition

Landscaped Open Space means the part of a site area which is used, or capable of being used, for outdoor recreation or garden uses (such as lawns, gardens, unroofed swimming pools, clothes drying areas, barbeque areas, footpaths and the like) and includes landscaped podium areas and water tanks located at the ground level. It does not include areas used for parking, driveways, balconies, rooftop gardens or areas used for garbage or recycling material storage or sorting.

It is also important to ensure that private and communal open spaces are sustainable in design. Subsection 4.8 contains requirements to ensure development incorporates sustainable landscape design and irrigation practices.

Objectives

1. To locate buildings so that the provision and use of outdoor areas is maximised
2. To provide adequate space for landscaping, visual and acoustic privacy, sunlight penetration and private open space
3. To ensure that all residents have access to useable and well-designed private open space
4. To ensure that new landscaping does not visually dominate significant built and landscape heritage items, or obscure key views.

Note:

Where there is any inconsistency between minimum landscaped open space and the maximum FSR requirements, the minimum landscaped open space requirements prevail.

Controls

a) General Requirements:

- i. A Landscape Plan, prepared by a suitably qualified professional, must be submitted as part of any development application
- ii. Landscaped open space on each site must not be less than the minimum percentage indicated in the Built Form Control table (Figures 6-7)
- iii. Permeable surfaces on each site must not be less than the minimum percentage indicated in the Built Form Control table (Figures 6-7).

b) Detached Dwellings; Terrace and Courtyard Housing (i.e. attached dwellings or multi-dwelling housing):

- i. Detached dwellings are to have a minimum contiguous private open space area of 60m²; and terrace and courtyard houses (i.e. attached dwellings or multi-dwelling housing) are to have a minimum contiguous private open space area of 45m²
- ii. The minimum dimension of private open space for detached dwellings, and terrace and courtyard houses (i.e. attached dwellings or multi-dwelling housing) is 4m and the maximum gradient permitted is 1 in 10
- iii. The private open space areas should be directly accessible from a living area and preferably be north facing

c) Apartments (i.e. residential flats):

- i. Each apartment (i.e. residential flat) should have at least one balcony or courtyard area directly accessible from the living area of the dwelling
- ii. The minimum balcony depth for new buildings must be 2.4m
- iii. The minimum area for the main balcony (for apartments) is as follows:

Landscaped Open Space	
Dwelling Size	Minimum balcony/courtyard size/area
Up to 60m ²	10m ²
More than 60m ²	12m ²

d) The main balcony must:

- i. be located adjacent to the principal living area
- ii. be sufficiently large and well-proportioned to promote indoor/outdoor living
- iii. be able to accommodate a dining table and chairs
- iv. include sunscreens, pergolas, shutters, operable walls, where appropriate
- v. improve visual privacy and allow casual surveillance over the street, where applicable

e) Balconies should be north facing where possible

- f) Additional balconies may be provided, including Juliet and French balconies
- g) Balconies must not be so deep that they stop sunlight entering the lower apartments in a building
- h) Continuous wrap-around balconies are not appropriate
- i) For the adaptive re-use of heritage buildings for residential development, applicants should refer to the Conservation Management Plan (CMP) and the relevant Specific Elements Conservation Policy (SECP) for guidance on the provision of private open space for these dwellings.

4.8. Landscape Design and Biodiversity

Explanation

Landscape design and practices play an important role in designing for microclimate, the efficiency of water consumption and infiltration, protecting and conserving plant species, and providing habitat. Landscaping should be designed to serve multiple functions and should be an integral part of site design.

The use of local native plant species is encouraged as they require less water and are suited to the coastal microclimate of the Prince Henry site. Irrigation practices can also be made more water efficient, for example, by using a drip irrigation system rather than sprinklers.

Permeable surfaces are an important way of reducing the impact that development has on natural water flows and processes. These surfaces include garden areas, lawn, gravel and semi porous paving.

Biodiversity refers to protecting and conserving the biological diversity of species, as well as the diversity of species within ecological communities.

There are several landscape elements (refer to Subsection 2) in certain areas of the Prince Henry site. It is important that new landscaping design does not detract from the heritage significance of these landscape elements.

Objectives

1. To promote sustainable landscape design and irrigation practices
2. To ensure landscape design takes into account the site's microclimate
3. To protect, improve and enhance the natural environment of the site, including remnant native vegetation, biological links between remnants and buffer areas
4. To regenerate and conserve the local threatened ecological communities
5. To provide landscape design consistent with any relevant Specific Elements Conservation Policy (SECP).

Controls

- a) Landscaping must include a predominance of:
 - i. native plant species (refer to Appendix A for guidance)
 - ii. species that are drought resistant, and require minimal watering once established, or species with water needs that match rainfall and drainage conditions
 - iii. water conserving landscape practices/designs, including plant selection, mulching, hydro zoning and multi storey planting
 - iv. native ground covers and grasses in garden beds and path surrounds (turf is to be confined to useable outdoor areas)
 - v. where applicable, landscaping must be consistent with any relevant Specific Elements Conservation Policy (SECP) or Plan of Management (POM).

Note

Landscape plans are to demonstrate how and where these species/features have been incorporated into the landscape design.

- b) Landscape plans are to demonstrate how the proposed design responds to the site's microclimate to ensure that species survive and provide protection from wind and sun
- c) A minimum of one large tree of sufficient height and canopy spread at maturity to effectively screen or soften buildings or other structures must be provided on each dwelling house site, and clearly marked on the Landscape Plan submitted with the DA. Additional large trees are to be provided where multi-unit development is proposed
- d) Trees and shrubs are to be selected and positioned to maximise solar penetration in winter and minimise it in summer (e.g. deciduous plants on the north side of private open space)
- e) Pergolas and awnings should be located to shade external areas and control sunlight into buildings
- f) Landscape areas are to be contoured to encourage stormwater runoff to infiltrate to ground
- g) Garden irrigation and watering systems are to be connected to rainwater storage facilities, where applicable
- h) Avoid planting that may obscure building entries or the surveillance of the street and pedestrian paths
- i) Minimise the impact of driveways through materials selection and appropriate screen planting
- j) Garden structures such as gazebos, clothes lines, play equipment, swimming pools, and spa baths, are not permitted in front gardens. These structures and paved areas must be sited to avoid damage to existing trees and their root systems
- k) Landscaped open space must include a space dedicated to on-site composting of a size relevant to the number of dwellings and the landscaped area it contains.

4.9. Development Adjacent to Watercourses

Explanation

Four watercourses have been mapped on the Prince Henry site, see Figure AA. Inappropriate development in, on, or adjacent to these watercourses will be detrimental to its ecological function.

Objectives

1. To ensure appropriate measures have been identified for ongoing protection, conservation and management to enhance the watercourse or wetland and its riparian land over time
2. To ensure riparian land width maximises and enhances its potential as a habitat corridor
3. To ensure riparian land width retains and incorporates within it, wherever possible, existing areas of remnant native vegetation
4. To ensure the provision of public access is to be located and designed to minimise disturbance of the habitat corridor and existing native vegetation.

Controls

- a) Landscape plans are to demonstrate how the above objectives have been incorporated into the landscape design
- b) Riparian land widths are to be provided in accordance with Appendix E.

4.10. Activity Strip

Explanation

An activity strip identifies location suitable for non-residential uses permitted by the RLEP, such as shops, a medical centre or restaurants.

Activity strips within the Prince Henry site are marked on Figure 6 in this section and permits these non-residential uses on ground and first floor in identified locations.

Objectives

1. To enable certain non-residential uses permitted by RLEP, such as shops, medical centre or restaurants, on land marked as an activity strip within Figure 6
2. To encourage neighbourhood convenience type retail use with active frontages
3. To ensure non-residential use of land does not have an adverse effect on residential amenity
4. To provide for local scale businesses and services only, which primarily serve the local community.

Controls

- a) The non-residential use of a building is limited to the ground and first floor areas of a building on a site marked with an activity strip on Figure 6
- b) The first and ground floors in the Precinct P2 activity strip are to have minimum floor to ceiling heights of 3 metres
- c) In the Precinct P2 activity strip, buildings are to present active frontages to the street or pedestrian path at ground floor level. Blank and unarticulated facades are not to be provided to street and pedestrian frontages
- d) A small to medium size supermarket (between 1,500m² - 2,500m²) may be permitted within Precinct P2 subject to:
 - i. supporting economic analysis which, at minimum, addresses the sustainability of the proposed supermarket size in relation to economic feasibility and impact on other nearby centres, and measures to integrate this proposed development with the E1 Local Centre land opposite the Prince Henry site on the western side of Anzac Parade
 - ii. the provision of active facades to all street and pedestrian path frontages (i.e. where an activity strip is identified in Figure 6) within Precinct P2
 - iii. the design consistent with all heritage and other objectives and design principles set out in Subsection 2
- e) Awnings over a public footway are to be:
 - i. a minimum clear height of 3 metres above the footpath
 - ii. a depth of 2 metres where non-residential uses adjoin
 - iii. not less than 600mm from the edge of the road/kerb.

4.11. Solar Access

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 and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Objectives

1. To ensure adequate access to sunlight is provided to adjoining properties and the public domain
2. To ensure reasonable solar access is provided to solar energy collectors
3. To encourage passive solar design that minimises energy consumption
4. To reduce the need for mechanical heating and cooling, and artificial lighting.

Controls

- a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and any remnant bushland, must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height of the proposed development
- b) Dwelling orientation, siting, layout and landscaping are to ensure solar access to living areas and private open space, and maximise use of cooling breezes
- c) The principal living room/s of a new dwelling must be designed to achieve not less than three (3) hours of sunlight between 9am and 3pm on 21 June
- d) Residential re-use of existing heritage buildings should demonstrate that a reasonable level of solar access is provided, where it cannot meet the minimum requirements specified above
- e) Sunlight access to at least 50% of the primary private and communal open space area of adjoining properties must be achieved for at least three (3) hours between 9am and 3pm on 21 June
- f) The development is to maximise north facing roofs on new buildings. The roof areas shall be of an appropriate size, orientation and pitch, suitable for the installation of solar collectors.

4.12. Acoustic Privacy

Explanation

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces. Acoustic privacy is particularly important for the amenity of apartments in residential flat buildings and mixed-use developments. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of apartments and internal spaces within apartments.

Objectives

1. To ensure a high level of amenity by protecting the privacy of residential dwellings within residential flat buildings, attached dwellings and multi-dwelling housing, both within the dwellings and in private open spaces
2. To ensure that dwellings close to noise sources such as roads are sited and designed to provide a comfortable living and sleeping environment.

Controls

- a) A noise and vibration assessment report is to be submitted with development applications involving residential flat buildings, attached dwellings and multi- dwelling housing, addressing appropriate measures to minimise potential noise and vibration impacts for any proposed development. This assessment is to:
 - i. be prepared having regard to the NSW Environmental Protection Authority's Industrial Noise Policy, the NSW Environmental Protection Authority's Noise Control Manual (or relevant update) and relevant Australian Standards
 - ii. incorporate external noise sources (such as traffic, plant & equipment) and internal noise sources (such as mechanical ventilation)
 - iii. specify if the findings and recommendations can be achieved and demonstrate how such can be achieved.
- b) All residential flat buildings, attached dwellings and multi- dwelling housing are to be constructed so as to achieve the following internal acoustic amenity criteria, when tested in accordance with Australian Standard AS2107: 2016 (or updated version)
 - i. In naturally ventilated residential units; the repeatable maximum L_{Aeq} (1hour) should not exceed:
 - 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
 - 45 dB(A) in sleeping areas when windows are open (24 hours)
 - 45 dB(A) in living areas (24 hours) when the windows are closed
 - 55 dB(A) in living areas (24 hours) when the windows are open
 - ii. Where natural ventilation cannot be achieved, in residential units provided with mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia), when doors and windows are shut, the repeatable maximum L_{Aeq} (1hour) should not exceed:
 - 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
 - 46 dB(A) in living areas (24 hours)
 - 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm
- c) The site and building layout are to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings. All development should comply with Subsection 4.5 Setbacks
- d) Developments are to be designed to minimise noise transition between apartments by:
 - i. locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms
 - ii. using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas
 - iii. minimising the amount of party (shared) walls with other apartments
- e) Noise transmission is to be reduced from common corridors or outside the building by providing seals at entry doors
- f) Any conflicts between noise, outlook and views are to be resolved using design measures such as operable screening and the like

4.13. Visual Privacy

Explanation

Visual privacy plays a significant role in the perceived level of enjoyment of living in an urban environment. It is important to ensure residents have a reasonable level of privacy without compromising views, outlook, ventilation or solar access. Visual privacy is influenced by topography, site configuration, scale of the proposed development, dwelling layout and relationship to adjoining development.

Objectives

1. To maximise outlook and views from habitable rooms and private open spaces without compromising visual privacy
2. To ensure that new development respects the existing level of privacy of adjoining and nearby properties and minimises adverse privacy impacts.

Controls

- a) Direct overlooking of main internal living areas and private open spaces of other dwellings is to be minimised by building layout, location and design of windows and balconies, screening devices, landscape elements or remoteness. Effectively locating windows and balconies to avoid overlooking is preferred to screening devices, high sills or obscured glass. Where these are used, they should be integrated with the building design and have minimal impact on residents' or neighbours' amenity
- b) Habitable room windows with a direct outlook to the habitable room windows of any floor above ground floor in an adjacent dwelling within 12m:
 - i. are to be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows
 - ii. have an appropriate permanent privacy screening
 - iii. have sill heights of 1.6m above floor level; or
 - iv. have fixed obscure glazing in any part of the window below 1.6m above floor level
- c) The outlook from windows, balconies, stairs, landings, terraces and decks or other private or communal areas within a development is to be screened where a direct view is available into the private open space of an existing or other proposed dwelling. If screening is used, site lines are to be provided in development application plans and sections to demonstrate its effectiveness. No screening is required where:
 - i. windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.6m
 - ii. windows are in habitable rooms, and they have sill heights of 1.6m or more above floor level or translucent glazing to any part of a window less than 1.6m above floor level
- d) Windows and balconies of an upper-level dwelling are to be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development
- e) Direct views may be obscured by solid translucent screens, perforated panels, trellises or the like which have a maximum of 25% openings, and which are:
 - i. permanent and fixed

- ii. of durable materials
- iii. designed and painted or coloured to blend in with the development.

4.14. Dwelling Layout and Mix

Explanation

Dwelling layout has a significant influence on environmental sustainability and residential amenity. This is particularly important for apartments, and dwellings on small lots. An efficient layout should minimise circulation space and should allow flexible furniture arrangements.

A mix of housing and apartment types provides housing choice and accommodates a range of household types. This assists in integrating new development with the existing community.

Maximising opportunity for natural ventilation is an important part of building design. Building orientation, dwelling layout and external building facades are key elements in achieving optimal natural ventilation. Designing for natural ventilation enhances building sustainability by responding to the local climate and reducing the need for mechanical ventilation. The building envelopes in Subsection 6 have been designed to encourage dual aspect apartments (including cross-through and cross over apartments) through slim building depths.

Objectives

1. To ensure dwelling layouts are efficient and provide high standards of residential amenity
2. To maximise the environmental performance of apartments and dwellings
3. To provide a diversity of housing types which cater for different household requirements now and in the future
4. To encourage optimal natural ventilation through dual aspect apartments
5. To reduce energy consumption by minimising the need for mechanical ventilation, particularly air conditioning.

Controls

- a) Dwelling layouts are to respond to the natural environment and optimise site opportunities by:
 - i. locating primary open space adjacent to the main living area
 - ii. orienting main living spaces towards the primary outlook and aspect
- b) Dwelling layouts, and particularly apartments, are to maximise opportunities for natural ventilation and natural light, through the provision of corner apartments, cross- over or cross-through apartments, and split level or maisonette apartments
- c) Dwelling layouts must be designed to:
 - i. provide appropriate room size for their use
 - ii. accommodate a variety of furniture arrangements
 - iii. ensure efficient circulation
 - iv. maximise natural ventilation
- d) Innovative technologies to naturally ventilate internal building areas or rooms such as bathroom, laundries and underground car parks are to be explored
- e) The following minimum apartment sizes (internal area) apply:

Minimum apartment sizes (internal area)	
Apartment Type	Size
Studio	40m ²
1 bedroom cross-through	50m ²
1 bedroom maisonette/loft	60m ²
2 bedroom corner	80m ²
2 bedroom cross-through	90m ²
2 bedroom cross over	90m ²
3 bedroom	125m ²
Note: for each additional bedroom above 3 bedrooms, an additional 20m ² is required.	

- f) In residential flat developments, a mix of 1, 2 and 3 or more bedroom apartments is to be provided
- g) Optimise safety and security of internal circulation by grouping apartments to a maximum of 10 around a common lobby. Council may consider a variation in the maximum number of apartments per floor where the applicant can demonstrate that a high level of amenity of the common lobby, corridors and apartments is achieved (for example through light wells)
- h) Where apartments are arranged off a double loaded corridor, the number of units accessible from a single core/corridor is to be limited to 8
- i) Building layouts are to utilise multiple access cores to:
 - i. maximise the number of pedestrian entries along a street
 - ii. articulate the building façade
 - iii. limit the number of units off a circulation core on a single level
- j) Long corridors are to be articulated by a change in direction/width, using a series of foyer areas, and/or providing windows/lightwells along or at the end of the corridor
- k) The number of accessible and adaptable dwellings is to be optimised to cater for a wide range of occupants.

4.15. Roof Design

Explanation

Roof forms vary with building type and architectural style and can include hip, gable, flat and profiled roofs and articulated parapets. Roof design should consider the context of surrounding development and should add interest to the building.

Objectives

1. To encourage roof design which creates a distinctive silhouette to buildings, while minimising building height and bulk
2. To encourage roof design which can accommodate open space and photovoltaic cells
3. To encourage roof forms with low pitches and skillions to create a contemporary coastal character

Controls

- a) Roof design should minimise bulk and overshadowing
- b) Roof design must relate to the size and scale of proposed development. Domestic roof forms may not be appropriate on larger buildings
- c) The profile and silhouette of parapets, eaves and roof top elements must be considered in the roof design
- d) Roof materials should respond to those of surrounding buildings and the identified precinct character
- e) Roof terraces and roof gardens are encouraged where the privacy of adjoining properties can be maintained
- f) Trafficable flat roofs must be paved or finished with gravel ballasts. Large flat roof areas should not be covered with metal decking or exposed membrane roof systems
- g) Lightweight pergolas, sunscreens, privacy screens and planters are permitted on the roof, provided they do not increase the bulk of the building and do not significantly affect the views enjoyed by neighbouring properties
- h) Roof top solar heating panels should be installed so as not to be visible from the street
- i) All new service elements such as aerials, vent pipes, hot water services, solar collectors, plant equipment, air- conditioning units, telecommunications and satellite equipment and the like are to be integrated into the design of the building and concealed from public view
- j) Lift over-runs and service plant equipment must be contained within roof structures and within the maximum building height stipulated by the precinct controls
- k) Where gable or hipped roofs are proposed, the angle of the pitch should be compatible with adjacent/nearby heritage buildings, and shall have a minimum pitch of 30° and a maximum pitch of 36°
- l) Eaves and overhangs must be provided to pitched roofs to maximise building performance and response to climatic conditions
- m) Rooftop signs are not permitted.

4.16. Fences

Explanation

The design of fences has an impact on the amenity of the public domain and the real and perceived security of residents.

It is important that the type and style of fencing on the Prince Henry site is consistent with the principle of buildings in a landscape setting, and continuing the character of the existing heritage buildings on site. Large, blank spaces are to be avoided as they detract from the streetscape and reduce safety through decreased passive surveillance of the street.

For development within or adjacent to the Historic Precinct, Applicants should refer to the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) for any special fencing style or material requirements.

Objectives

1. To define the edges between public and private land
2. To provide privacy and security
3. To contribute positively to the public domain.

Controls

- a) Solid front fences facing the street are to be no higher than 1.2 metres. For residential flat buildings, multi-dwelling housing and attached dwellings, this may be increased to 1.8m where the fence has openings that make it at least 50% transparent, provided that this does not adversely affect the setting of the heritage buildings and the open character of the site
- b) Side boundary fences are to have a maximum height of 1.8 metres
- c) Fencing should be integrated with the building and landscape design through the use of compatible materials and detailing
- d) Fencing should return to the building line on side boundaries
- e) Sheet metal and wire fences are not appropriate
- f) Preferred materials include masonry, and steel palisade fencing (paint finish)
- g) The use of landscaping to soften the appearance and articulate fences is encouraged
- h) Consistent low fencing, 700mm high, is to be provided along the Anzac Parade frontage of the site
- i) For residential flat buildings and multi-dwelling housing, fencing with a maximum height of 1.5 metres may be used to separate communal open space from private open space (at ground level). Fencing is to be articulated, and is to incorporate landscaping where appropriate.

4.17. Safety and Security

Explanation

Safety and security refer to formal and informal measures that protect properties, residents and visitors. Developments should provide safe ground level entry and exit and enable casual surveillance.

Objectives

- 1. To encourage building design that provides casual surveillance of streets and open space areas
- 2. To provide a safe and secure living environment for residents and visitors
- 3. To promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

- a) A formal crime risk assessment, consistent with the Department of Planning and Infrastructure Crime Prevention and the Assessment of Development Applications guidelines (or any update), is to be carried out for all residential developments of 20 or more new dwellings
- b) Buildings must be designed to enable occupants to overlook streets and public open spaces to provide casual surveillance. Opportunities for casual surveillance should be provided by:
 - i. orienting living areas so they have views over public or communal open spaces
 - ii. providing clear lines of sight between building entrances and the street
 - iii. footpaths, landscaped areas, and driveways must provide opportunities for surveillance and allow safe movement of residents around the site
- c) Opportunities for concealment are to be minimised by:

- i. avoiding blind or dark alcoves near lifts and stairwells
 - ii. providing well-lit routes throughout the development
 - iii. ensuring car parking areas, pathways, and common areas of residential flat and multi-dwelling housing developments are adequately lit at all times
- d) High walls and planting around residential buildings and parking areas, which could obstruct views into developments, are to be avoided
 - e) Entrances to dwellings and buildings must be clearly visible from the street
 - f) Community buildings and public open space areas are to be provided with sufficient lighting and security
 - g) Dwellings that face the street must allow for casual surveillance of footpaths and driveways
 - h) The demarcation between public, communal and private areas in a development is to be clearly recognisable
 - i) Shared entries should serve a limited number of dwellings and be able to be locked
 - j) Large expanses of wall and fences which may attract graffiti are to be avoided.

4.18. Materials and Finishes

Explanation

The selection of materials and finishes for development on the Prince Henry site is important for a number of reasons. As the site occupies a prominent position on the coast and is exposed to extreme weather conditions, the selection of building materials and finishes will play an important part in the appearance and longevity of the development.

The selection of materials and colours used on site is also important because of the site's heritage significance. For development within and adjacent to the Historic Precinct, Applicants should refer to the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) for any specific requirements for materials and finishes.

Materials and finishes selected should be consistent with the site's coast location and should contribute to the coastal character of the site. It is also important to consider environmental impacts of materials in terms of their whole life cycle (including their manufacture and disposal) when selecting construction and building materials, fittings, fixtures and appliances.

Objectives

1. To select colours and materials that aesthetically relate to the coastal environment and respect the heritage significance of the site
2. To ensure building materials are chosen that can withstand climatic extremes
3. To ensure that new buildings relate sympathetically to neighbouring significant heritage buildings
4. To encourage the use of recycled and environmentally responsible materials.

Controls

- a) A sample board, showing colours and finishes is to be submitted with the development application
- b) Face brickwork must be limited to smooth face bricks, which range in colour from the cream of the sand-lime bricks of the Flower Wards to the red of the Heffron Building
- c) Mottled and highly textured bricks are not appropriate
- d) Acceptable wall materials include natural stones, integrally coloured or painted render, face brickwork, timber, painted or coated sheet metals or composite panels, and

naturally finished metals such as copper and zinc

- e) Where sandstone is proposed as a wall material, a thickness of 75mm to 100mm is required. Adhesive fixing is not appropriate
- f) Acceptable roofing materials include sheet metal (zinc, copper, aluminium, colour-coated steel), terracotta tiles and slate. Acceptable colours for tiles and colour-coated metals are greys, neutral greens, and terracotta tones
- g) Materials that provide surface relief and articulation are encouraged
- h) Changes of colour and texture should be used to complement façade articulation
- i) Applicants should refer to any relevant Specific Elements Conservation Policy (SECP) for any requirements for new development within or adjacent to the historic precinct (refer to Appendix F)
- j) Consider a colour palette for new buildings which includes:

Walls:

- i. Neutral colours with low chroma values (such as colours similar to those of natural soils and stones and indigenous plant materials)
- ii. Sandstone
- iii. Greys
- iv. Low to medium reflectance

Accent colours:

- v. Different colours may be used for trims on a limited number of elements, such as external articulation elements
 - vi. White, black
 - vii. Bright, primary and secondary colours
- k) Where floodlighting is proposed, it must not have any adverse impact on neighbouring properties, and must not provide an excessive upward component of light when mounted in a horizontal position.

4.19. Signs

Explanation

Appropriate signage is required for all uses to ensure the heritage significance of the site is retained and the desired future character is achieved.

Objectives

1. To ensure signage on all buildings is consistent with the desired future character of the Prince Henry Site
2. To ensure signage respects the heritage significance of the Prince Henry Site.

Controls

- a) Signage is to comply with B12: Outdoor Advertising of this DCP in so far as it respects the heritage significance of the Prince Henry Site and is consistent with its desired future character
- b) Signage for retail, commercial and community group uses must be contained within the building envelope
- c) Roof signage is not appropriate
- d) Commercial signage on local shops is to be limited to identification signs. These may be located on shop front windows, above entrances or suspended under colonnades or awnings.

5. Sustainable Design

5.1. Total Water Cycle Management

Explanation

Water is a precious resource. Total water cycle management seeks to minimise impacts on the water cycle and sustainably maximise the use and reuse potential of available water sources by maximising stormwater infiltration, reducing stormwater discharge, protecting stormwater quality and facilitating water reuse.

Buildings can contribute to environmental sustainability by integrating measures for improved water efficiency. Landscaping is also a key factor as the types of surfaces and plants used in a development influence water demands, runoff and infiltration.

A total water cycle strategy (Appendix D) has been prepared for the whole Prince Henry site. This subsection of the DCP deals with water cycle management at the lot, building and individual dwelling scale. Applicants need to demonstrate how the proposed development is consistent with the total water cycle strategy for the Prince Henry Site.

a) and b) of this subsection currently apply to all development within the Prince Henry site, except for BASIX affected developments.

c) – Stormwater applies to all development within the Prince Henry DCP area.

Objectives

1. To reduce consumption of potable water and encourage water reuse on site
2. To encourage the use of rainwater tanks in accordance with Section B8 of this DCP (excluding BASIX affected developments)
3. To improve stormwater quality and minimise impacts on aquatic receiving environments
4. To ensure stormwater does not cause flooding or damage to any properties, remnant bushland, or public open space
5. To minimise the discharge of sediment and other pollutants during and post construction
6. To promote and encourage the replication of the natural stormwater cycle including infiltration and water quality treatment.

Controls

a) General:

- i. Development applications (excluding BASIX affected developments) are to include a report demonstrating how the proposed development is consistent with the Total Water Cycle Strategy (or any update) (see Appendix D) for the Prince Henry site. DA plans and Statements of Environmental Effects are to:
 - contain details, including but not limited to, estimated water usage of the proposed development
 - demonstrate how the proposal addresses the estimated water usage, and the controls outlined in the following subsections
- ii. All developments (excluding BASIX affected developments) are to include a Stormwater Management Plan which demonstrates compliance with the objectives and the proposed method of stormwater management, re- use and disposal
- iii. Water efficient plumbing fixtures are to be incorporated into building design

- including, but not limited to, dual flush toilets and AAA rated taps and shower heads
 - iv. In-sink food and waste disposal systems are not to be installed
 - v. Water efficient local plant species should be used in landscaped areas
- b) Rainwater Tanks
- i. Installation of rainwater tanks (excluding BASIX affected developments) is to be generally in accordance with Section B8 of this DCP and relevant Australian Standards
- c) Stormwater (applies to all development including BASIX affected developments)
- i. All stormwater must be taken through a sediment / silt arrestor pit (or alternative Council-approved pollutant trap) prior to being discharged from the site. Applicants are advised to contact Council's Drainage Engineer to obtain a copy of Council's standard sediment / silt arrestor pit detail
 - ii. Where possible, at least two thirds of the area occupied by car parks, car parking spaces, driveways, courtyards, pathways or similar must be laid with permeable paving (areas above underground car parking areas and underground car parking areas and driveway ramps steeper than 1 in 10 are excluded from the calculation for this requirement)
 - iii. Piped stormwater systems shall be designed for a minimum 20-year ARI storm event and provision shall be made for safe overland flow for stormwater runoff up to the 100-year ARI storm
 - iv. All habitable and storage areas (including garages and car parking areas) shall be raised a minimum of 300mm above the 1 in 100-year flood levels/overland flow depths (or suitably waterproofed up to this same level)
 - v. All site stormwater (in excess of that being retained on the development site for re-use) shall be discharged by:
 - gravity to the street drainage systems; and/or
 - as otherwise approved by Council in accordance with the Total Water Cycle Strategy for the site (refer to Appendix D).

5.2. Bushfire Risk Management

Explanation

There are two areas of remnant bushland within and surrounding the Prince Henry site, identified in Section 2.5 and Figure 3 of this Section. They are not classified as Bushfire Prone Land under the *Rural Fires Act 1997*. To manage bushfire risk, the then NSW Fire Brigades (currently Fire and Rescue NSW) nominated Asset Protection Zones (APZ) for development in the vicinity of these bushland areas, which are generally reflected in the site's infrastructure design by way of buffers established by dedicated roads, paths and building setbacks. The requirements of the NSW Fire Brigades Bushfire Hazards Section are contained in Appendix B.

A key requirement is the provision of an Asset Protection Zone between the bushland and any development. An Asset Protection Zone is an area of land that is not built upon, and is measured from the edge of the identified bushland to the edge of the building. It can include roads and private open space.

In addition to the general provisions below, detailed requirements are included in the precinct specific controls in Subsection 6.

Objectives

1. To minimise the risk of fire spread from the bushland areas and impacts on development within the Prince Henry site
2. To ensure development is in accordance with the requirements of Fire and Rescue NSW Bushfire Hazard Section

Controls

- a) All new development is to be consistent with the requirements of Fire and Rescue NSW Bushfire Hazard Section (refer also to Precinct Controls in Subsection 6)

5.3. Contaminated Land

Explanation

Based on detailed investigations for the Prince Henry Site, a staged remediation program was undertaken. Individual sites within the staged remediation program must be validated by the Site Auditor as being fit for the purpose for which they are proposed, prior to the commencement of development works.

Objectives

1. To ensure that any contaminated land, after remediation, is suitable for the purpose for which development is proposed to be carried out
2. To ensure that contaminated land is remediated prior to use

Controls

- a) The development site must be investigated, remediated, validated and certified prior to development in accordance with:
- b) NSW Contaminated Land Management Act 1997
- c) EPA's "Guidelines for Consultants Reporting on Contaminated Sites" 1997, and "Guidelines for the NSW Site Auditor Scheme" 1998 (or updated version)
- d) State Environmental Planning Policy (Resilience and Hazards) 2021
- e) Randwick City Council's *Contaminated Land Policy*.

Part B

Precinct Specific Controls

6. Introduction

This section contains precinct specific controls. These controls apply in addition to the general controls contained in the remainder of this Section.

To the extent of any inconsistencies between the general and precinct specific requirements, the precinct specific requirements prevail.

Each precinct section comprises:

- objectives
- statement of desired character
- precinct specific controls (text and Precinct Control diagram)
- indicative cross section(s)

Building height, FSR and minimum landscaped open space requirements are set out in the Built Form Control table (Figures 6 and 7).

The relevant figures for the Precincts are located at the end of this section. Note that the figures show proposed lot numbering and boundaries that may be subject to change with subdivision applications. Nevertheless, the specified controls will continue to apply. The figures do not show road details (including footpaths, verges, road lanes or parking) for clarity.

Note:

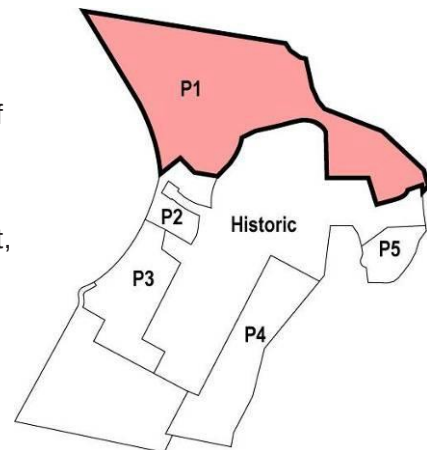
Applicants must demonstrate that the site analysis submitted as part of any DA, addresses the key principles outlined in Subsection 2.

7. Precinct controls

7.1. Precinct P1

Precinct P1 is located in the north and north-western corner of the DCP area and is directly accessible from Anzac Parade.

Key features within this precinct are the Northern Bushland Park and MaCartney Oval, located in the centre of the precinct, and the part of the Little Bay Geological site and Potential Ochre site located within the DCP area, along the northern boundary of the precinct. This precinct also contains the two northern road accesses to the site (i.e. Gubbuteh Road and Jenner Street).



Precinct Objectives

1. To achieve a distinctive built form and strong streetscape character along Anzac Parade with buildings framing the entrance road to the precinct
2. To protect remnant bushland and the significant features of the Little Bay Geological site and potential ochre site
3. To reinforce the curved form of MaCartney Oval via a strong, consistent built edge
4. To ensure a consistent built edge along park and street frontages
5. To encourage a mix of housing types within the precinct whilst maximising view sharing
6. To provide a north-south biological link along the eastern edge of this precinct (forming part of a larger link across the Prince Henry site)

Desired Character

This precinct will contain a mix of residential buildings focused around MaCartney Oval and the Northern Bushland Park and towards the ocean views. The Northern Bushland comprises an area of Eastern Suburbs Banksia Scrub (ESBS), an endangered ecological community that occurs on the Prince Henry site in a few locations.

Building height and density will vary across the precinct, ranging from four storey envelopes suited to residential flat buildings along the western, Anzac Parade frontage, through to two storey envelopes suited to medium density attached dwellings and multi- dwelling housing (such as terrace and courtyard houses) towards the centre of the precinct.

The building envelopes along the northern and eastern boundaries of the precinct suit low density detached and semi-detached housing. Development of this scale will retain a sense of openness, a significant characteristic of the site, and views and vistas to the ocean from all parts of the site. Building envelopes in the central part of the precinct will provide a transition in density and scale between the taller four storey envelopes along Anzac Parade and the two storey envelopes along the northern and eastern edges of this precinct.

Building siting and design will maximise view-sharing opportunities. View corridors will offer visual and physical links between communal and private open space. The building envelopes have been designed so that where possible, communal open spaces are located adjacent to the remnant bushland or opposite other communal open spaces to create a feeling of a larger landscaped area and ensure that the landscape is not dominated by buildings. The detached dwelling allotments are located along the site's northern and north-eastern boundary and

adjacent to the golf course, which will create a feeling of open space that is more extensive than the private open space of each individual allotment.

A former oval on site has been incorporated into a similar scale open space (MaCartney Oval), with a pedestrian connection to the local shops in Precinct P2. Pedestrian paths also run along the edges of the Northern Bushland Park, linking it to Anzac Parade.

Low fencing and substantial landscaping along the Anzac Parade boundary will provide a green corridor along Anzac Parade.

Little Bay Geological site and Potential Ochre site

The Little Bay Geological site (which extends across the northern boundary of the Prince Henry site onto adjacent land) is a site of national significance. It provides evidence of topography, relative sea level, vertical land movements and coastal landscape prior to the formation of Sydney Harbour and other coastal valleys. The Little Bay Geological site has been divided into three management areas (the Critical Exposure Area, the Cleared Area and the Palaeovalley Area) which also extend across the northern boundary of the Prince Henry DCP site onto adjacent land. The Critical Exposure Area includes outcrops of exposed rock, clay shale and gully-fill sands.

The part of the Critical Exposure Area within the Prince Henry site (and within this precinct) is to be retained (exposed) to form the 'Geological Reserve'. The Cleared Area within the Prince Henry site (and this precinct) will be largely filled over to protect its significant surfaces.

The Potential Ochre site, which has been identified as a potentially significant Aboriginal site, also extends across the northern boundary of the Prince Henry site onto adjacent land. Although largely underground within the Prince Henry site (and within this precinct), the Potential Ochre site is exposed within the Geological Reserve (Critical exposure area) which will remain exposed to allow for interpretation.

Those areas of the Little Bay Geological site and the Potential Ochre site within the Prince Henry site are to be managed together with those areas on adjacent lands.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct.

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P1 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances, however the requirements for minimum landscaped open space must be achieved in all instances.
2. Lofts are permitted in identified locations. These locations have been identified to enable a diversity of housing types whilst minimising the impact of development on the existing heritage buildings in the adjacent Historic Precinct.

- b) Maximum building envelope depth for apartment buildings (3-4 storeys) is 13 metres

Note:

Building envelope excludes building articulation depth.

- c) All new buildings are to have a parallel alignment to the primary street frontage
- d) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage and public parks and pathways, namely Anzac Parade, Gubbuteh Road, Jenner Street, Lister Avenue and Mayo Street, and MaCartney Oval and connecting path to the corner of Anzac Parade and Pine Avenue
- e) Buildings are to be articulated along the facades identified on Figure 8 - Precinct P1-1
 - i. minimum articulation depth 2m

Note:

Buildings should be appropriately articulated using a combination of measures. Refer to Subsection 4.6 Building Articulation for further details.

- f) The following minimum setbacks apply to all buildings in Precinct P1, unless otherwise specified in Figure 8:
 - i. front setback - 3m
 - ii. side setback (detached dwelling houses) - 1.5m
 - iii. side setback (where side property boundary adjoins a road or public pedestrian path) - 3m
 - iv. side setback (where side property boundary adjoins the Little Bay Geological Site – Critical Exposure Area) - 2m
 - v. rear setback (dwelling houses along northern site boundary and adjoining golf course) - 8m

Note:

Side and rear setbacks for detached dwelling houses have been designed to maximise opportunities for view sharing.

- g) Buildings along Anzac Parade (four storey, plus loft in identified locations) are to provide a built form consistent in height and scale along Anzac Parade and are to frame the entrance roads to the precinct. The building envelope for Lot 1-2 should provide for a landscaped area at the rear, to allow views northwards to the ocean
- h) All development is to maximise the opportunity for view sharing. Maximum building height and FSR for detached dwelling houses may not be achieved where views (from private and public open spaces) would be unreasonably obstructed. View analysis details are to be included as part of the site analysis submitted at DA stage
- i) All buildings are to be setback 7m from the Anzac Parade property boundary and should form a strong, consistent built edge along Anzac Parade
- j) Buildings adjacent to Anzac Parade are to incorporate a 3m landscaped strip (as part of the 7m setback) and low fencing (700mm high), with both fencing and landscaping contributing to privacy, a high level of amenity and a consistent streetscape
- k) Buildings surrounding MaCartney Oval are to follow the street and park alignment and reinforce its curved form
- l) Development in Lot E1 is to match the front building alignment of the adjacent heritage building (former Institute of Tropical Medicine)

Landscaping

- a) Landscape planting on sites adjacent to the Northern Bushland Park must not impact on the environmental processes of the remnant stands of Eastern Suburbs Banksia Scrub in the Northern Bushland Park
- b) Buildings surrounding the Northern Bushland Park must demonstrate no adverse overshadowing impacts on this bushland
- c) Landscaping, paths, driveways and the like, adjacent to the Northern Bushland Park, are to be designed to ensure no stormwater runoff into the remnant bushland areas
- d) Landscaping plans must demonstrate that species planted will not result in any adverse weed invasion or overshadowing of this bushland
- e) An asset protection zone of 6m (minimum) should be provided between new buildings and any remnant vegetation in the Northern Bushland Park (Figure 8) consistent with the requirements of Fire and Rescue NSW, Bushfire Hazards Section (See Appendix B). As shown on Figure 8, this asset protection zone should take the form of publicly accessible paths and private driveways

Heritage

- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. new buildings maintain an appropriate setting for the former Matron Dickson Nurses Home, the Artisans Cottages, Institute of Tropical Medicine and former Motor Garage (all located in the adjacent Historic Precinct – see Figure 18)
 - ii. the Critical Exposure Area of the Little Bay Geological Site (which also contains the exposed part of the Potential Ochre Site) is to be retained intact, and new development is to be designed to minimise impacts on this area
 - iii. new development on lots within the Cleared Area of the Little Bay Geological Site and within the boundaries of the Potential Ochre site is designed so that non-essential excavation or scouring of significant rock surfaces is avoided
 - iv. the number and size of footings on the exposed rock surfaces within the Cleared Area and Potential Ochre site are minimised
 - v. ground level adjustments within the Cleared Area and extent of the Potential Ochre site are made by fill, not excavation
 - vi. excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and the NSW Office of Environment and Heritage
- b) Car parking for development within the Cleared Area and/or Potential Ochre site must be provided above ground to prevent any damage to their significant features
- c) Development must demonstrate consideration of the Bushland Plan of Management (POM), and the Little Bay Geological Reserve Plan of Management (POM). In particular, development must meet the objectives of these POMs

Figure 8: Precinct P1-1

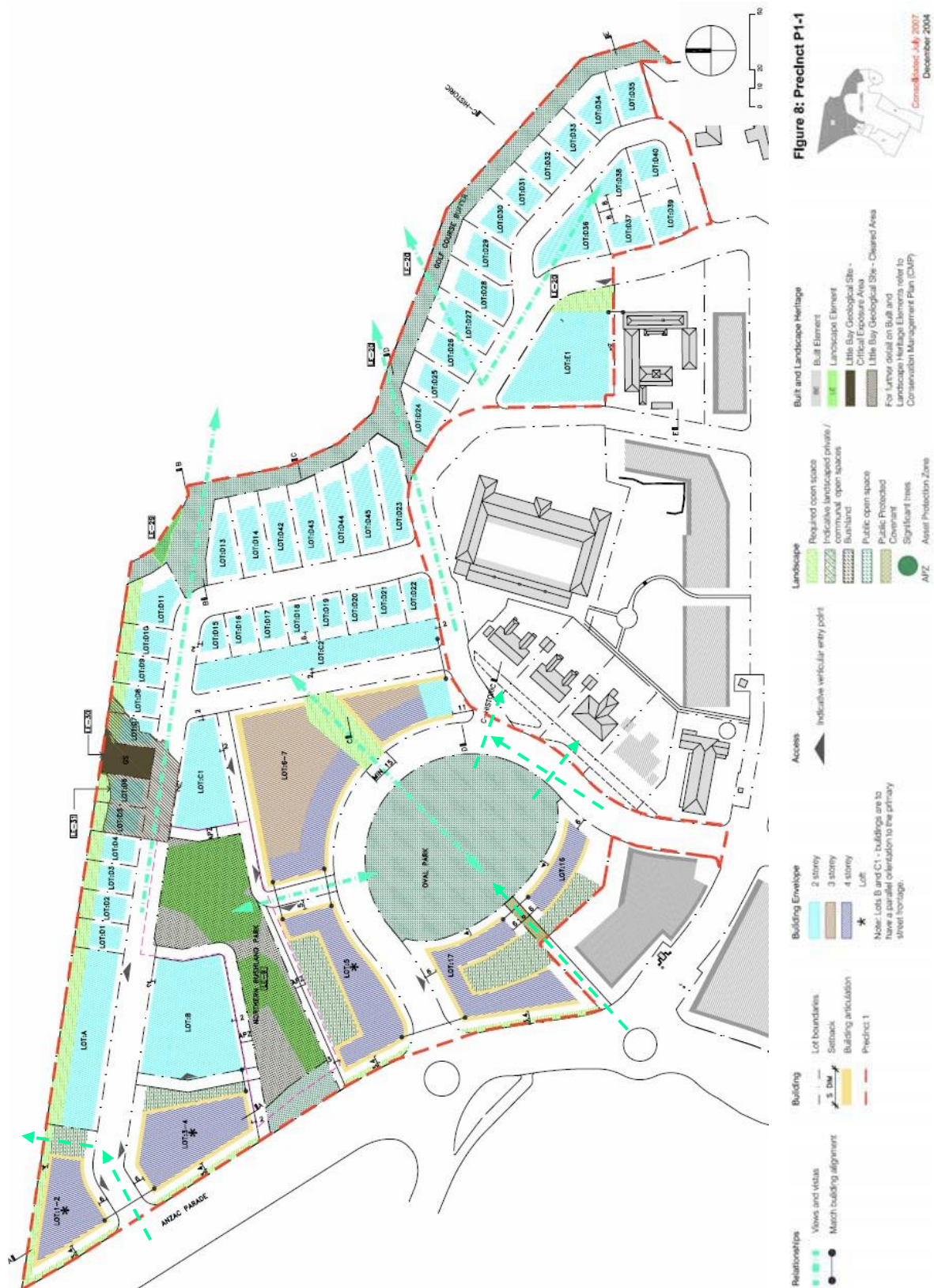


Figure 9: Precinct P1-2

Consolidated July 2007
December 2008

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 9A: Precinct P1-3

Consolidated July 2007
December 2005

Figure 9A: Precinct P1-3

Consolidated July 2007
December 2005

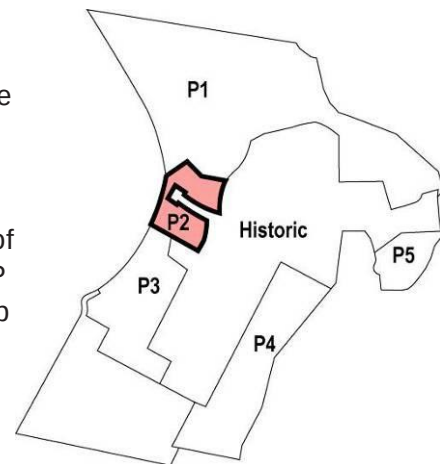
The lot numbers and boundaries may be superseded as subdivision continues across the site.

7.2. Precinct P2

Precinct P2 is located adjacent to Anzac Parade at the Pine Avenue entrance to the DCP area.

Key features within this Precinct are Pine Avenue, which is the main entrance to the Prince Henry site. Significant historic elements including the entrance gateposts to the former hospital and the alignment of Pine Avenue form part of the adjoining historic precinct (which encompasses the majority of significant historic elements within the central part of the DCP area); however, these elements have an important relationship with the development of Precinct P2.

Key views include the view along Pine Avenue, and the view towards the former Pathology Department Building, the Clocktower and Flowers Wards and beyond.



Precinct Objectives

1. To create a local neighbourhood centre that provides for the needs of new residents and the existing community in the locality
2. To reinforce Pine Avenue as the gateway to the Prince Henry site
3. To create a strong, consistent built edge along Anzac Parade
4. To ensure new development maintains views along Pine Avenue to the Entrance Gates, Gateposts, Gatehouse, Flowers Wards, Clocktower and beyond
5. To encourage a mix of neighbourhood scale retail, commercial and residential uses that will create a vibrant and attractive local neighbourhood centre.

Desired Character

This precinct will contain a neighbourhood centre located at the Pine Avenue entrance to the site. The centre will contain a mix of retail, commercial and community uses, including a potential medical centre and potential supermarket, with apartments above. The centre will serve the adjoining neighbourhoods.

Building height within the precinct is generally four storeys, with a component in Lot 19 stepping down to three storeys opposite Flowers Ward 1 to create a transition in scale between development fronting Anzac Parade and the adjoining Historic Precinct to the east.

Buildings are to provide a strong built edge to Anzac Parade, and active frontages are encouraged along all streets and public paths where activity strips are identified within this precinct (refer to Figure 6). Buildings along Pine Avenue will provide a strong, consistent alignment to reinforce the historic alignment and significance of Pine Avenue. Colonnades and broad pavements will extend along Pine Avenue at ground level, providing sheltered outdoor areas for social interaction.

A public path provides a direct pedestrian and visual link between the neighbourhood centre/Anzac Parade and MacCartney Oval and the northern part of the site.

A small parking area for the neighbourhood centre will be clearly separated from resident parking (to be located underground). The neighbourhood centre parking is provided at-grade (to maximise accessibility for less mobile people) in well landscaped car park(s), which will be screened from surrounding buildings and roads by the neighbourhood centre buildings. At grade car park(s) will be designed to maximise opportunities for water sensitive urban design (e.g. stormwater collection and re-use).

Controls

In addition to the general controls contained in this Section, the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P2 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space must be achieved in all instances.

- b) Development is to comply with the setbacks shown on Figure 10 Precinct P2-1
- c) New buildings are to present a strong built edge to Anzac Parade and Pine Avenue
- d) The preferred design solution for the corner of Anzac Parade/Pine Avenue corner of Lot 19 is a strong built corner and entry to the site, which follows the building envelope edge shown in Figure 10
Alternative design solutions (such as a landscaped plaza) may be considered, subject to the applicant demonstrating that this solution meets the objectives of this Section and is a preferable design solution to the preferred option outlined above
- e) Building depth is to maximise opportunities for cross ventilation and dual aspect apartments
- f) Active frontages are to be provided along Pine Avenue, Anzac Parade, and the southern side of Lot 18
- g) Lot 18 is to provide an active frontage which maximises outlook over the pathway (which links the corner of Pine Avenue/Anzac Parade to McCartney Oval) to maximise pedestrian amenity and safety (see Figure 10 for setback requirements)
- h) All buildings are to be setback 7m from the Anzac Parade property boundary to form a strong, consistent built edge along Anzac Parade
- i) Development in Lots 18 and 19 is to match the building alignment of the adjacent heritage buildings, as shown on Figure 10
- j) Awnings over a public footway are to be:
 - i. a minimum clear height of 3m above the footpath
 - ii. not less than 600mm from the edge of the road/kerb.

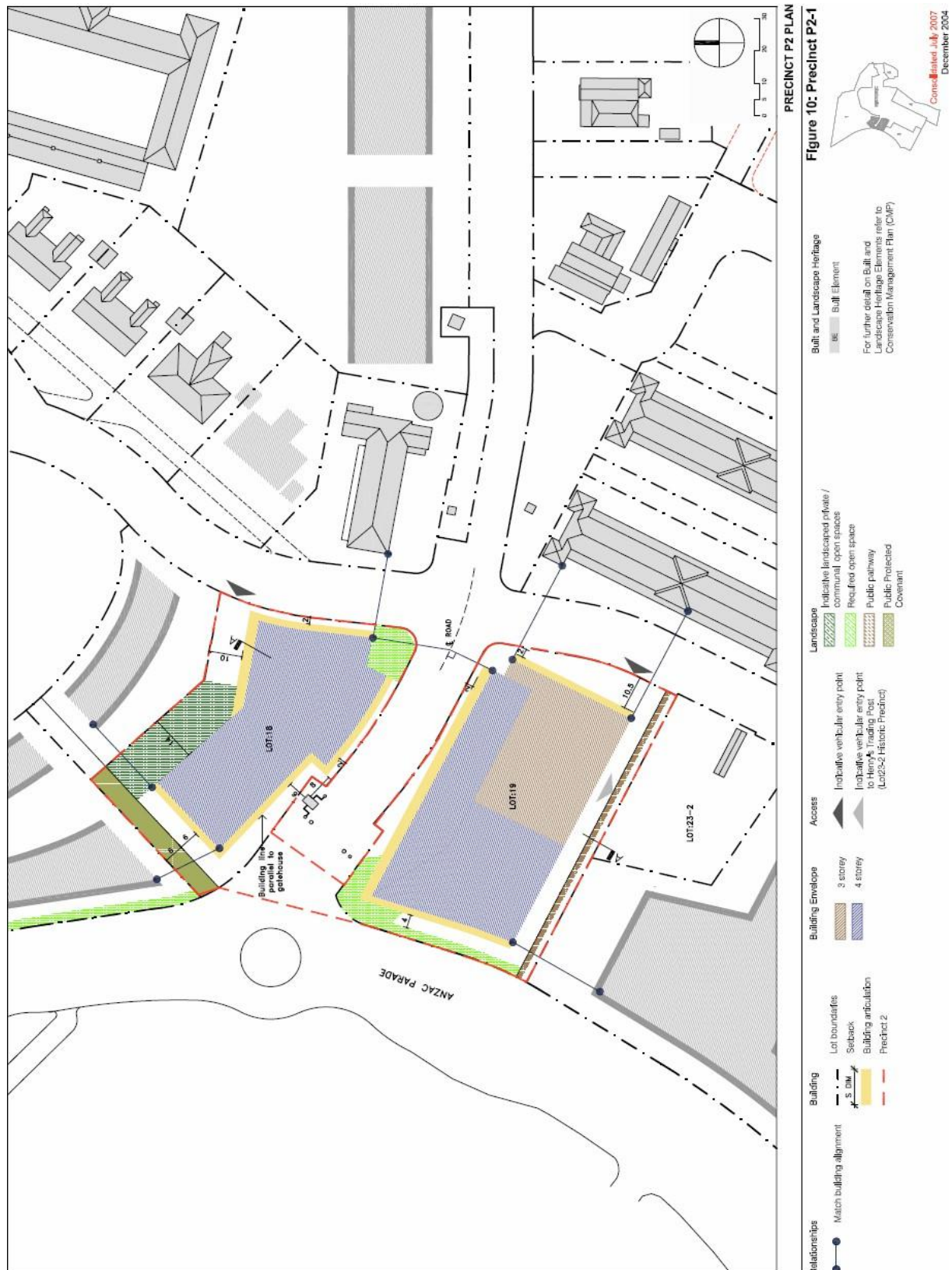
Landscaping

- a) Details of the proposed landscaping along the Anzac Parade and Pine Avenue frontage (including paving materials and planting) are to be submitted at DA stage
- b) Landscaped roof terraces may be used to provide communal open space for the residential levels of the buildings
- c) At-grade car parking is to be well landscaped and is to maximise opportunities for deep soil areas and effective water cycle management.

Heritage

- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. New buildings maintain an appropriate setting for the Historic Precinct, particularly significant buildings and landscape features in the vicinity such as the Gateposts and Gatehouse, former Pathology Department Building, as well as views along Pine Avenue to the Clocktower, former Flowers Wards and beyond (see also Section 2.4 Views and Vistas).

Figure 10: Precinct P2-1



Note:

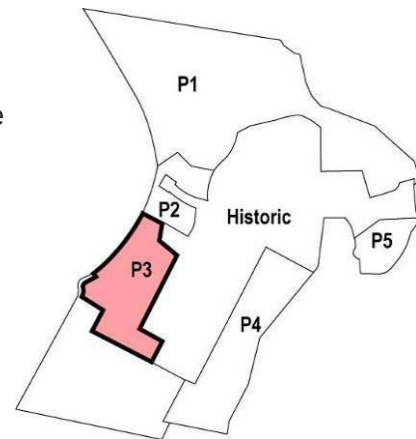
The lot numbers and boundaries may be superseded as subdivision continues across the site.

The lot numbers and boundaries may be superseded as subdivision continues across the site.

7.3. Precinct P3

Precinct P3 is located in the southwestern corner of the DCP area. It is bounded by the neighbourhood centre precinct to the north, the Historic Precinct and Brodie Avenue to the east, Anzac Parade to the west and remnant bushland to the south.

A key feature of the precinct is its elevated location. The precinct contains a small number of significant landscape elements, such as sandstone outcrops and the entrance gates to the former Chief Executive Officer's (CEO) residence, which are to be incorporated within new development.



Precinct Objectives

1. To achieve a transition in scale from the neighbourhood centre precinct to lower scale development to the east
2. To achieve a strong landscape edge along Anzac Parade
3. To protect remnant bushland and significant landscape features
4. To ensure that the bulk, scale and design of new development complement adjacent heritage buildings
5. To encourage simple, rectilinear block building forms which relate to the adjacent Flowers Wards
6. To encourage a mix of housing types

Desired Character

Development within this precinct will comprise aged care accommodation, residential development and a women's health facility. These three different types of development are proposed to be quite separate entities and require visual separation via landscaping to act as a buffer between uses, to ensure appropriate levels of privacy. A key design objective for this precinct is to ensure outlooks from future buildings are to trees rather than adjacent buildings.

This precinct contains significant rock outcrops and a number of significant trees. These landscape elements have been a key influence on building envelope design, indicative lot subdivision and indicative vehicular entry point location within this precinct, to ensure future development does not affect these elements.

The built form controls of this precinct generally continue the pattern of Precincts P1 and P2, with the tallest building envelopes located along Anzac Parade and stepping down to the adjacent bushland (south of this precinct). The building envelopes also step down in height towards Brodie Avenue, to result in a built form compatible in scale with the adjacent buildings in the historic precinct.

Buildings are to be well set back from Brodie Avenue so as not to compete visually with the former Flowers Wards opposite, and to conserve the sandstone rock cuttings and outcrops (identified in Figure 12, Precinct P3-1 Plan as LE-15). Buildings should have simple, rectilinear forms to relate to the historic Flowers Wards.

The women's health facility, Jarrah House, located in the southwestern corner of this precinct, will be low scale and will be visually separated from the rest of the site, by screen planting, with separate access from Anzac Parade. This facility will have direct vehicular access from Anzac Parade. This is the only direct access appropriate along Anzac Parade (in addition to the 3 main access roads to the Prince Henry site: Jenner Street; Pine Avenue; and Jennifer Street / Harvey Street).

The landscape design of the aged care accommodation is to incorporate the entrance gates to the former CEO's Residence.

The tallest building (5 storeys) is located along the southern edge of this precinct, adjacent to the Delaney Building, which is in the historic precinct. This building is required to be of an alignment, scale and form that avoids adverse impacts on the remnant bushland to the south and respects the nearby heritage buildings to the north and east, including the Flowers Wards and the Heffron and Delaney Buildings. This site (Lot 31) has been amalgamated with the site of the Delaney Building (Lot 32) to make more effective use of floor space and to facilitate a shared parking arrangement.

Low fencing and substantial landscaping along the site's Anzac Parade edge will provide a green corridor along Anzac Parade.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P3 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space must be achieved in all instances.
2. Lofts are permitted in identified locations. These locations have been identified to minimise the impact of development on the existing heritage buildings in the adjacent Historic Precinct.
3. The attached houses on Lots 22-30 will be a maximum of 2 storeys (with roof terraces) at the northernmost block and the centre block and a maximum of 3 storeys (with roof terraces) at the southernmost block, as identified on Figure 12, Precinct P3-1.

- b) The following minimum building setbacks apply, unless otherwise specified in Figure 12:

- | | | |
|-----|---------------------------------|----|
| i. | Anzac Parade property boundary | 7m |
| ii. | Brodie Avenue property boundary | 7m |

Note:

A large setback to Brodie Avenue is required to accommodate a change in ground level and to ensure landscape elements (rock cuttings and outcrops) are adequately protected.

- c) Buildings adjacent to Anzac Parade are to be aligned and designed to give an attractive edge and address to Anzac Parade
- d) Residential building setback areas facing Anzac Parade are to incorporate a 3m landscaped strip (as part of the 7m setback) and low fencing, with both fencing and landscaping contributing to privacy and a high level of amenity

- e) Development in Lot 20 is to match the building alignment of existing heritage buildings (in the adjacent Historic Precinct), as identified on Figure 12
- f) Development in Lot 22-30 will have a setback of 9m from Brodie Avenue at the northernmost block to protect the rock ledge and the setting of the Flowers Wards. The setback at the centre and southernmost blocks will be 3m to allow for a landscaped strip to define Brodie Avenue, as identified on Figure 12

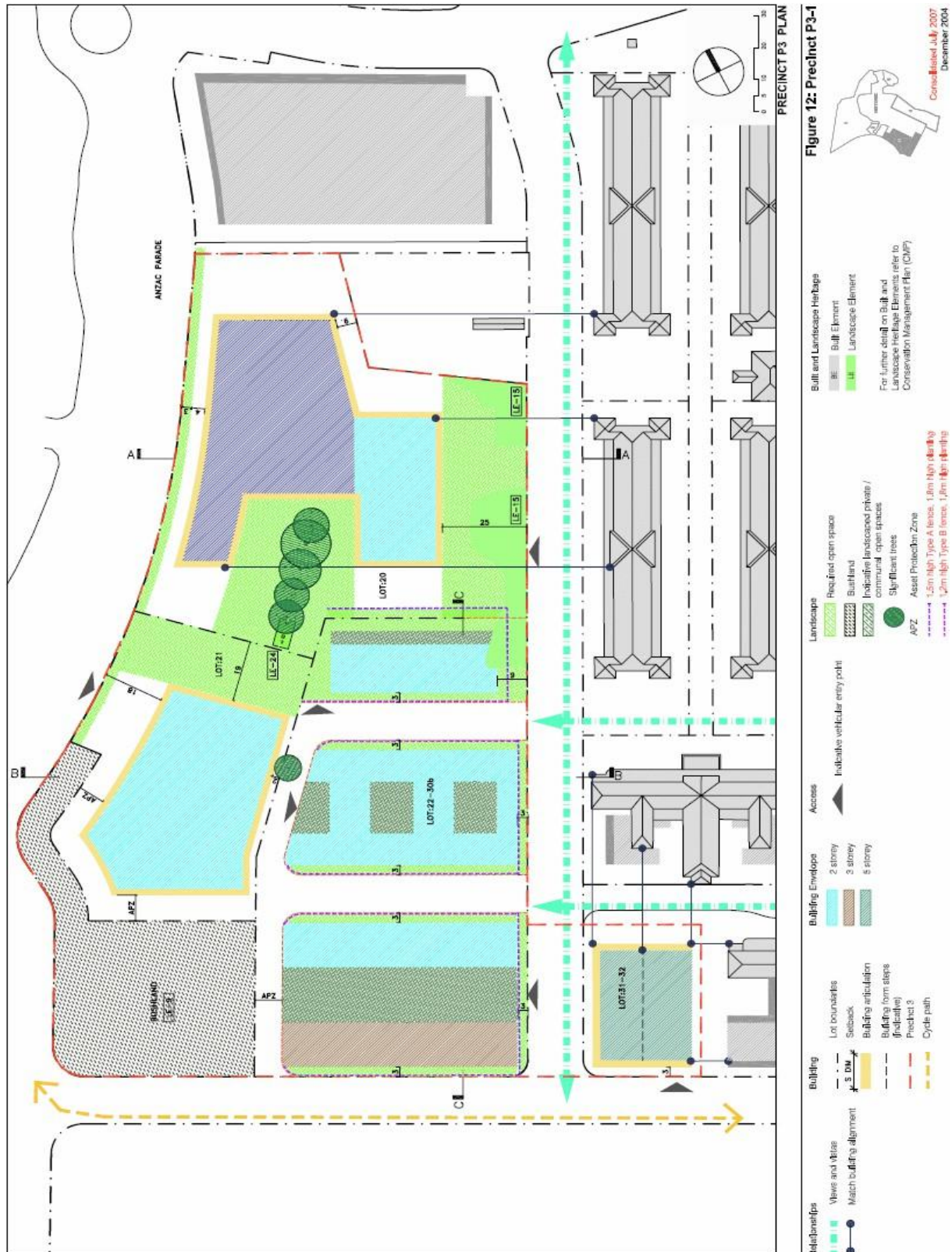
Landscaping

- a) Landscaping plans for lots adjacent to remnant bushland must demonstrate that species planted will not result in any weed invasion or overshadowing of this bushland
- b) An asset protection zone of 8m (minimum) is to be provided between new buildings and any remnant bushland consistent with the requirements of Fire and Rescue NSW, Bushfire Hazards section (see Subsection 5.2 and Appendix B)
- c) Buildings adjacent to the southern bushland must demonstrate no adverse overshadowing impacts on this bushland
- d) Landscaping, paths, driveways and the like, adjacent to the southern bushland are to be designed to ensure no stormwater runoff into the remnant bushland areas
- e) Development must demonstrate consideration of the Bushland Plan of Management (POM). In particular, development must meet the objectives of this POM

Heritage

- a) All development must be in accordance with the Conservation Management Plan, the Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. New buildings maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity such as the Flowers Wards, Henry's Trading Post, Heffron House and the Delaney Building (see Figures 18-19)
 - ii. The entrance gates to the former CEO's Residence are to be incorporated into the landscaping for the Aged Care facility
 - iii. significant landscape heritage elements such as outcropping sandstone adjoining the Historic Precinct are conserved and incorporated into the landscape design for new development
 - iv. landscaping in this precinct complements that in the adjoining Historic Precinct

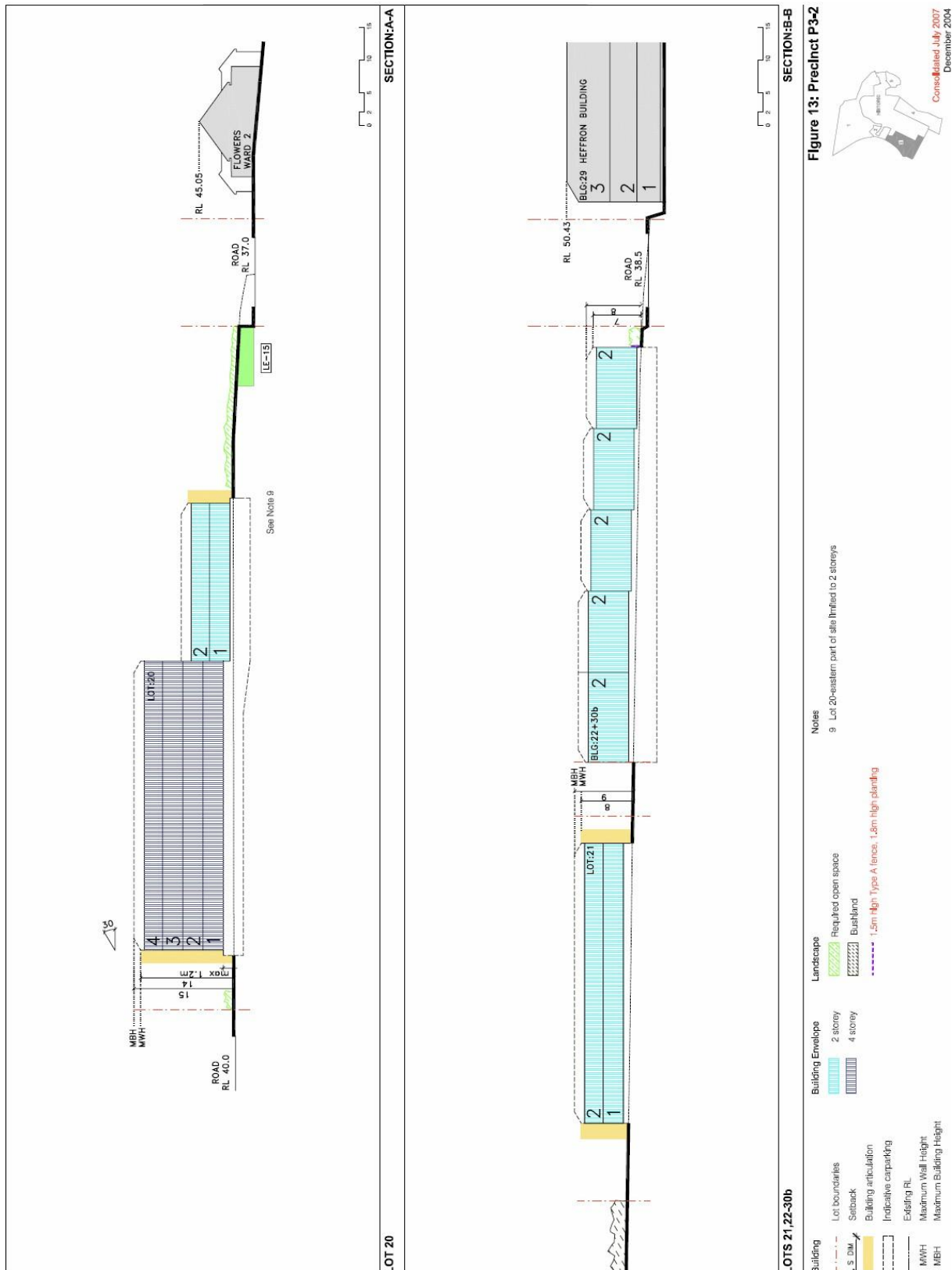
Figure 12: Precinct P3-1



Note:

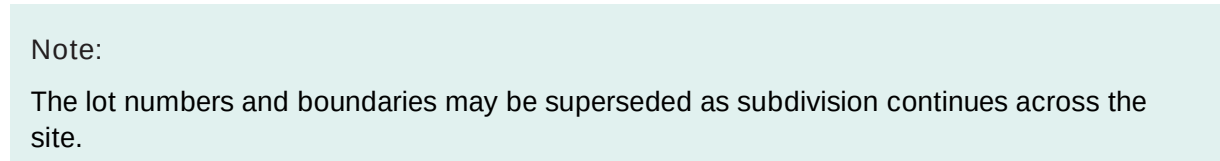
The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 13: Precinct P3-2



Note:

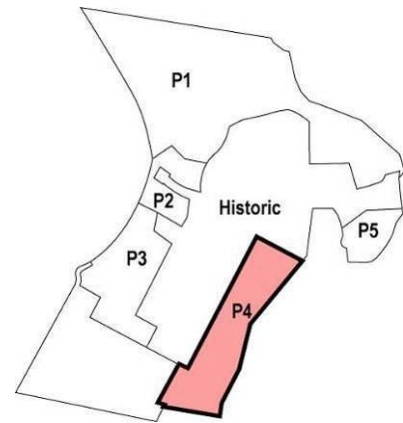
The lot numbers and boundaries may be superseded as subdivision continues across the site.



7.4. Precinct P4

Precinct P4 is located in the southeastern part of the DCP area adjoining the Coast Golf Course.

Key features within this precinct are Bob-A-Day Park and the adjoining Golf Course buffer separating the DCP area from the golf course. This precinct adjoins the Historic Precinct to the north and west, and an area of remnant bushland, also to the west. The topography slopes down to the east towards the golf course and coast.



Precinct Objectives

1. To create a consistent edge of buildings facing Ewing Avenue that respect the heritage buildings opposite and step down toward the golf course
2. To protect remnant bushland to the southwest and within the buffer strip and Bob-A-Day Park, and provide for a vegetated link along the southern boundary of the DCP area between the Jennifer Street remnant bushland and the golf course buffer
3. To maximise view sharing within the precinct and from the historic precinct

Desired Character

This precinct will be characterised by residential uses in the form of dwelling houses which will be accessed from Ewing Avenue and a new loop road that has been aligned to protect the view corridors from Flowers Wards 5 and 6. Significant open space will link to the golf course and beyond. Dwellings will be a maximum of two storeys in height immediately opposite the former Flowers Wards. This precinct also includes a medical research facility (Lot 33a) of 3 storeys in height.

The precinct overlooks the Coast Golf Course and adjoins open space to the north, east and southwest. New development will maximise view opportunities and open view corridors from significant places within the adjoining historic precinct, including the main axis of the former Flowers Wards.

The dwellings which line Ewing Avenue will form a group of buildings of height and scale consistent with the former Flowers Wards buildings. The dwellings will be set behind a wall on the Ewing Avenue frontage that will be designed as a single entity. The wall will present as a consistent element to establish a uniform appearance opposite the Flowers Wards. A built form that steps down in response to the precinct's sloping topography is encouraged.

Key open spaces in this precinct include Bob-A-Day Park and the linear buffer strip running along the eastern edge of the site. Pedestrian and cycle connections will be provided along the buffer strip connecting Bob-A-Day Park to Coast Hospital Memorial Park, while also providing for a vegetated north-south habitat corridor. Pedestrian paths will also connect the Historic Precinct to the buffer strip.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P4 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space must be achieved in all instances.
2. The ten detached dwelling lots (D46-D50, D56-D60) directly opposite the Flowers Wards may achieve a maximum FSR of 0.75:1 to strengthen the built form adjacent to the heritage buildings. All other detached dwellings may achieve a maximum FSR of 0.5:1 consistent with similar dwelling houses in Precinct P1.

- b) The following minimum building setbacks apply, unless otherwise specified in Figure 14:
 - i. Setback from Ewing Avenue: 3m
 - ii. Side setback (where property boundary adjoins a road or pedestrian path or park: 4.5m
 - iii. Rear setback and/or setback from boundary adjoining remnant bushland: 8m
- c) New buildings facing Ewing Avenue are to create a strong built edge of setback, scale and height and to be consistent with the scale and form of the historic Flowers Wards
- d) Buildings in Lots 33a and 33b are to be articulated along the facades identified in Figure 14 Precinct P4-1. Minimum articulation depth required is 2m
- e) Buildings in Lots 33a & 33b and D66 & D68 are to address the park with articulated facades including windows that overlook the park
- f) Development in Lots D66 and D68 is to match the building alignment of the Flowers Wards opposite, indicated on Figure 14
- g) All development is to maximise the opportunity for view sharing. Maximum building height and FSR for detached dwellings may not be achieved where views (from private and public open spaces) would be unreasonably obstructed. View analysis details are to be included as part of the site analysis
- h) Demonstrate that building design does not obstruct views along Ewing Avenue and along the axis with the Flowers Wards

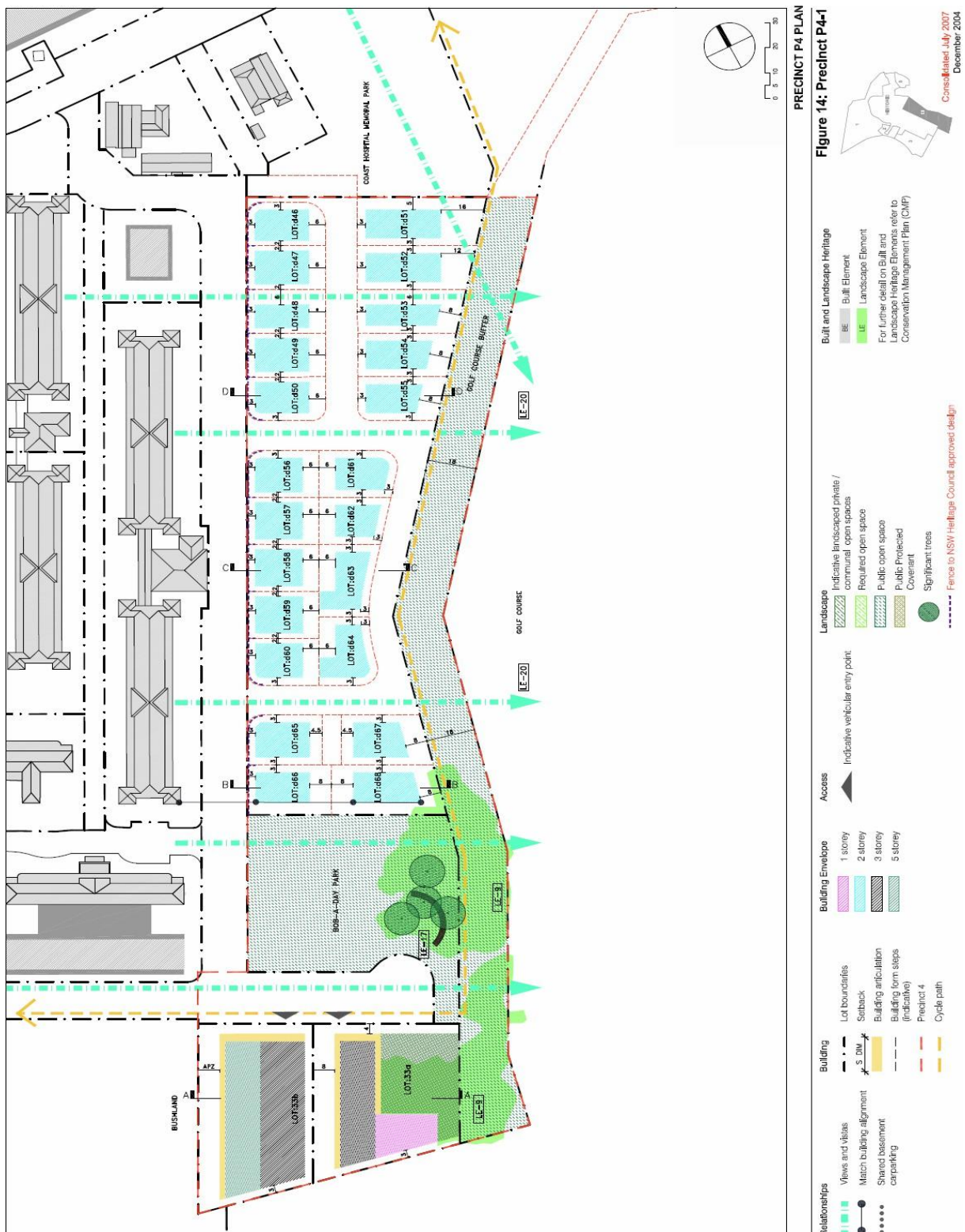
Landscaping

- a) Planting is to comprise local native species, primarily low in mature height, to maintain views and vistas of Little Bay and the adjoining coastal scenery from both the private and public domain
- b) Landscape Plans for lots adjacent to remnant bushland and the buffer strip are to demonstrate that species planted will not result in any weed invasion or overshadowing of indigenous vegetation
- c) Lots 33a and 33b are to comprise suitably designed landscaping along their southern boundaries to provide a continuous, vegetated link along the southern boundary of the DCP area, between the Jennifer Street remnant bushland and the golf course buffer
- d) An asset protection zone of 8m is to be provided between new buildings and remnant bushland or the buffer strip, and the golf course consistent with the requirements of Fire and Rescue NSW, Bushfire Hazard section (see Subsection 5.2 and Appendix B)
- e) Landscaping, paths, driveways and the like, adjacent to the southern bushland are to be designed to ensure no stormwater runoff into the remnant bushland areas
- f) Development must demonstrate consideration of the Bushland Plan of Management (POM). In particular, development must meet the objectives of this POM

Heritage

- a) All development must be in accordance with the Conservation Management Plan (CMP), Archaeological Management Plan (AMP) and any relevant Specific Elements Conservation Policy (SECP) and must demonstrate that:
 - i. new buildings maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity such as the Flowers Wards and the Heffron and Delaney Buildings
 - ii. view corridors from the central axes of Flowers Wards 5 and 6 are recovered and maintained
 - iii. the significant quarried sandstone pieces will be conserved and incorporated into the landscaping for Bob-A-Day Park

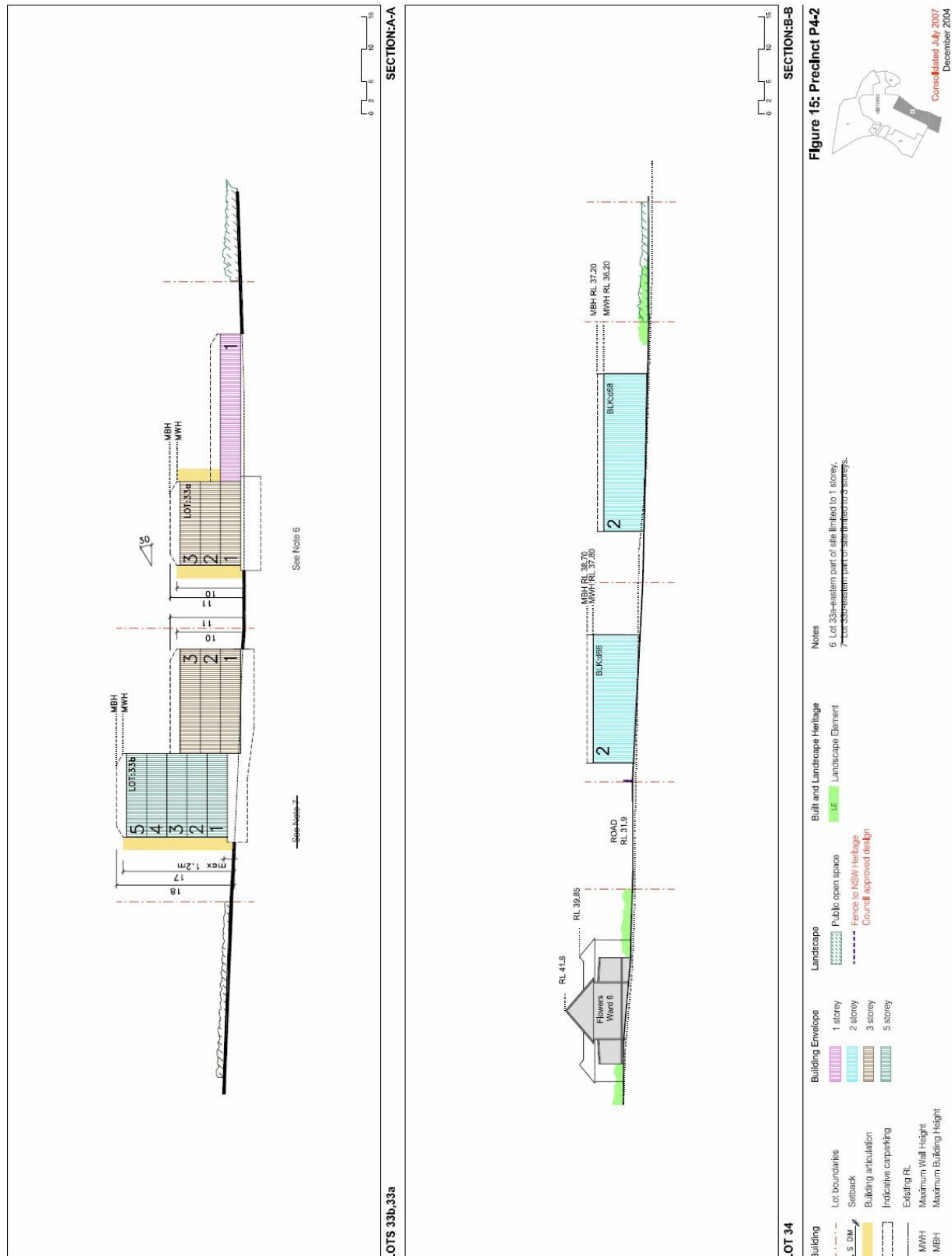
Figure 14: Precinct P4-1



Note:

- 1) The lot numbers and boundaries may be superseded as subdivision continues across the site.
- 2) The storey control for Lot 65, DP 270427 (noted as Lot 33b above) has been revised to 5 storeys for the full building envelope, consistent with its height control under RLEP 2012.

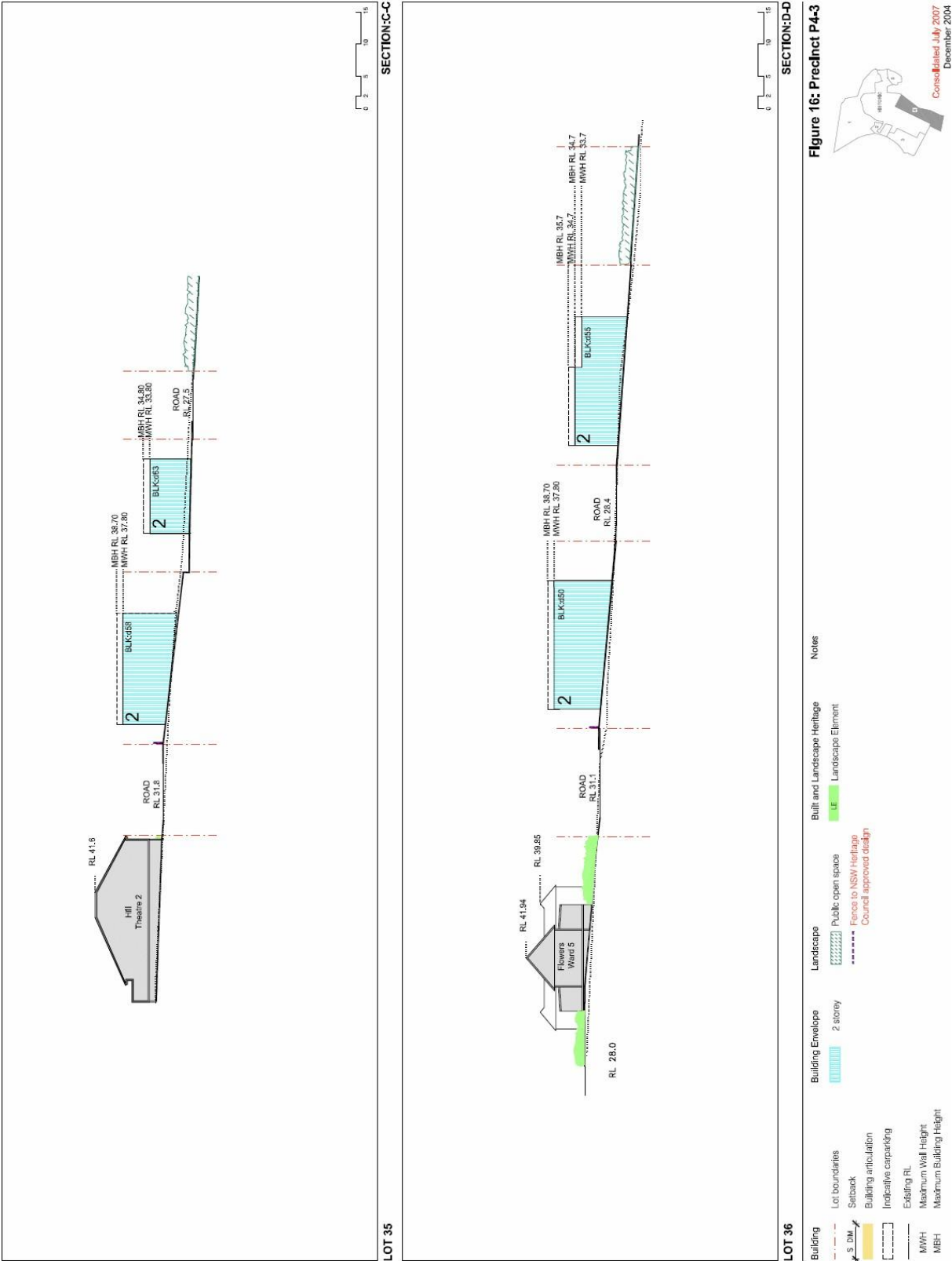
Figure 15: Precinct P4-2



Note:

- 1) The lot numbers and boundaries may be superseded as subdivision continues across the site.
- 2) The storey control for Lot 65, DP 270427 (noted as Lot 33b above) has been revised to 5 storeys for the full building envelope, consistent with its height control under RLEP 2012.

Figure 16: Precinct P4-3



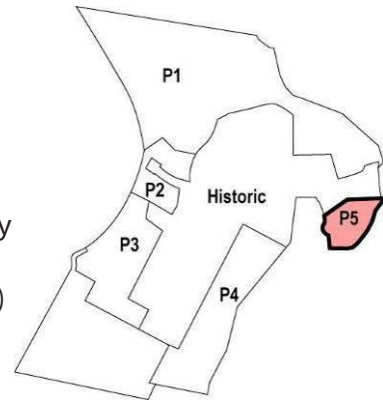
Note:

The lot numbers and boundaries may be superseded as subdivision continues across the site.

7.5. Precinct P5

Precinct P5 is located on the eastern side of the DCP area at the end of Pine Avenue. It is bound by the Historic Precinct to the north and the Coast Golf Course to the east, south and west.

This precinct will contain a community centre (Prince Henry Centre), to serve the needs of residents and the surrounding suburbs, as well as specific needs such as cultural facilities, as part of Council's program for integrated, multi-purpose community facilities across Randwick City. This precinct has a close visual relationship with the Chapel (within the adjoining Historic Precinct) and the coast.



Precinct Objectives

1. To provide for a multi-purpose community centre for the residents of the Prince Henry site and beyond
2. To ensure that the community facility becomes a model development in terms of sustainable development
3. To ensure that new development sits within the landscape and that the visual prominence of the Chapel is retained
4. To retain the open landscape character of the Prince Henry site.

Desired Character

This precinct will contain a new multi-purpose community centre (Prince Henry Centre). The design emphasis will be on enhancing the existing landscaping along access roads and the golf course edges and to soften the appearance of the proposed community building.

The community and recreation uses of this building may require a building form that differs quite substantially from other buildings (new and existing) on the Prince Henry Site. The new building must not however dominate the landscape or compete with the nearby Chapel when viewed from within the site or from the coastline, nor should it block significant views to the coastline.

Accordingly, the built form will comprise a combination of indoor and outdoor spaces that relate to the topography of this part of the site, and which offer opportunities for enhancing the existing landscaping. This may result in a single building, but may also result in a number of linked buildings and/or ancillary buildings.

The building will incorporate a range of measures, which set the highest benchmark in terms of sustainable development, all of which are suitably integrated into its design.

Landscaping will retain the open grassy character of the site, with local, drought-tolerant native plant species.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building heights, FSR and landscaped open space are to comply with the Built Form Control Table (Figures 6 and 7)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space must be achieved in all instances.

- b) Development is to comply with the minimum setbacks and alignments shown in Figure 17 Precinct P5
- c) The building envelope in Figure 17 is indicative only, and may vary subject to compliance with these controls at DA stage
- d) Building frontages are to be aligned with street frontages
- e) New buildings should be of a scale that does not dominate the landscape or visually compete with the Australian Nurses War Memorial Chapel. Refer to Figure 17 for building alignment requirements
- f) A full range of passive and active sustainable design measures are to be incorporated into the community facility building to maximise opportunities for renewable energy use and minimise demand for water and other finite resources
- g) The development of the Community Centre is to be in accordance with the Developer Agreement.

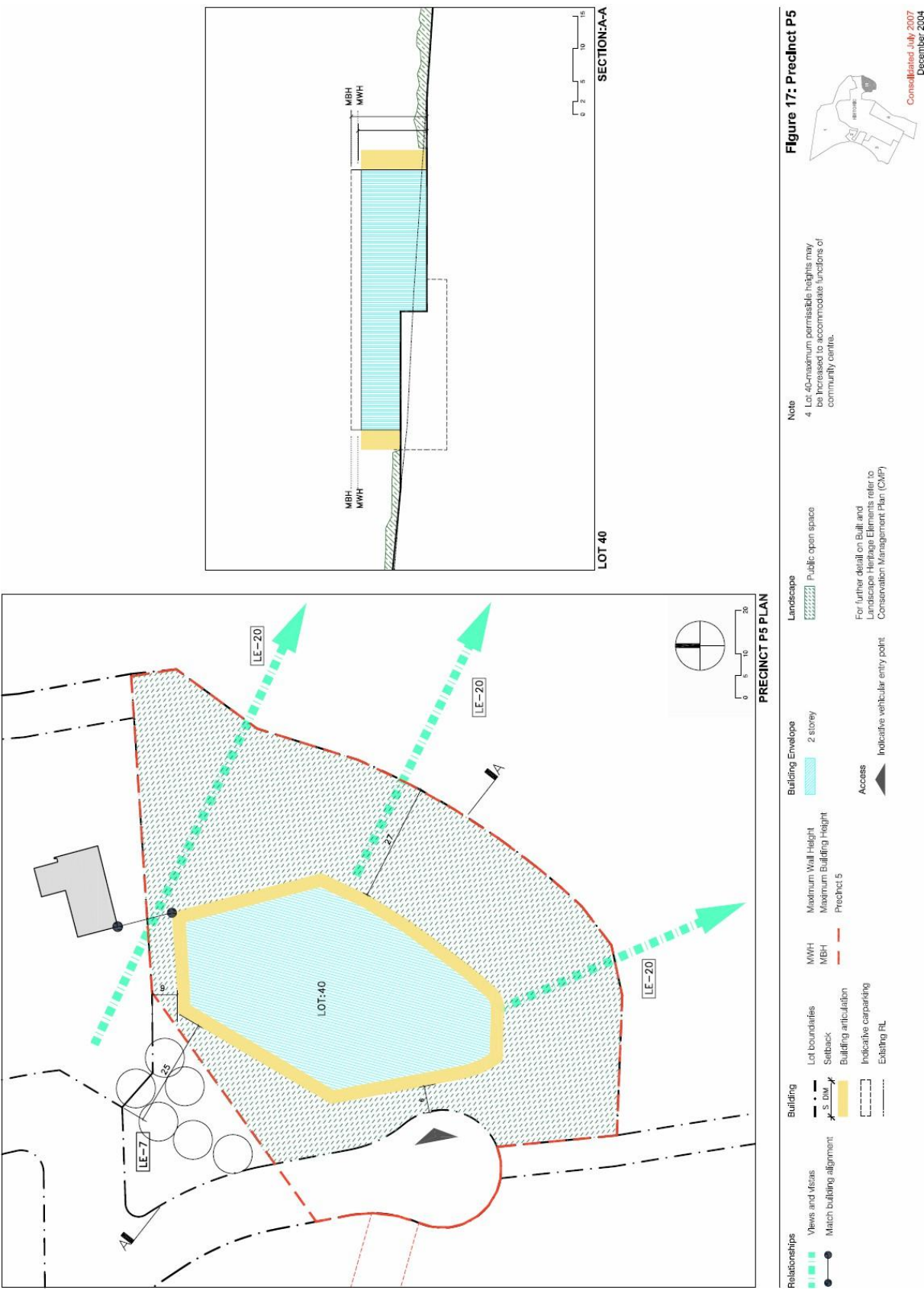
Landscaping

- a) Significant landscape elements such as cultural plantings are to be conserved. Landscaping in this precinct should complement that in the adjoining Historic Precinct.

Heritage

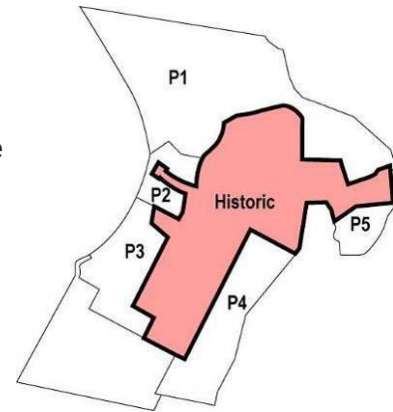
- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. the new building(s) maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity, including the Interdenominational Nurses War Memorial Chapel, and Pine Avenue
 - ii. excavation in the possible extent of the palaeovalley area should not go below RL 26 unless endorsed by Randwick Council and the NSW Office of Environment and Heritage.

Figure 17: Precinct P5



7.6. Historic Precinct

The Historic Precinct comprises the centre of the DCP area and contains most of the existing built and landscape heritage elements that contribute to the heritage significance of the Prince Henry Site, representing the key elements of the former Coast Hospital and Prince Henry Hospital.



Precinct Objectives

1. To conserve the heritage significance of the Historic Precinct and its setting
2. To conserve significant built and landscape elements while adapting them to suitable new uses
3. To ensure that new development respects the historic structure and layout of the precinct and relates sympathetically to significant built and landscape elements within the precinct.

Desired Character

This precinct will accommodate a variety of residential development, community uses, and housing for older people. This will be achieved largely by appropriate adaptation of existing significant buildings, areas of sensitive 'infill' development, complemented by areas of open space.

Significant built and landscape heritage elements within the Historic Precinct will be conserved. Aboriginal and Historical archaeological relics and sites within the precinct will be managed, recorded and conserved as appropriate.

The streetscape of the Historic Precinct will continue to be strongly influenced by the many retained built and landscape heritage elements as well as the existing road structure and layout. Pine Avenue and its Norfolk Island pine trees will continue to be the dominant landscape element. The structure and general layout of the precinct will be retained, together with the open character of the landscape.

Development within the Historic Precinct will primarily comprise conservation and adaptation of existing heritage buildings on site (for residential, community and small-scale local retail uses), with small pockets of new development.

New development within the northern part of the Historic Precinct will comprise a single storey detached dwelling (Lot 12) at the south-western end of the existing Artisans Cottages, and 3-4 storey apartment buildings along the northern side of Pine Avenue (Lots 9 and 10), adjacent to former hospital buildings of similar scale. A 2 storey multi-unit building will be located to the north of Flowers Ward 5 on the site of a demolished hospital building. The building will be of a form and scale that is sympathetic to the adjacent Flowers Ward.

At the southern end of the Historic Precinct, the DCP makes provision for an extension to the Delaney Building (Lot 32). This site (Lot 32) has been amalgamated with the adjoining Lot 31 in

Precinct P3 to make more effective use of floor space and to facilitate a shared parking arrangement. The minimum landscaped open space requirements for this lot are lower due to its proximity to Bob-A-Day Park and the remnant bushland at the southern end of the DCP area. The remnant bushland will provide a "green outlook" for residential development on this Lot, giving the perception of substantial open space, while Bob-A-Day Park will provide accessible open space for passive and small-scale active recreation. The existing Delaney building influences the south-facing location of the extension allowed and the location of open space on this lot, which is atypical and does not establish a precedent for other lots.

It is important that new development complements the established character of the precinct by having a compatible scale and architectural character, and through careful consideration of the spaces between buildings.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in the Historic Precinct are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space must be achieved in all instances.

- b) The maximum height of the extension to the Delaney Building (Lot 32) must not exceed the existing ridge height of the Delaney Building (see Figure 20), with a minimum floor to ceiling height of 2.7 metres for all floors
- c) New developments are to be in accordance with the policies contained within the Conservation Management Plan (CMP), Archaeological Management Plan (AMP), and any relevant Specific Elements Conservation Policies (SECP)
- d) Development is to comply with the setbacks and 'match building alignment' controls identified on Figures 18-19
- e) Development is to demonstrate that views (both from the private and public domain) identified on Figures 18-19 are maintained. Details of the view analysis are to be included at DA stage
- f) New buildings should respect the blocky rectilinear form of the most significant buildings such as the Flowers Wards and the Matron Dickson Nurses Home without mimicking their character or appearance
- g) New buildings should be designed so they are appropriate in terms of their character, scale, massing, materials and details, setback and orientation to the existing buildings and spaces within the Historic Precinct.

Landscaping

- a) Landscape planting is to complement and not compete with the highly significant plantings of Norfolk Island Pine trees along Pine Avenue
- b) The historically open character of the landscape in the precinct should be retained
- c) New planting should be in accordance with the suggested species list included as Appendix A.

Heritage

- a) All development must be in accordance with the Conservation Management Plan (CMP), Archaeological Management Plan (AMP), and any relevant Specific Elements Conservation Policy (SECP), and must demonstrate that:
 - i. historic and visual relationships of buildings and groupings of buildings are retained

- ii. the symmetry and axial siting of the Flowers Wards and Heffron and Delaney buildings are respected and reinforced
- iii. view corridors from the Flowers Wards and the visual link from the Avenue of Coral Trees to the former Matron Dickson Nurses Home are opened (Figure 4)
- iv. the visual prominence of the Clock Tower and the Chapel as viewed from Pine Avenue is maintained
- v. new buildings along Pine Avenue follow the road alignment and the alignment of the early road from Pine Avenue to the former Institute of Tropical Medicine
- vi. that adequate curtilages and settings are defined, protected and maintained around significant buildings, groups of buildings and spaces
- vii. that a consistent approach to the conservation of the Flowers Wards and their settings is maintained
- viii. excavation of the palaeovalley should not go below RL 26 unless endorsed by Randwick City Council and the NSW Office of Environment and Heritage.

Parking

- a) Where surface parking is provided within private lots within this precinct, it is not to detract from the setting of significant buildings.

Figure 18: Precinct Historic-1

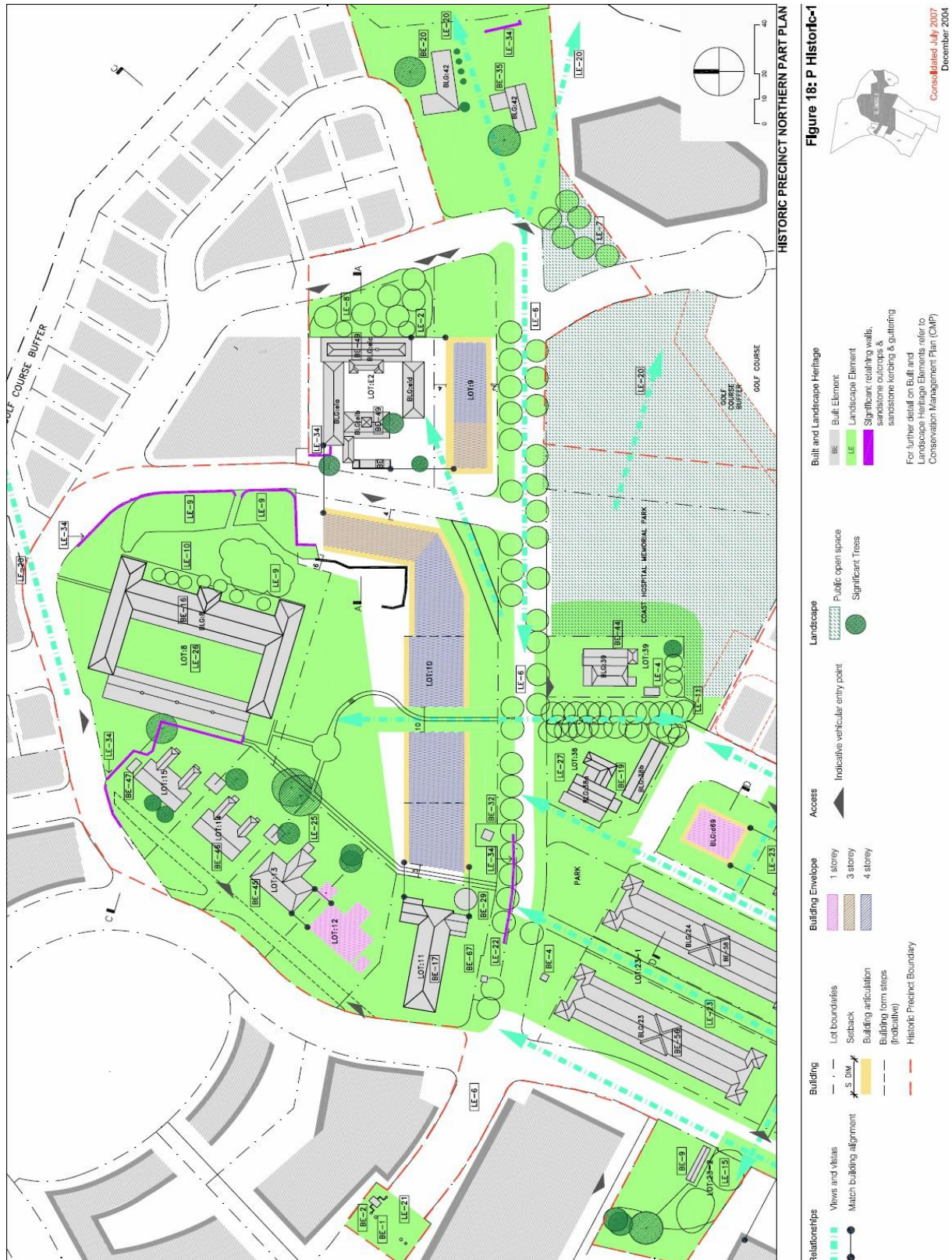


Figure 19: Precinct Historic-2



Note:

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 20: Precinct Historic-3

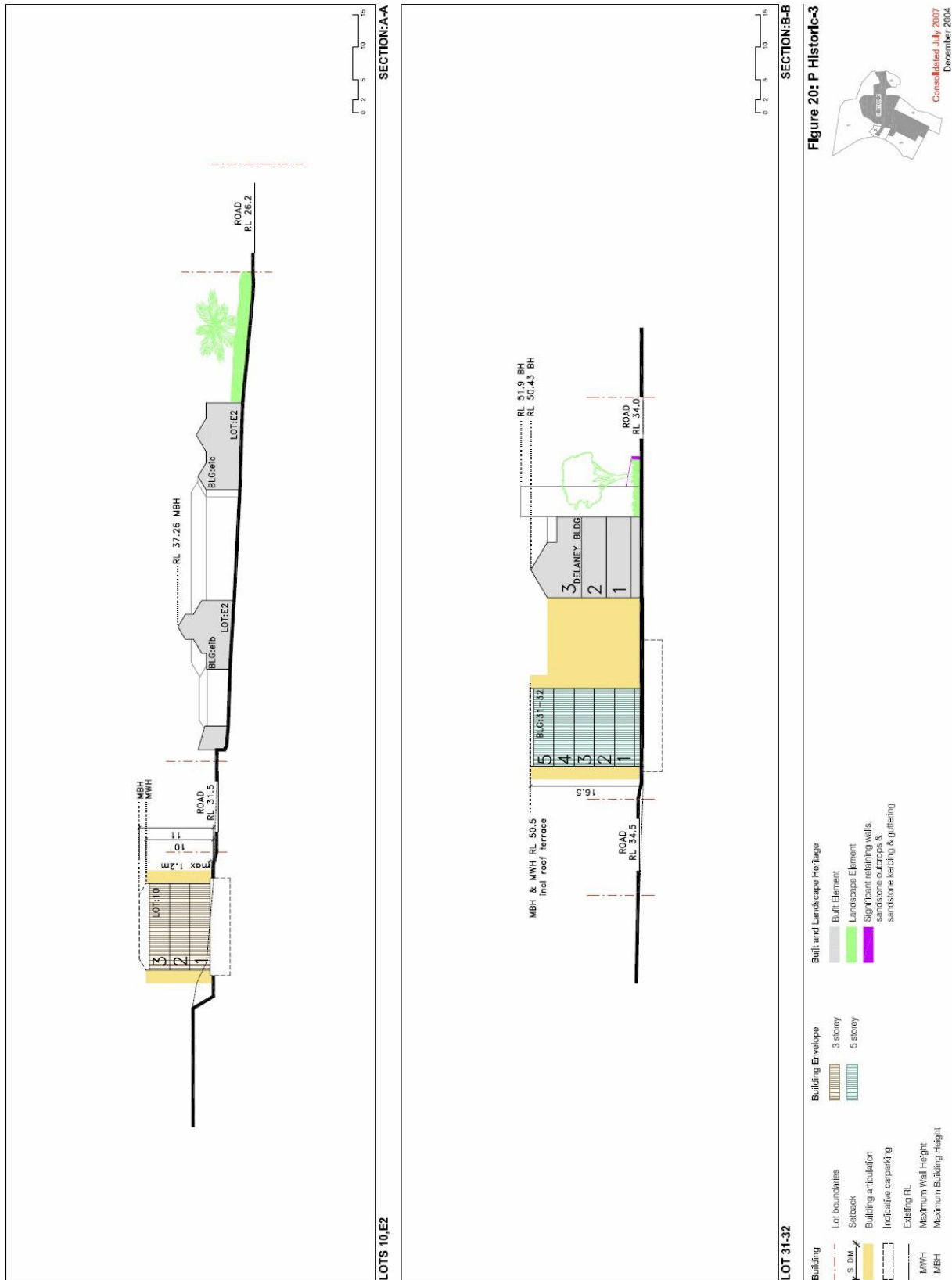
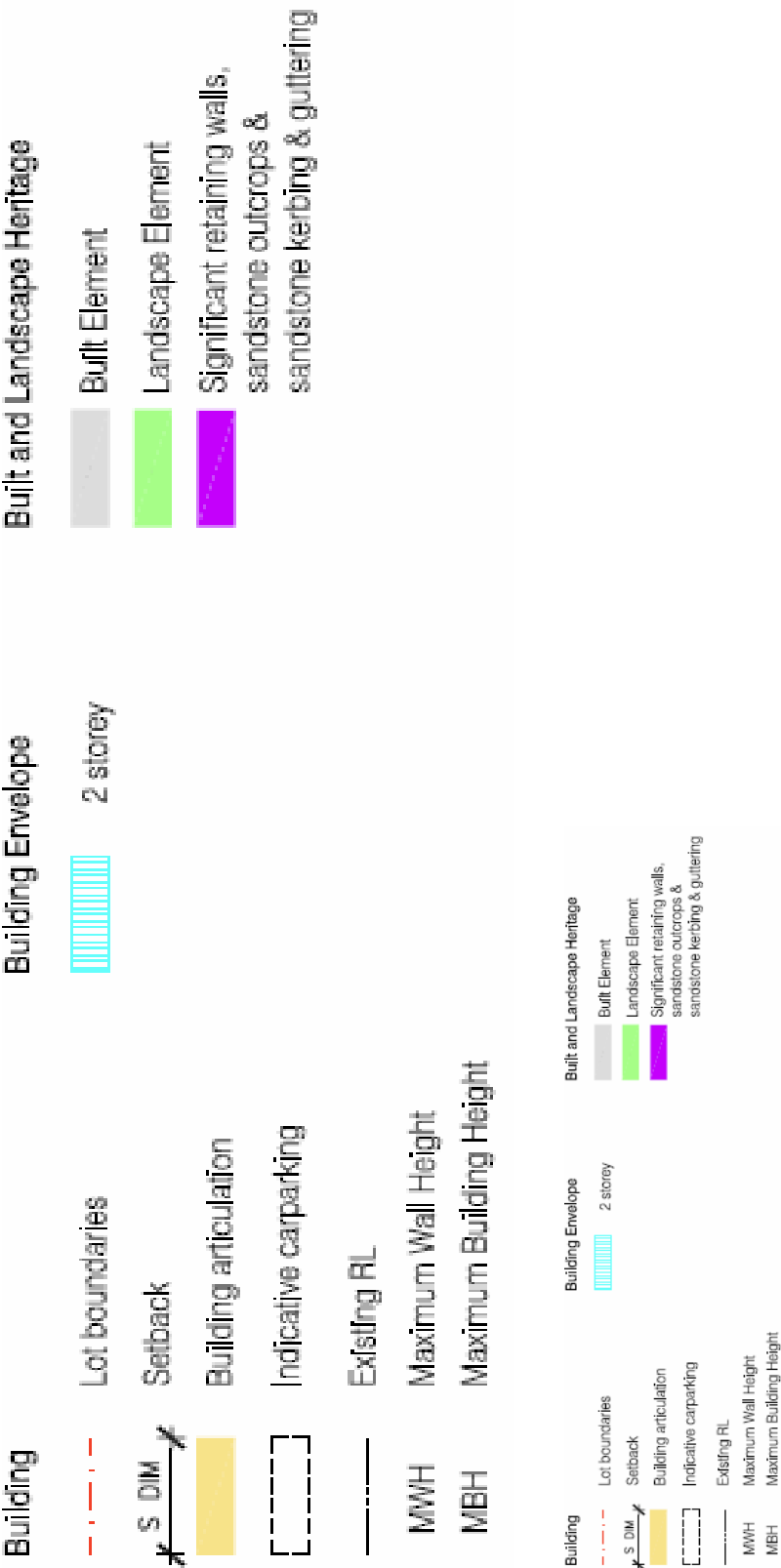


Figure 21: Precinct Historic-4



Note:

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 22: Precinct Historic-5



Part C

Appendices

Appendix A: Recommended List of Suitable Native Species for the Prince Henry Hospital Redevelopment Site

Trees:

- *Banksia integrifolia*
- *Casuarina glauca*
- *Eucalyptus piperita*
- *Eucalyptus robusta*
- *Eucalyptus sieberi*
- *Eucalyptus obstans*
- *Angophora costata*
- *Melaleuca armillaris*

Shrubs:

- *Baeckea imbricata*
- *Banksia marginata*
- *Banksia spinulosa*
- *Callistemon hybrids*
- *Correa alba*
- *Grevillea hybrids*
- *Westringia fruticosa*
- *Hakea gibbosa*

Groundcovers:

- *Carpobrotus glaucescens*
- *Chrysocephalum apiculatum*
- *Dianella congesta*
- *Grevillea hybrids*
- *Isolepis nodosa*
- *Themeda australis*
- *Brachycome multifida*
- *Lomandra tanika*
- *Hibbertia scandens*

The species in this list are suitable for dry, windy, coastal sites with nutrient-poor soils. They require relatively little maintenance. The trees and shrubs do not have fleshy fruits, so as not to promote the spread of larger, more aggressive birds, which may result in the loss of smaller native species.

The list has also been compiled to address the provenance issue, as it relates to loss of genetic biodiversity, due to use of non-local provenance planting material. Hence, only a few native species present in bushland in the vicinity of the Prince Henry site have been chosen for this list.

Appendix B: Bushfire Risk Management Report (2001) NSW Fire Brigades (currently Fire and Rescue

NEW SOUTH WALES FIRE BRIGADES SPECIALISED STATE OPERATIONS

Amarina Avenue GREENACRE NSW 2190
Private Locked Bag 13 GREENACRE NSW 2190
Telephone : (02) 9742 7155 Facsimile : (02) 9742 7381



All Communications to be addressed to The Commissioner

14 September 2001

CHO/01692

EDAW
PO Box 91
ST LEONARDS NSW 1590

Dear Mr Lang

Bushfire Risk Management Recommendation for Prince Henry Hospital

The NSW Fire Brigades carried out a bushfire risk assessment of the surrounding bushlands bounding Prince Henry Hospital on 30 August 2001. The assessment results and recommendations are as follows :

- **Eastern Perimeter Bounding onto Golf Course :**

The eastern perimeter has a covering of old coastal tea tree at a height of approximately 12 metres that runs parallel to the hospital buildings and existing sealed roadway. This small parcel of bush also incorporates a heavy ground covering of bushfire fuel beneath these trees which would support a fire should this area be ignited.

The inspecting Officer was informed that these trees would stay to act as a divider between the golf course and the hospital. The Officer was also informed that it was the intention to plant further tea trees to the north to complete the division between the golf course and the hospital.

Recommendation :

Due to the size of the existing coastal tea trees and ground fuel beneath and the intention to plant new trees, it is the recommendation of the inspecting Officer that an asset protection zone of not less than 8 metres remain parallel to any existing or new building.

- **Southern Perimeter :**

The southern perimeter will incorporate a newly constructed roadway of 3.5 metres. As informed by Edaw the closest building in this area to the existing bushland will be approximately 12 metres, which is more than sufficient to act as an asset protection zone. The recommended requirements would also be 8 metres.

New South Wales Government
Smoke Alarms Save Lives

- **Northern Perimeter :**

After inspecting this area and having an understanding of the intended construction and planting it is recommended that an asset protection zone of 6 metres exists between any new building for fire protection.

- **General :**

The recommendations in this report will reduce the risk of fire spread from surrounding bushlands and from fire impacting on Prince Henry Hospital buildings old and intended. Coastal tea tree is very volatile and a good supporter of fire and will burn intensely if ignited. It must be noted, the hospital will suffer smoke and ember attack from fire in these areas, this will be dictated by wind direction.

Should you require any further information please contact our Bushfire / Hazard Reduction Officer George Irwin on 9742 7155 or 0407 237223.

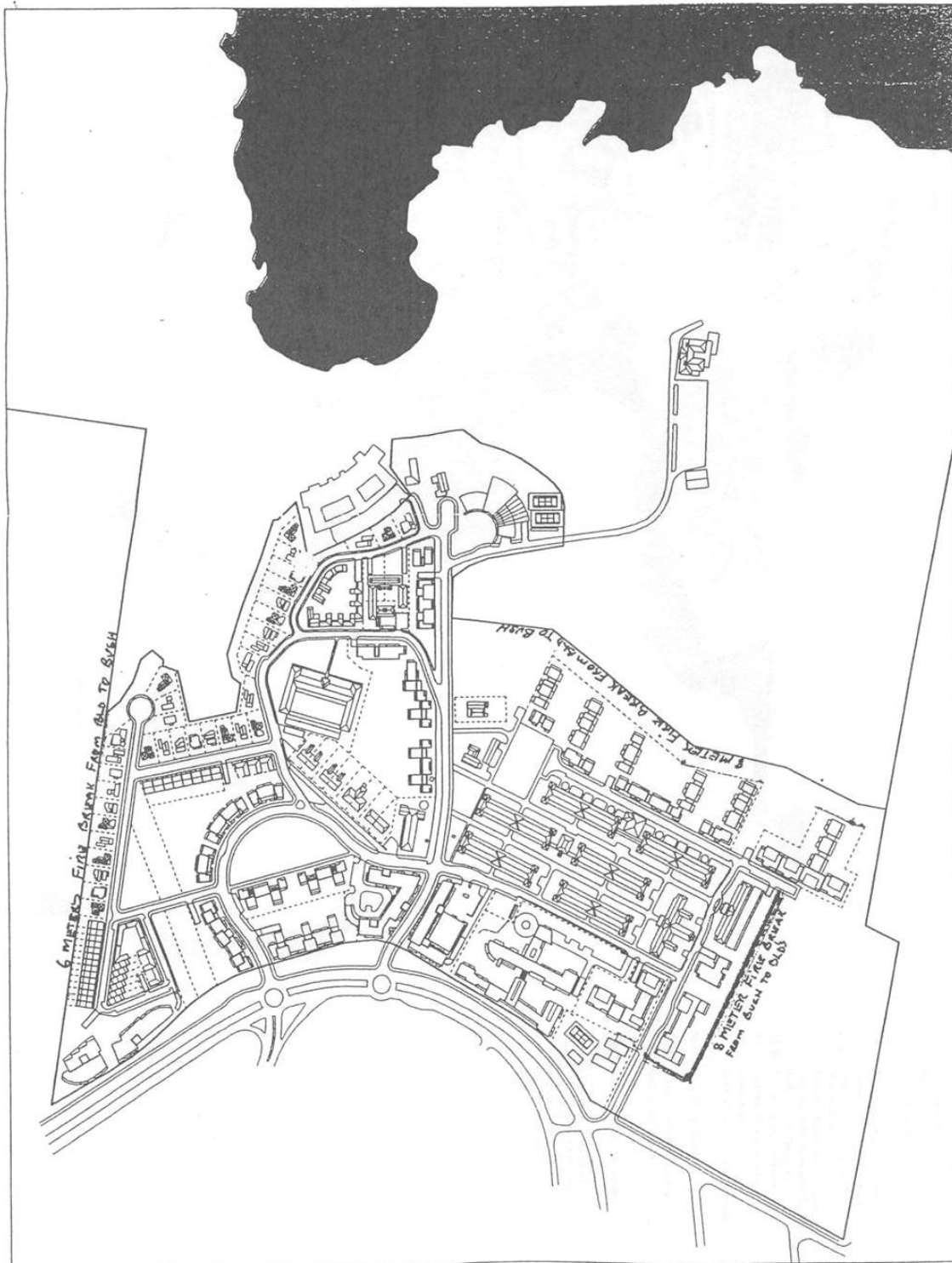
Yours faithfully

Superintendent J Spiteri
Manager Bushfire & Natural Hazards



C.C. To EDAW.

New South Wales Government
Smoke Alarms Save Lives



Drawing Title

0 50 100 200
September 2001

Prince Henry Masterplan



Appendix C: Map Extracts from the Archaeological Management Plan (AMP) and the Conservation Management Plan (CMP)

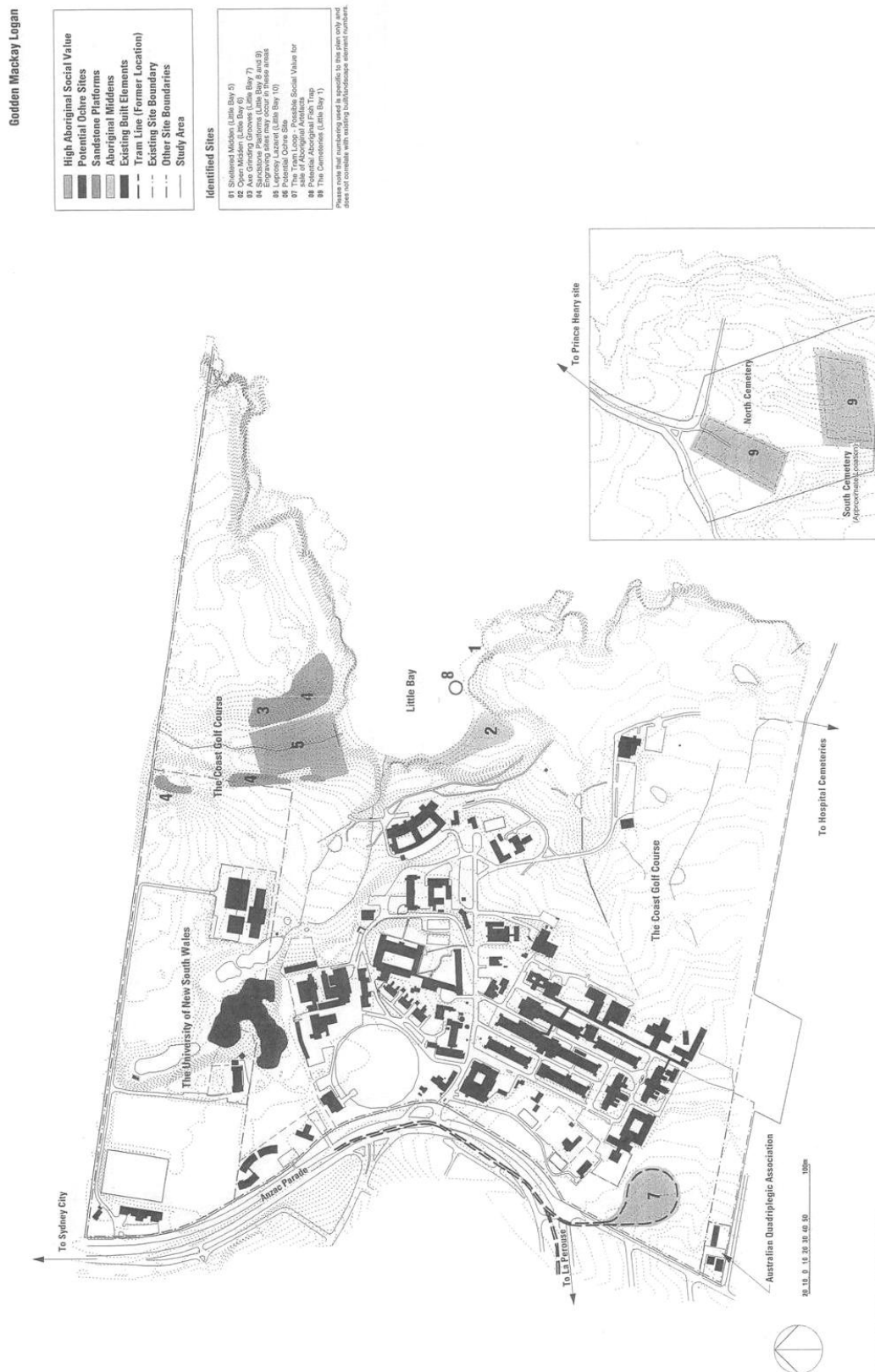


Figure 3.45 Identified Aboriginal sites.

Prince Henry Site, Little Bay - Archaeological Management Plan, August 2002

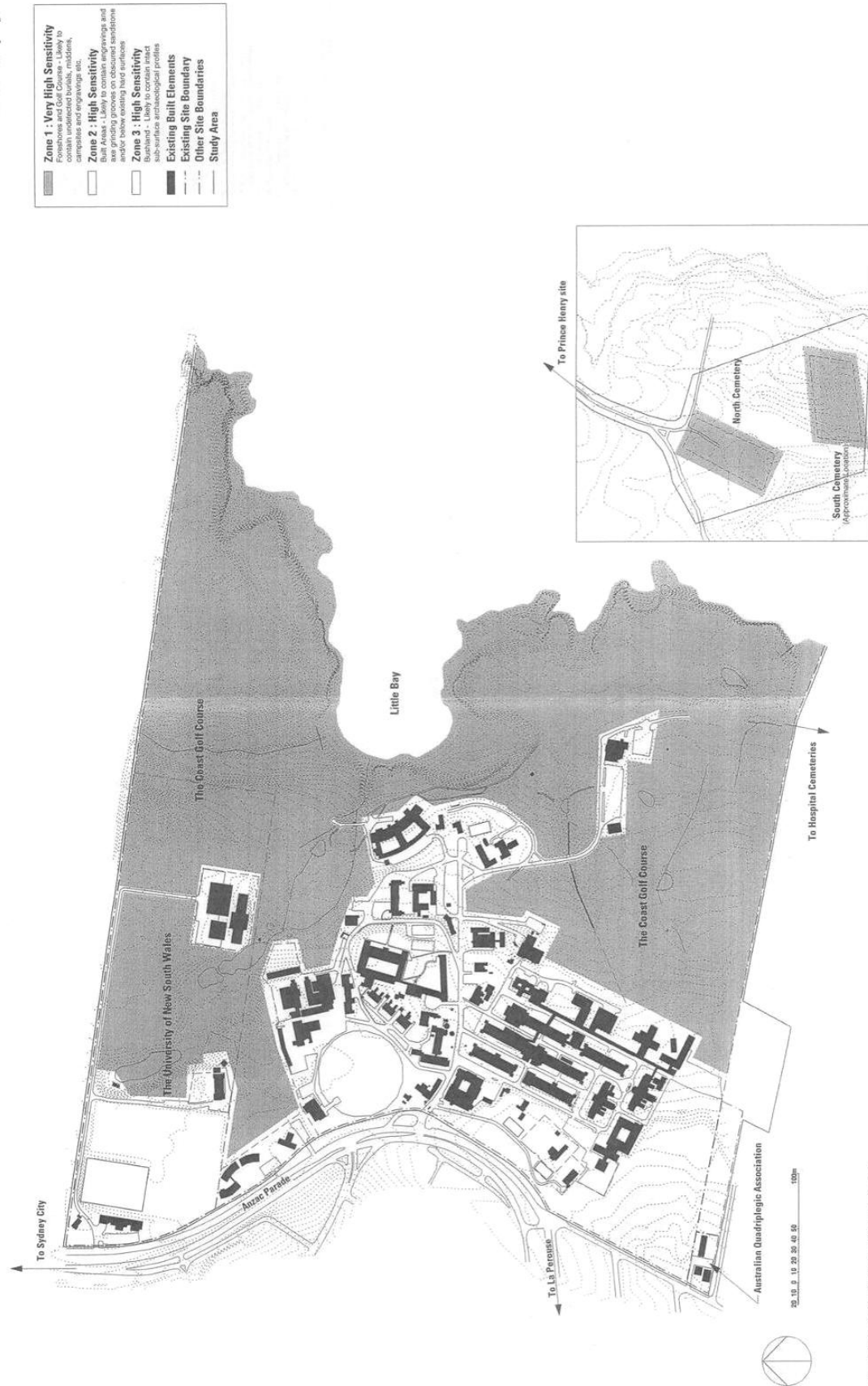


Figure 3.46 Aboriginal Archaeological Zones.

Prince Henry Site, Little Bay - Archaeological Management Plan, August 2002

Appendix D: Total Water Cycle Strategy – Prince Henry Site

Background

Stormwater from the site drains to 3 major discharge points: Anzac Parade sub-catchment, Wetlands sub-catchment and the Golf course sub catchment (refer to Figure 1).

Overview

Harvested rainwater re-use will be shared amongst several users for a range of purposes. It will be re-used within the Prince Henry DCP area for irrigation of parks and the public domain and will also be re-used by the Coast Golf Course for irrigation of their greens. The irrigation of parks and the golf course greens may need to be supplemented by mains water during summer months, however, the volume of mains water used to supplement recycled water use (particularly for irrigation of public open spaces within the Prince Henry DCP area) is to be minimised.

A substantial proportion of stormwater from the Prince Henry site will run off to the Coast Golf Course, passing through swales, which will provide a level of water quality treatment.

Key Elements

Key elements of the total water cycle strategy for the site include:

- Water storage facilities must be provided in conjunction with the Prince Henry development to allow storage of stormwater for reuse in irrigation of public open spaces (within the Prince Henry DCP area). *Water storage facilities shall be provided to the satisfaction of Council.*
- High efficiency irrigation techniques and practices are to be installed and implemented in all parks within the Prince Henry site.
- Drought tolerant local native species are to be used in parks and the public domain.
- Water quality treatment measures and devices shall be provided in conjunction with the Prince Henry development. Such measures are to include, but not be limited to, bio-retention swales and gross pollutant traps (GPTs). Swales are to be dedicated to Council a minimum of 36 months post construction (or such time as agreed to by Council) to allow them to be properly established, and to ensure protection during the construction phase.
- Where pumps are required, high energy efficient pumps are to be used. Consideration shall be given to the use of solar power pumps (details to be provided at DA stage).
- Where possible, permeable paving is to be used in at-grade car parks and private lots, Car parks are to maximise opportunities for water sensitive urban design through the use of techniques such as (but not limited to) swales, rainwater planter boxes etc, suited to the scale and location of the car park. It is envisaged that these techniques will perform dual roles of water sensitive urban design and maximising the amenity and appearance of the car parks through substantial landscaping.
- Deep soil areas throughout the Prince Henry DCP area are to be maximised.
- Water efficient plumbing fixtures are to be incorporated in building and public domain design (i.e. public toilets etc).

The detailed design for the Total Water Cycle Strategy must be approved by Council prior to the lodgement of the DA/s for the open space areas across the site).

Appendix E: Watercourse Categories and Riparian Land Widths

There are 4 watercourses within the Coast Golf Course, adjacent to the Prince Henry DCP area, known as:

- The northern watercourse
- The central watercourses (comprises 2 watercourses / arms)
- The southern watercourse

The Department of Planning and Infrastructure has identified two watercourse categories on the Coast Golf Course as follows:

- the northern and southern watercourses: Category 2
- the central watercourses: Category 3

The riparian land widths for these categories are as follows:

Category 2 watercourse: a minimum riparian land width of 20 metres on each side of the bank (measured from top of bank), or to the extent of significant remnant native vegetation whichever is the widest, to provide terrestrial and aquatic habitat, bank stability and to protect water quality

Category 3 watercourse: a minimum riparian land width of 10 metres on each side of the bank (measured from top of bank), to provide terrestrial and aquatic habitat, bank stability and to protect water quality

Appendix F: Specific Elements Conservation Policies (SECP)

Specific Elements Conservation Policies (SECP)		
No.	Specific Elements Conservation Policy	Notes
B-01 B-02	<i>Entrance Group</i> Entrance Gates and Gateposts Entrance Gatehouse	SECP completed in November 2004.
B-04 B-29 B-32 B-67	<i>Pine Avenue Group</i> War Memorial Clock Tower Former Water Reservoir Former Water Tower Wishing Well	SECP completed in May 2006.
B-09	Henry's Trading Post	SECP completed in August 2003.
B-16	Matron Dickson Nurses Home	SECP completed in May 2006.
B-17 B-29	<i>Pathology Department Building and Water Reservoir</i> Former Pathology Department Building Former Water Reservoir	SECP completed in April 2005.
B-19	<i>Former Nurses Lecture Hall</i> Store and Social Work Department (Former Nurses Dining Hall/Lecture Hall)	SECP completed in August 2004.
B-20 L-34	<i>Former Motor Garage and Retaining Walls</i> Storage Shed/Former Motor Garage Significant Retaining Walls	SECP completed in April 2004.
B-35	Interdenominational Australian Nurses War Memorial Chapel	SECP completed in October 2006.
B-37	Coast Golf Course Clubhouse (Former Coast Hospital Laundry)	Outside DCP area.
B-42	BJ Heffron House (A Block)	SECP completed in June 2008.
B-43	Delaney Building (B Block)	SECP completed in June 2008.
B-44	Pine Cottage	SECP completed in July 2007.
B-45	Artisans' Cottages No 4 and No 5	SECP completed in April 2005.
B-46	Artisans' Cottages No 6 and No 7	SECP completed in April 2005.
B-47	Artisans' Cottages No 8 and No 9	<i>Demolished.</i>
B-49	Institute of Tropical Medicine Complex	SECP completed in June 2007.
B-54a	'Hill Theatres' (Operating Theatre No 3)	
B-54b	'Hill Theatres' (Operating Theatre No 2)	SECP completed in March 2006.
B-66	Flowers Wards Group Foundation Stone	SECP completed in May 2003.

B-56	Flowers Ward 1	SECP completed in May 2002 as part of the May 2002 CMP (amended February 2003).
B-57	Flowers Ward 2	SECP completed March 2006
B-58	Flowers Ward 3 and 'Hill Theatres' (Operating Theatre No 1)	SECP completed in November 2004.
B-59	Flowers Ward 4	SECP completed in March 2006.
B-60	Flowers Ward 5	SECP completed in March 2006.
B-61	Flowers Ward 6	SECP completed in March 2006.
B-70	Former Coast Hospital Water Tower	Outside DCP Area.
L-28	Setting and Curtilage of North Cemetery	Outside DCP Area.
L-30 L-31	<i>Little Bay Geological Site</i> Critical Exposure Area Cleared Area	SECP completed in November 2003.
L-34	Significant Retaining Walls	Some retaining walls are outside the DCP Area. Most retaining walls are now covered by the Road Network SECP and Motor garage SECP. Others to be incorporated into SECPs for significant buildings to be sold or are outside the DCP area and may need to be prepared as separate SECPs.
L-34 L-35	<i>Road Network SECP</i> Significant Retaining Walls Sandstone Kerbing/Guttering and Historic Road Alignment	Preliminary SECP completed in July 2003.



STRATEGIC PLANNING

Randwick Development Control Plan D12 Newmarket Green

D06209900

27 July 2026



File reference	D06209900	Date	Signature
Prepared by	PD	September 2024	
Coordinator Review	DO	October 2025	
Manager Review	Stella Agagiotis	October 2025	

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1. Introduction

This document provides a framework to guide development of the Newmarket Green site in Randwick identified as a “Key Site” under Randwick Local Environmental Plan (LEP) 2012.

1.1. Name of this DCP

This Development Control Plan (DCP) has been prepared in accordance with the provisions of division 3.6 section 3.43 (previously 74C) of the Environmental Planning and Assessment Act 1979 (the Act). The DCP was adopted by the Secretary of the Department of Planning and Environment on 30 March 2015.

1.2. Land to which this DCP applies

The provisions of this chapter apply to development within the Newmarket Green site as shown in Figure 1. The site is generally bounded by Barker, Jane, Young, Middle and Botany Streets. Young Street and Middle Street dissect the site in a north-south and east-west direction respectively.

Figure 1: Land to which this DCP applies



Source: Randwick City Council

1.3. Purpose of this DCP

The purpose of this DCP is to guide future development of the Newmarket Green site by:

- Identifying the vision, development principles, key elements and indicative concept for the future development of the site
- Communicating the planning, design and environmental objectives and controls against which the consent authority will assess future development applications
- Providing for the celebration of heritage items and provision of open space
- Encouraging environmentally sensitive development and sustainability
- Ensuring the provision of infrastructure to service development of the site
- Promoting high quality urban design outcomes.

1.4. Relationship to other Plans

This DCP supplements the Randwick LEP 2012 by providing specific development guidance for the Newmarket Green site. Development within the site will need to have regard to this DCP as well as relevant provisions in the Randwick DCP 2013 as noted above.

This Part should be read in conjunction with:

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

1.5. Consent authority

Unless otherwise authorised by the Act, Randwick City Council is the consent authority for Development Applications (DA) applying to the Newmarket Green site.

1.6. Application of this DCP

This DCP contains objectives and controls relating to various aspects of development at Newmarket Green. The objectives enable Council and applicants to consider whether a particular proposal will achieve the development outcomes established for the site. The consent authority may consider reasonable alternative solutions that achieve the overall vision, objectives and development principles as well as the specific objectives of the controls that demonstrate improved public benefits and design excellence can be achieved.

1.7. Objectives

The objectives of this Part are to ensure that future development:

1. Will result in an environmentally sustainable precinct
2. Exhibits design excellence and incorporates high quality materials and finishes
3. Provides for high quality publicly accessible open space that responds to the heritage values of the site
4. Responds to the heritage context of the site and the surrounding fine grain neighbourhood
5. Provides for housing types that meet the needs of key workers and students, including affordable housing

6. Respects the existing low scale residential character, adjoining schools and public open space
7. Incorporates adequate internal carriageway widths to provide a safe pedestrian and cycle network.

1.8. Stage 1 DAs

Council's preference is for a Stage 1 DAs (or concept application) to be submitted prior to the approval of any other DA. The Stage 1 application shall include the following:

- Proposed subdivision including public open space
- How the permitted gross floor area is to be distributed throughout the site (on a block by block basis) consistent with the permitted FSR for the site under Randwick LEP 2013
- Road infrastructure layout including sections, design/treatment of pavements, verges and bicycle network (refer clause 3.1) as part of a traffic management plan for the site
- Any off-site traffic management or public domain measures to be undertaken and staging of these works
- Car parking provision across the site consistent with Council's DCP Part B8 – Water management
- Relocation of any existing drainage infrastructure. In circumstances where relocation of infrastructure is not possible, alternative approaches such as identifying necessary easements and overland flow paths should be submitted
- Identify opportunities for deep soil planting within development lots, including front setbacks (refer to Section 3.4 of this DCP).

Note

A Stage 1 DA means a staged development application within the meaning of division 4.4 section 4.22 (previously 83B) of the Environmental Planning and Assessment Act 1979 for the land to which this DCP applies.

2. Vision, principles and indicative concept

2.1. Vision

Newmarket Green will be a high quality, socially cohesive and sustainable development that celebrates the unique landscape and built heritage of the site, in a manner that supports the growth of Randwick's Education and Health Specialised Centre, through the delivery of open space, diverse housing and complementary uses.

2.2. Development principles

To achieve this vision, development of the Newmarket Green site is to:

- Create new publicly accessible open spaces that will act as gathering spaces and opportunities for passive recreation
- Ensure landscaping and the design of the public domain areas incorporate the retention of significant trees, where appropriate, to create a high-quality urban environment
- Incorporate sustainability measures that reduce the site's impact on the natural environment
- Provide for stormwater management to ensure no properties downstream of the development site will be adversely affected
- Strengthen the role of Newmarket Green as a contributor to housing and employment within the Education and Health Specialised Centre
- Provide a range of housing that will increase choice and diversity in the area
- Support the CBD-East Sydney light rail by providing commercial and residential floor space for a growing community
- Transition building heights in response to surrounding heritage items and the Struggletown Conservation Area
- Create high quality streets and public spaces that provide for safe and efficient movement of pedestrians, cyclists and vehicles through the site
- Improve the permeability of the neighbourhood by extending existing, and creating a new street network
- Celebrate the site's heritage through the adaptive reuse of the Big Stable and Newmarket House and the creation of public view corridors to, and from, these items
- Encourage neighbourhood-scale commercial activity along Barker Street and the site's heritage items
- Provide for affordable housing to meet the needs of the local community and key workers.

2.3. Desired future character

Newmarket Green is defined by three distinct precincts. Each precinct has a distinct desired future character that is to be reflected in the design of built form and public domain. All development at Newmarket Green is to contribute to achieving the desired future character within each precinct.

The three precincts are shown in Figure 2 and are described below.

Barker Street Precinct

This is the most urban precinct reflecting the growth and scale of the Randwick Education and Health Specialised Centre. Focused on Barker Street, non-residential uses at the ground floor should create an active and vibrant interface along the street frontage. Active uses, with shopfronts and outdoor seating, are encouraged on the ground floor.

A generous building setback (5m) to Barker Street will create a comfortable pedestrian environment, protected by awnings and street trees.

The public domain along Barker Street will enhance the pedestrian experience by providing:

- Street trees planted at regular intervals
- High quality block style pavers within the 5m setback
- Consistent awning and pedestrian scale lighting.

The balance of the Barker Street buildings will accommodate a range of uses to meet market demand and contribute to the Specialised Centre. This may include medical offices associated with the hospital, and/or research or office space associated with the University of NSW, mixed with housing that will appeal to workers and users of the Specialised Centre – such as students and key hospital workers. Opportunities for partnerships with the adjacent hospital and/or university should be encouraged, where possible.

Buildings range in height to respond to surrounding character. Close to Struggletown, buildings scale down in height to a maximum of 10m and are set back from the west boundary. Along Barker Street, buildings to a maximum height of 25m will provide a balance to the adjacent hospital and create a prominent building alignment along Barker Street.

Transition of building height will occur between the lower scale existing residences adjacent to the site. Setbacks along Young Street are also encouraged, to allow for soft landscaping along the building edge and opening up of view corridors to Newmarket House.

Significant trees along the east boundary (adjoining Randwick High School) and along Middle Street should be retained and building setbacks and footprints (including basements) designed to protect these trees and their root systems.

In the block on the western side of Young Street, south of the E1 Local Centre zone, residential development will be integrated with the character of the surrounding residential properties in Struggletown Heritage Conservation Area. Built form in this block is designed to provide a fine grain element to Newmarket Green that responds to the low-scale character of Struggletown. Building heights will transition from lower scale along Middle Street, up to a higher scale at Young Street.

Buildings along Middle Street will incorporate setbacks to allow for the retention of significant trees. The setbacks will complement the transition in building heights to Struggletown, with a two storey building height at the street edge, stepping up and back to a height of 21m. This will create a transition to lower scale residences to the west along Middle Street. Adjacent to Newmarket House on the opposite side of Young Street, the east façade will incorporate a specific architectural response to ensure a high-quality outlook from the park that complements Newmarket House and gardens in the design, massing and selection of building materials and colours.

Eastern Precinct

This is the largest and most prominent space in Newmarket Green. It is characterised by the heritage listed buildings and landscapes that reflect the history of Newmarket Green, and which are to be celebrated through new open space and public domain areas.

A new public open space is located alongside Newmarket House and gardens, which incorporates the Sales Ring precinct. The focus of this open space will be the central Moreton Bay Fig Tree, as well as opportunities to celebrate the historic significance of the site through public art and interpretive features.

A second prominent public domain area will be the Big Stable and its curtilage at the south end. An area of open space outside the Big Stable – known as Big Stable Square – will be defined by a formal shape to encourage public gathering and activity. Durable ground treatments, such as crushed gravel and porous paving, are encouraged to enable markets and other active uses in the Square.

Pedestrian connectivity and views between open spaces and public domain areas is to be encouraged through a north-south pedestrian link. Buildings in this precinct will range from 12m up to 25m, with low-rise elements adjacent to the retained heritage buildings and upper storeys set back. The following building envelopes shall be incorporated:

- Big Stable – Buildings should generally be set outside of the curtilage to create an outdoor civic space, to respect the scale of the Big Stable. Upper building elements to the north will be setback by at least 12m from the Big Stable, or so that the upper levels are entirely outside of the curtilage.
- Newmarket House and Garden – Building elements immediately adjacent to Newmarket House will be limited to four storeys within a transition zone. Upper storeys (up to 25m) will be setback from the heritage item, and focused in the centre of the site or along the east boundary.

Paine Reserve Precinct

Adjacent to the south boundary of Newmarket Green, the focus is to maximise opportunities for passive surveillance of Paine Reserve whilst maintaining a transition of building heights to adjacent lower scale residential areas to the north and west.

Streets will be used to create view corridors, new access points to the site and to provide additional amenity to adjacent properties. A new street along the south boundary will open up a new view corridor to the Big Stable from the west. A rear laneway along the west boundary abutting neighbouring properties fronting Botany Street, will provide a significant building separation to future development, benefiting the neighbouring properties to the west.

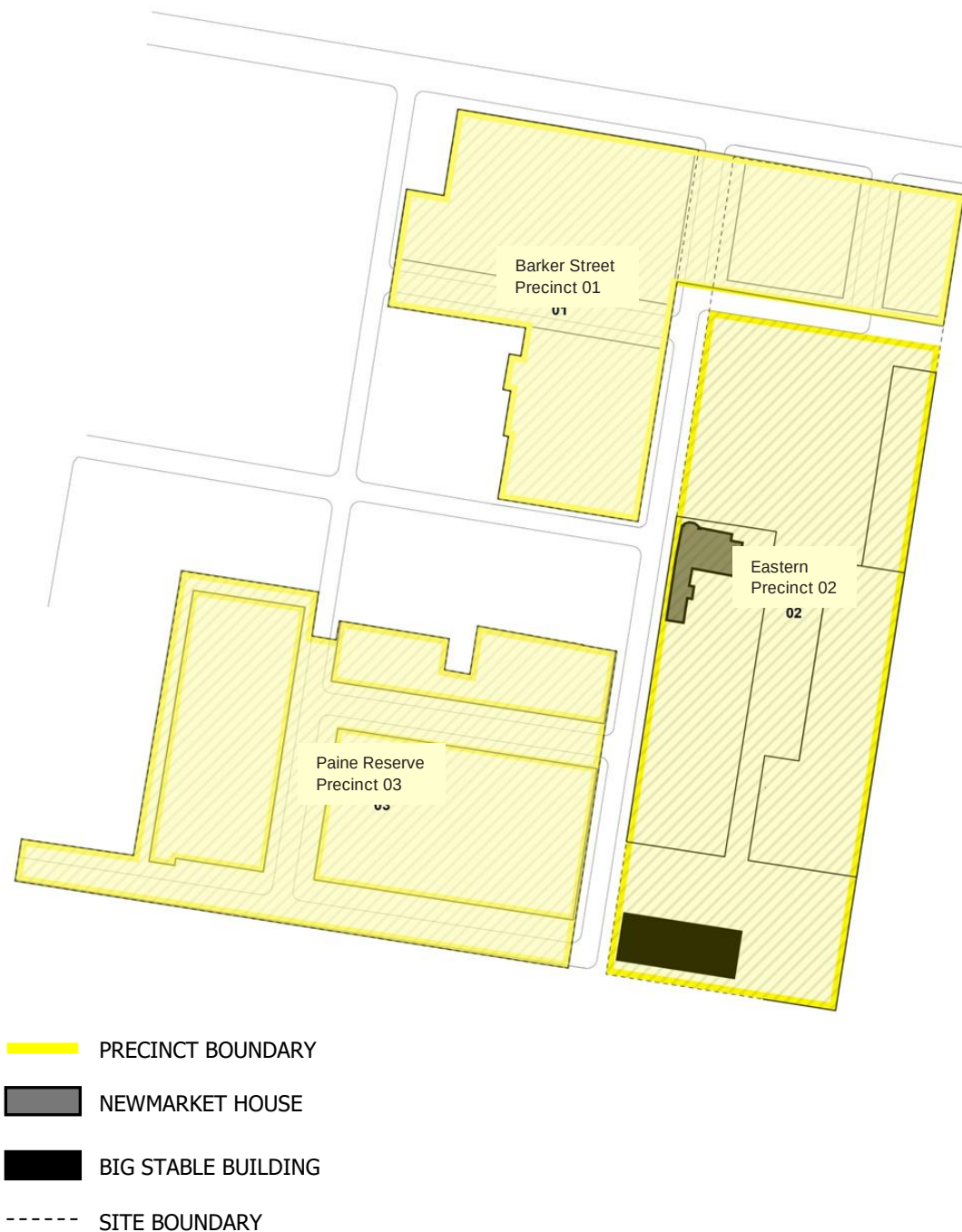
Built form and building heights in this precinct will be carefully considered to achieve good amenity and respond to surrounding heritage items, Paine Reserve and neighbouring sites:

- Mid to high-rise buildings (up to 25m) will be located along the south boundary to create a prominent south edge to the site and opportunities for passive surveillance of the neighbouring park. An articulated façade along the park edge will provide a high quality architectural finish when viewed from Paine Reserve. The north edge of the building – facing terrace houses to the north – is to be set back by at least 2m from the street edge and has a reduced building height at the street edge (approximately five storeys). Upper floors are to be setback from the building edge.
- Building heights along the Young Street frontage will be scaled down (to approximately four-to-five storeys) to create a balance to the Big Stable. Upper storeys to 25m will be set back from Young Street. An architectural response will be required along the east facade of this building (Young Street frontage) that responds to, and provides an attractive view from, the Big Stable Square.
- Buildings along the west edge adjoining properties fronting Botany and Middle Streets will be a maximum of 10m so as to not dominate adjacent smaller scale dwellings. A two-storey difference in the relative ground level of the site and neighbouring properties

to the west means the scale of buildings in this precinct will naturally appear reduced. On its east frontage along the Jane Street extension, the building will transition up to 18m, providing a balance to buildings on the opposite side of the street.

There is an opportunity to position a specific architectural or massing feature (two storeys) on the building at the southwest corner of the site to terminate views from Young Street / Big Stable Square down the new southern thoroughfare. The development block is set back from the new southern street to enhance this view.

Figure 2: Character precincts



Source: Randwick City Council

2.4. Indicative concept plan

Objectives

The objectives for the concept plan are to:

1. Ensure that development of Newmarket Green occurs in a coordinated manner consistent with the vision and development principles for the site
2. Ensure the key elements of the site are delivered, whilst providing a degree of flexibility as to the final layout and design of the site
3. Ensure that the overall development complies with the maximum height and floor space ratio development standards for the whole site contained in Randwick LEP 2012.

Controls

- a) Development is to be generally consistent with the indicative concept plan in Figure 3 and key elements described in Table A. Where variations are proposed, a DA shall demonstrate how the vision, development principles, key elements and relevant objectives are still able to be achieved.

Table A – Key elements

Element	Description
Residential community	• A transition from low to medium density residential development in the R1 General Residential zone ensuring each block complies with the maximum 1.3:1 FSR across the whole site • A range of housing types to broaden housing choice in the area, including more affordable options to meet market demand and accommodate key workers, students and other emerging demographic groups in the locality • A mix of uses within the E1 Local Centre zone at Barker Street that will attract pedestrian activity, vitality and contribute to the creation of a vibrant place that serves the needs of the local community.
Open space	• A new public open space with a minimum area of 5,000m² • New open space around key heritage items – the Big Stable and Newmarket House • Design of landscaping and public domain areas to soften the appearance of the built form, create high levels of amenity and provide focal points for passive recreation for the local community and respite for hospital workers and visitors.
Heritage	• Adaptive reuse of the Big Stable building and Newmarket House to encourage activities, including retail, cafes or restaurants, and the like • Retention, celebration and interpretation of the historic Sales Ring within the new public open space • Retention of significant trees that contribute to the site's cultural significance • Building and landscape design that complements on-site heritage items and the Struggletown Heritage Conservation Area.
Built form	• Building heights ranging from 10m to 25m

	• Low rise (10m – 12m) adjacent to Struggletown, the Big Stable, along Middle Street, and in response to the level change between Botany Street and the site • Midrise (18m – 25m) in transition areas outside of significant views, along Barker Street, the east boundary, Paine Reserve and set back from key roads (Young Street) and open space • Varied and dispersed building heights and setbacks to create an interesting, dynamic urban form that respects the scale of heritage items and adjacent properties.
Movement network	• A series of new local streets and lanes to enhance connectivity, and provide views to key heritage items and open space • A new southern thoroughfare adjacent to Paine Reserve to create a new access option through the site • Extension of the existing Jane Street to the new southern thoroughfare to complete the original grid pattern of the locality • A series of pedestrian and cyclist thoroughfares to enhance connectivity to surrounding areas, including the Prince of Wales Hospital and Paine Reserve.
Sustainable design	• Incorporate waste management and environmentally sustainable development • Minimise greenhouse gas emissions • Minimise water use and encourage water re-use on the site • Encourage less car dependency.

Figure 3: Indicative concept plan



Source: Randwick City Council

3. Public domain

3.1. Infrastructure

Any Stage 1 or concept development application submitted for the whole site must address all new infrastructure necessary for redevelopment of the site and changes to the existing infrastructure. The Stage 1 DA shall include sufficient documentation/evidence demonstrating compliance with DCP Part B8 Water Management and Council's Private Stormwater Code. The following matters shall also be addressed:

1. The critical 1% AEP flood level must be established for all areas across the development site. Council has not undertaken any flood modelling for the subject catchment. The impact of a 1% AEP storm event on the proposed development will need to be fully assessed.
2. Sufficient documentation/evidence indicating that the proposed development will not increase the depth of overland flow in areas outside the development site and that no property downstream of the development site will be adversely affected as a result of the proposed development for storm events up to the 1 in 100 year ARI event.
3. In relation to the proposed site stormwater drainage system, sufficient documentation/evidence that the new system will not increase the depth of overland flow in areas outside the development site, will not adversely impact on Council's stormwater drainage infrastructure and that no property downstream or upstream of the development site will be adversely affected as a result of the proposed development for storm events up to the 1 in 100 year ARI / 1% AEP event.
4. The proposed internal roadways, any drainage easements and overland flow routes will drain the 1 in 100 year storm event and to consider personal and structure safety and the hazard factor, (product of velocity and depth of flow). This safety factor shall not exceed a value of 0.4 at any location. (i.e. $VD < 0.4$).
5. The internal pipe system shall cater for the critical 1 in 20 year ARI / 5% AEP storm event with overland flows contained within the roadways or other suitable flow paths for up to the 1 in 100 year / 1% AEP storm event.
6. Details showing indicative pipe sizes, pit locations, pipe locations and any associated drainage easements, inter-allotment drainage pipelines and associated inter-allotment drainage easements. Plans must identify the road network, pipe/pit network, catchments draining to the various pipes/drainage pits, location of potential overland flow paths, levels of properties adjacent to overland flow paths and level information on the roads in general.
7. Diagrams showing the relocation of any existing drainage infrastructure. In circumstances where relocation of infrastructure is not possible, alternative approaches such as identifying necessary easements and overland flow paths should be submitted.

The existing stormwater system is shown in Figure 4 below:

[illegible]

3.2. Street design controls

1. A road safety audit shall be prepared and submitted for all internal roads. Separated cycle ways or shared paths should be investigated as part of this audit. One-way streets will not be considered unless appropriate consultation with Council's Traffic Committee and Transport for NSW has been undertaken and approvals have been granted in accordance with the Roads Act.
2. Swept path details/analysis for a 9.5m garbage truck, (10.5m turning radius) for the provision of civil infrastructure for this site. The applicant shall note that satisfactory collection of domestic waste must be considered when designing the road network and or travel lane/footpath/parking lane configuration of the road network.
3. For streets that have residential development fronting both sides of the street – streets shall be designed to provide a minimum of 2.3m wide parking lanes and 3.2m travelling lanes on both sides/ directions of the roads. The verge widths shall be a minimum of 3.0m in width on both sides, (with a minimum 1.5m wide footpaths to be constructed), creating a minimum 11m wide carriageway and a minimum 17m wide road reserve.
4. For streets that have residential development fronting only one side, the parking lane on the other side may be omitted as no street parking demand is being generated. Thus, narrowing the carriage way and road reserve by minimum 2.3m respectively.

5. For one-way streets, regardless that both sides have residential development fronting the street, the developer shall achieve a minimum 2.3m wide parking lane on the left hand side with a 3.2m wide travelling lane measured to the lip of the gutter. Thus, a carriageway width being 5.95m be attained. With 3.0m wide road verges and 1.5m wide footpaths on both sides creating an 11.75m wide road reserve.
6. The performance of intersections and the road network must be suitable for waste management vehicles, removalist trucks, emergency vehicles, construction traffic. Road intersections shall be designed with a minimum turning radius of 10.5m. Larger trucks such as 12.5m removalist trucks must be able to navigate the intersections without mounting kerbs but may mount medians provided that the medians are to be suitably reinforced. All future development applications for civil infrastructure within this site must demonstrate compliance with this requirement.

3.3. Street network and design

Objectives

The objectives for street network and design are to:

1. Provide safe, efficient and legible movement of pedestrians, cyclists and vehicles
2. Design streets as spaces for people to enjoy, as well as move through incorporating high quality materials
3. Create a hierarchy of streets that promotes good connectivity with the existing street network
4. Promote direct vehicle access to the site from Young Street and Botany Street, and direct new vehicle movements away from Jane Street and Middle Street
5. Create a slow speed environment and naturally calm traffic through street design
6. Provide new on-street parking
7. Make adequate provision for footpaths, street trees, services and drainage
8. Enhance the current width and 'local street' function of Young Street.

Controls

- a) The street network including pedestrian and cycle infrastructure must be constructed in accordance with Council's requirements prior to the issue of the first occupation certificate and the layout is to be generally consistent with Figure 5
- b) New streets are to be generally consistent with the parameters in Table B
- c) Variations may be considered to the requirements in controls 1 and 2 above, where the above objectives and the following essential thoroughfare connections are satisfied:
 - i. A new thoroughfare along the southern boundary of the site connecting Botany Street to Young Street
 - ii. Extension of Jane Street connecting to a new southern thoroughfare
 - iii. A rear laneway along the western boundary of the site (where the site adjoins properties fronting Barker Street) to create additional building separation
 - iv. New east-west streets connecting Young Street and Jane Street
- d) To cater for safe pedestrian movements across Barker Street, a pedestrian crossing shall be constructed across Barker Street to the satisfaction of Randwick City Council and Transport for NSW. Any signalisation of the pedestrian crossing shall meet the warrants for signals in accordance with the TfNSW document titled "Traffic Signal Design: Section 2- Warrants"

- e) The applicant shall consult with Sydney Buses in relation to any temporary relocation of the bus stop along Barker Street (near the intersection with Young Street) that may be required during construction. The applicant shall reinstate the bus stop on Barker Street to the satisfaction of Sydney Buses
- f) New streets as shown in Figure 4 including pedestrian paths and cycleways within the public domain shall be dedicated to Council
- g) Provide for a continuous pedestrian and cycling network through the site to connect to the broader street network.

Figure 5: Street network



Source: Randwick City Council

Table B – Indicative street dimensions

Street Type	Reserve ⁽¹⁾ (min)	Carriageway	Parking	Verge (min)	Footpaths	Traffic Lanes	Movement Type
DV1 Southern park edge Botany Street to Young Street	14.0m	8.7m	1 x 2.3	3.0m	1 x 1.5m	Two travel lanes (3.2m), one in each direction	Slow, reduced speed (30km/hr design speed)
ST1 Barker Street entry Barker Street to Young Street	17m	11.0m	2 x 2.3m	6.0m	2 x 1.5m	One travel lane (3.2m), with two way traffic and passing opportunities	Yield*, reduced speed (15km/hr design speed)
ST2 East - west link Jane Street to Young Street (north of Middle St)	13.8m	7.8m	2 x 2.3m	6.0m	2 x 1.5m	One travel lane (3.2m), with two way traffic and passing opportunities	Yield*, reduced speed (15km/hr design speed)
ST3 East - west link Jane Street to Young Street (south of Middle St)	13.8m	7.8m	2 x 2.3m	6.0m	2 x 1.5m	One travel lane (3.2m), with two way traffic and passing opportunities	Yield*, reduced speed (15km/hr design speed)
ST4 Jane Street extension Jane Street to DV1	13.8m	7.8m	2 x 2.3m	6.0m	2 x 1.5m	One travel lane (3.2m), with two way traffic and passing opportunities	Yield*, reduced speed (15km/hr design speed)
RL Rear laneway DV1 to Jane Street	6.0m	5.0m	None	1.0m	None	Two travel lanes (min 3m), one in each direction	Slow, reduced speed (15km/hr design speed)

(1) The reserve width / verge width varies in some locations where specific building setbacks are to be achieved, or where building elements protrude into the setback to achieve a specific architectural response.

(2) At the entry to the site from Botany Street, the fixed position of existing properties to the north fronting Botany Street will require a reduction of the road reserve of 1 metre.

* Yield = single travel lanes require opposing vehicles to yield and utilise spaces between parked cars and driveways, etc.

3.4. Open space network and landscaping

Objectives

The objectives for open space network and landscaping are to:

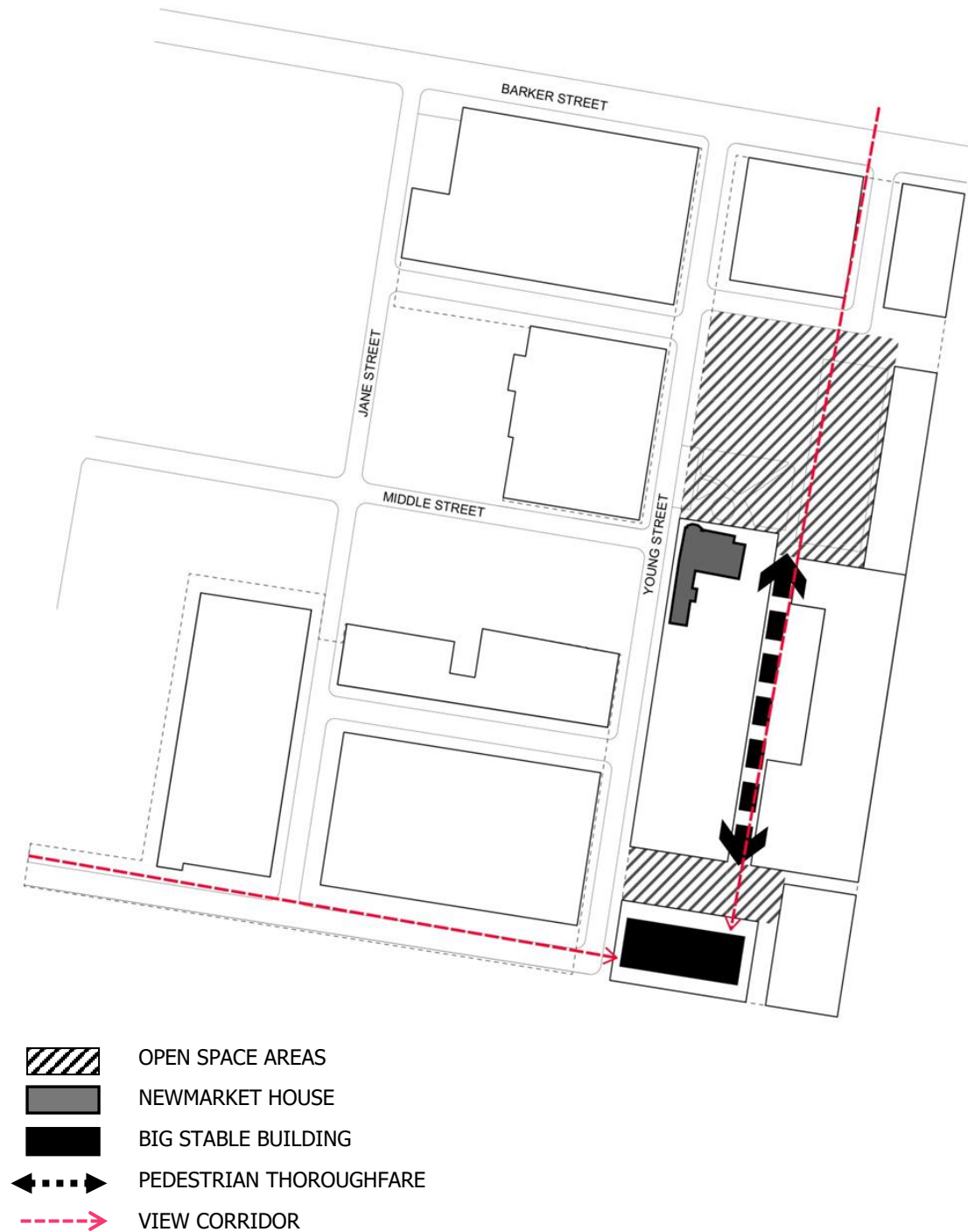
1. Create distinctive open space and public domain areas that respond to, and celebrate, the site's cultural values, heritage items and significant streets
2. Provide a network of connected open spaces that are safe and secure for all users.
3. Create and maintain significant view corridors to, and through, the site
4. Ensure high quality open space and public domain areas adjoin Newmarket House and the Big Stable
5. Design open space and public domain areas in a manner that promotes a range of passive activities and different degrees of social interaction
6. Ensure that landscaping adjacent to Newmarket House displays the qualities of elegance and simplicity
7. Facilitate pedestrian and cyclist connectivity through the site
8. Encourage landscape design that provides for increases in ecological and cultural value through natural, endemic vegetation and existing heritage landscapes
9. Maximise the interface between development and public open space to provide enhanced levels of residential amenity and casual surveillance of the surrounding public open space.

Controls

- a) Open space is to be provided generally in accordance with Figure 6
- b) Public open space shall incorporate native vegetation and, where appropriate, shall meet the requirements of Part B4- Landscaping and Biodiversity of the DCP
- c) Ensure buildings fronting the public open space are designed at ground level to provide adequate separation between units and the public domain to ensure the public nature/function of the public open space is not compromised. This may include raising of ground level apartments, setbacks and appropriate landscaping
- d) All development is to be designed to retain significant views and allow for pedestrian connectivity identified in Figure 6
- e) A view analysis is to be submitted with Development Applications that impact, or have the potential to impact, on significant views
- f) Landscaping and public domain design, including retention of significant trees, shall generally be in accordance with Figure 7
- g) A landscape and public domain plan shall be submitted with all Development Applications proposing open space or public domain areas, and shall address the following (where appropriate):
 - i. The retention of significant trees accompanied by an arborist's report for any pruning
 - ii. Appropriate street tree planting spaced at regular intervals, on new streets
 - iii. Appropriate lighting in the public domain
 - iv. An appropriate response to the cultural landscape and heritage items, which investigates opportunities for the retention of existing timber benches, plaques, sandstone elements and gardens.

- v. Rainwater infiltration to minimise run-off and minimal amount of hard surface area
- vi. Water efficient irrigation systems and use of non-potable water sources
- vii. Details of planting, paving, fencing, soil depth
- viii. Appropriate sunlight access
- ix. Provision of overland flow paths from north to south through the site
- x. High quality materials and finishes including paving, stone, stainless steel and pre-cast concrete.

Figure 6: Open space network



Source: Randwick City Council

Figure 7: Landscaping and public domain



Source: Randwick City Council

3.5. Heritage

Statement of Significance

Big Stable

A building of unusual function, high architectural quality and historic importance. It is an integral part of the Newmarket precinct, associated with the State's racing industry for over one hundred years.

Newmarket House

Part of the historic Newmarket complex, a continuing focus of the State's racing industry. Also, of interest for its long association with Struggletown, on land originally purchased by Simeon Pearce and his brother. A fine example of a Grand Victorian house in good condition. Refer to State Heritage Register for further information.

Objectives

The objectives for heritage are to:

1. Ensure the heritage significance of the site is conserved, appropriately managed and respected by all new development
2. Celebrate and interpret the heritage significance of the site in the design of buildings and open space
3. Provide opportunities for public access to, and appreciation of, retained heritage items.
4. Create opportunities for adaptive reuse of Newmarket House and the Big Stable building
5. Ensure new development is designed to respond to the heritage character of the Struggletown Conservation Area
6. Ensure Aboriginal heritage is appropriately considered and managed through the development process.

Controls

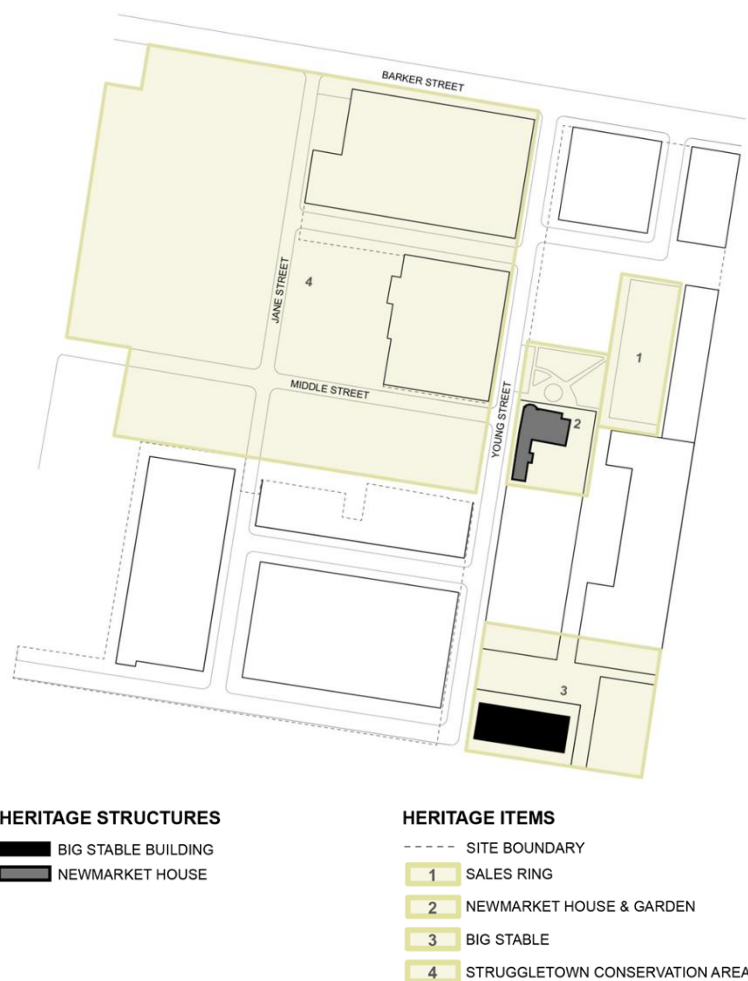
- a) The Big Stable building and Newmarket House are to be retained. Adaptive reuse of these buildings must be in accordance with a Conservation Management Plan submitted with any Development Application that proposes development (including a new use) of these buildings. The Conservation Management Plan must demonstrate:
 - i. The proposed use is compatible with the significance of the heritage item
 - ii. Provision for on-site interpretation has, or will, be made
 - iii. That curtilage areas in Figure 8 are maintained and any development within the curtilage (including landscaping) is appropriately sited and designed to respond to the heritage items
 - iv. That development, including alterations and additions, will maintain significant building fabric and building elements and allows for the appreciation of their significance
 - v. That consultation with relevant authorities has been carried out in accordance with the relevant legislation.
- b) The Moreton Bay Fig Tree within the Sales Ring precinct is to be retained within the public open space and incorporated into a landscape plan for the land in zone RE1. An arborist report shall be submitted prior to any development directly adjacent to the Moreton Bay Fig Tree to advise on development setbacks in order to ensure protection of the root system and viability of the Moreton Bay Fig Tree and any proposed pruning

- c) All development within the Sales Ring precinct must be in accordance with an Interpretation Plan and conservation management plan prepared as part of a Development Application for that land. The Interpretation Plan shall outline the proposed method of interpretation of the Sales Ring through landscaping and design features that respond to its historic geometry and use (and may be incorporated with a landscape plan prepared)
- d) Public domain features, such as the stone kerbing in the Struggletown Conservation Area, are to be retained where they contribute to the heritage significance of the Conservation Area
- e) Development in areas identified as having High or Moderate Archaeological Sensitivity in Figure 9 will require an Archaeological Assessment to be carried out in accordance with relevant legislation and guidelines, as part of a Development Application
- f) Development in areas identified as requiring further archaeological investigation or monitoring in Figure 10 will require appropriate assessments to be carried out in accordance with the relevant legislation and guidelines, as part of a Development Application.

Note

Refer to heritage requirements of *Clause 5.10* of Randwick LEP.

Figure 8: Heritage plan (and curtilage areas)



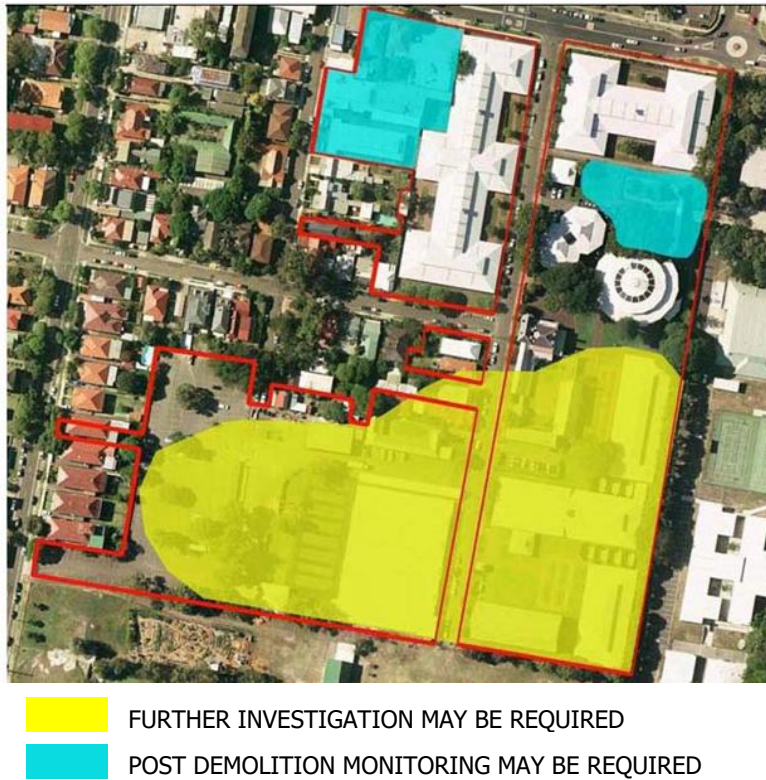
Source: Randwick City Council

Figure 9: Areas of Archaeological Sensitivity



Source: Randwick City Council

Figure 10: Aboriginal archaeological heritage



Source: Randwick City Council

4. Design controls

4.1. Building height

Objectives

The objectives for building height are to:

1. Ensure buildings transition in height to complement the scale of adjacent development.
2. To consider solar access to the adjoining community garden, adjoining properties and on-site open space.
3. Ensure building heights contribute to the creation of high quality and comfortable open spaces.
4. Minimise the impact of development on heritage items on site.
5. Ensure building heights in the immediate vicinity of the Struggletown Conservation Area and surrounding residential areas reflect the lower scale of development.
6. Facilitate passive surveillance of streets and open space, including off-site open space at Paine Reserve.
7. Allow for variation in massing and building heights to create visual interest, distribute the bulk of the building and minimise amenity impacts on adjoining properties and the streetscape.
8. Allow for flood mitigation measures to be incorporated into the design of new buildings.

Controls

- i) To provide a height transition to key areas such as heritage items, the Heritage Conservation Area of Struggletown and on-site public open space, building heights at the street edge are to be generally consistent with Figure 11
- ii) Buildings directly adjacent to Newmarket House, which are located within the height transition area in Figure 11, are to be a maximum of 4 storeys. Upper levels (above 4 storeys) are to be set back outside the height transition area
- iii) Roof forms, plant rooms and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.

Note

Maximum building heights (in metres) are set out in the Randwick LEP. State Environmental Planning Policy (Housing) 2021 (previously SEPP 65 – Design Quality of Residential Flat Development) contains guidelines for building separation distances between upper levels and maximum floor to ceiling heights.

Figure 11: Indicative building edge heights in key areas



MAXIMUM BUILDING EDGE HEIGHTS (STREET WALL)

- 2 STOREY
- 3 STOREY
- 4 STOREY
- 5 STOREY
- 6 STOREY

Source: Randwick City Council

4.2. Minimum building setbacks

Objectives

The objectives for the building setbacks are to:

1. Control the appearance of bulk and scale in the built form
2. Ensure an appropriate scale around heritage items and within the Struggletown Conservation Area
3. Provide adequate separation between buildings and public domain for landscaping
4. Provide strong street edges, particularly along Barker Street and Paine Reserve frontage, and a clear delineation between public and private domain
5. Create view corridors and encourage the retention of significant views
6. Create private open space for residential uses within the private frontage of development blocks, including at ground level.

Controls

- a) Building setbacks are to be generally in accordance with Table C below
- b) Buildings are to be sited to form a strong, predominantly continuous building edge to the primary street frontage or adjoining open space.
- c) Projections into front building setbacks for sun shading devices, fin walls and similar vertical screening are permitted, and should be setback at least 0.5 metres from property boundaries and from streets
- d) Variations to the setback controls may be permitted to encourage building articulation and visual interest. Architectural elements permitted within the building setbacks include building attachments, balconies, terraces, porches, bay windows, planters and the like.

Table C – Primary building setbacks

Setback from	Setback requirement (minimum)
Street frontages:	
Barker Street	5.0m
Jane Street	5.0m (in E1 zone) 3.0m (in R1 zone)
Young Street (west side)	3.0m
Young Street (east side)	6.5m (in E1 zone) 3.0m (in R1 zone)
Middle Street	3.0m (for 2 storey elements) 7.0m (for elements above 2 storeys) Note: additional setback to accommodate tree retention on northern side of Middle Street required
New streets (ST1, ST2, ST3, ST4, DV1)	2.0m (to ST2) in E1 zone 0.5m (to ST1) in E1 zone 3.0m (to DV1, ST2, ST3, ST4) in R1 zone

	0.5m (to RL) in R1 zone
Interfaces:	
Eastern boundary (interface with schools)	1.0m Note: additional setbacks may be required to accommodate tree retention
Southern boundary (interface with school)	3.0m
Rear boundary (building interface with Struggletown)	4.0m

4.3. Transport, traffic and parking

Objectives

The objectives for transport, traffic and parking are to:

1. Reduce car dependence and encourage sustainable travel by encouraging the use of public transport, walking and cycling as modes of travel
2. Provide sufficient and convenient parking for residents and visitors with vehicular access that is simple, safe, and direct
3. Ensure appropriate provisions for service and delivery vehicles for non-residential uses and minimise the use of on-street parking for loading where appropriate
4. Limit the amount of site area devoted to driveways and parking and integrate these elements within the building design
5. Encourage sustainable travel and minimise the amount of on-site parking to be provided through a range of green travel arrangements.

Note

Applicants are advised to refer to Part B7 of the DCP for further Transport, Traffic and Parking controls to be addressed at Development Application stage. The controls in this section prevail where there is any inconsistency with the controls in Part B7 of the DCP.

Controls

Vehicle access

- a) Shared basements are encouraged to minimise the number of vehicular crossings
- b) Vehicle access to basement car parking for buildings along the eastern boundary of the site shall be via a shared basement entry / exit from Young Street
- c) Where required due to the adjacent flood conditions, basement car parking facilities should incorporate safe evacuation features in the event of a storm, flood or rainfall event.

Parking

- d) Car parking is to be provided in accordance with the rates set out in Table D
- e) Where a Green Travel Plan (GTP) is submitted with a Development Application or has previously been approved for the proposed development, reduced car parking rates from those required in Part B8 – Water management - of Randwick DCP may apply. Where the parking rates under a Green Travel Plan are not specified in Table 4, the provision of spaces must be explained and justified in the Green Travel Plan or the

provisions of Part B7 will apply. If a Green Travel Plan is not prepared, Council's existing controls apply with regard to the provision of parking

- f) A Green Travel Plan prepared for the proposed development shall be generally consistent with the principles of the Green Travel Strategy prepared by Cardno (February 2013)
- g) Shared car parking arrangements may be provided for mixed-use developments that contain residential and non-residential uses, where it can be demonstrated that maximum demand varies throughout the day. Justification for the variation in parking rates for the shared arrangement shall be outlined in a Traffic Report submitted with the Development Application
- h) Car parking for ground floor non-residential uses may be provided as on-street car parking
- i) Visitor parking for residential uses may be provided on-street and off-set against on-site visitor parking requirements
- j) Tandem or stack parking (maximum two spaces) is permitted for residential and serviced apartment development.

Note

Applicants are advised that Part B7, Section 8 of Randwick DCP provides for exceptions to the parking rates in Randwick DCP where suitable and sustainable transport alternatives are considered and incorporated into the development. The parking rates in this section expand on the provisions of Section 8 by providing a framework for exceptions to the parking rates. To justify exceptions to the parking rates as indicated below, refer to the Green Travel Strategy prepared by Cardno (February 2013) for further information about the preparation of a Green Travel Plan.

Table D – Parking rates

Type	Rate – No Green Travel Plan	Rate – Green Travel Plan
Residential		
Studio, bedsit, 1 bedroom	In accordance with Part B7 of the Randwick DCP 2013	0.5 spaces per dwelling
2 bedroom (residential flat building)		0.8 spaces per dwelling
2 bedroom (attached dwelling, e.g. townhouse)		1.2 spaces per dwelling
3+ bedroom		1 space per dwelling
Bicycle		In accordance with ‘Residential’ GTP (Refer to Newmarket Green, Green Travel Strategy)
Motorcycle		1 space per 100 car parking spaces (Residential Flat Buildings)
Accessible spaces	Minimum 1-2% of all on-site spaces appropriately designed for use by people with mobility impairments/disabilities	
Boarding houses and student accommodation	Note: SEPP (Affordable Rental Housing) 2009 contains controls for boarding houses, including parking requirements.	
Seniors housing	Note: SEPP (Housing for Seniors and People with a Disability) 2004 contains controls for seniors housing, including parking requirements.	
Retail and commercial		
Commercial premises		

Delivery and service vehicles	In accordance with Part B7 of the Randwick DCP 2013	In accordance with 'Work Place Travel Plan' GTP (Refer to Newmarket Green, Green Travel Strategy)
Bicycle		
Motorcycle		

4.4. Building design and materials

Objectives

The objectives for building design and materials are to:

1. Provide quality architecture through articulation and modulation to building facades, particularly buildings facing streets, parks and open space areas
2. Promote building design that makes a positive contribution to the urban character of the public domain
3. Ensure buildings respond to, and respect, heritage items through appropriate articulation, massing and the selection of colours and materials
4. Provide high quality architectural response in special areas that will enhance major view corridors
5. Ensure new residential development is designed to provide all occupants with visual and acoustic privacy
6. Ensure new development respects the privacy of adjoining properties
7. Allow for adaptable dwellings that can suit a range of residents including the elderly and people with a disability
8. Encourage the use of building materials that can withstand climatic extremes, are recycled and environmentally responsible
9. Encourage opportunities to incorporate sustainable design elements such as "green roofs" and "green walls" to improve amenity, air quality, ambient air temperature and building insulation, while maintaining aesthetic considerations and development feasibility.

Controls

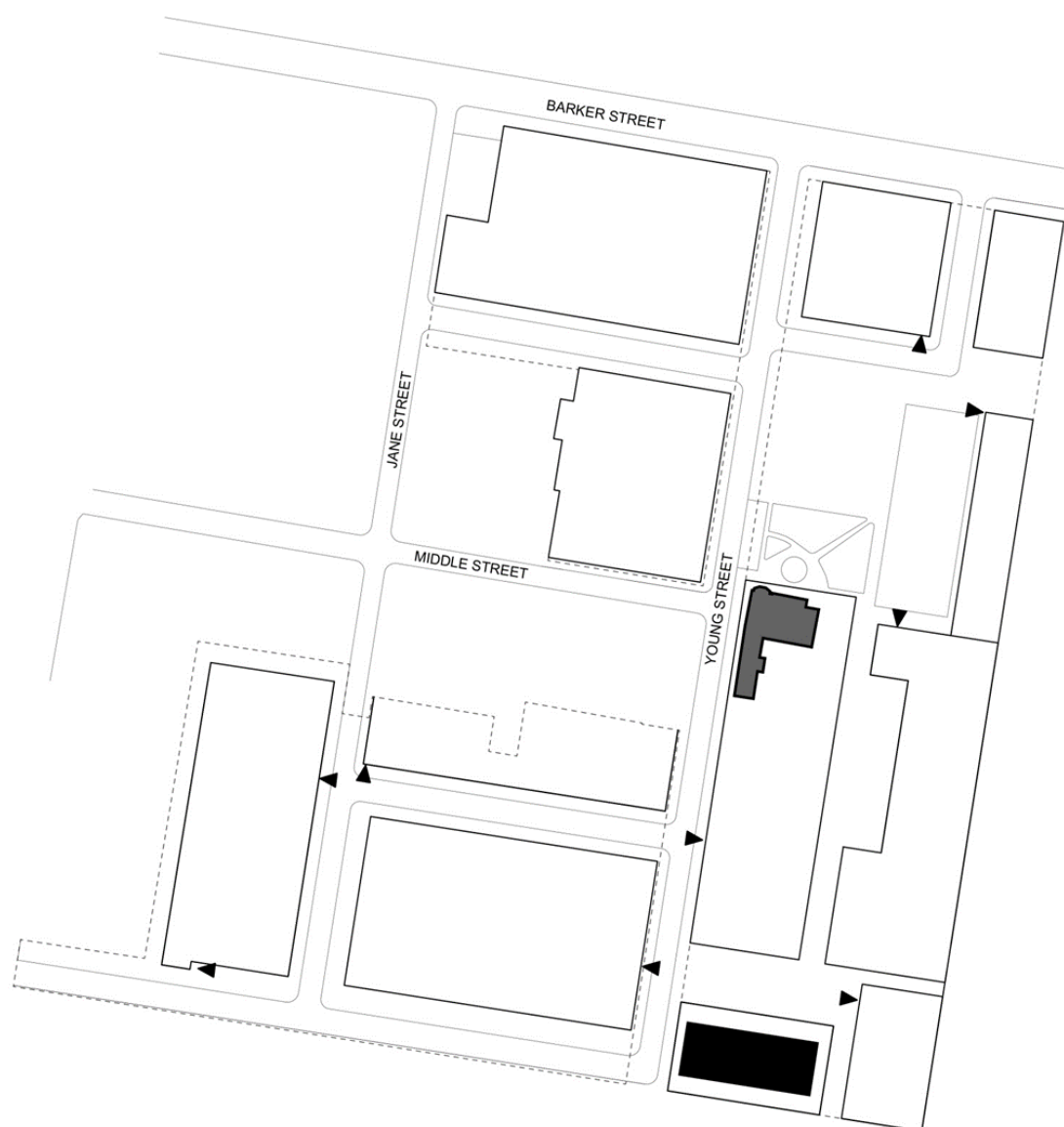
- a) New buildings in the immediate vicinity of on-site heritage items, and new buildings adjoining the Struggletown Heritage Conservation Area, are to be designed to be compatible with, and respond to, the urban pattern and character of adjacent heritage items
- b) Buildings shall include articulation to reduce bulkiness of buildings. Articulation may also occur on upper levels to provide visual relief and good design outcomes
- c) Buildings are to be enhanced through a specific 'architectural response' at locations identified in Figure 12. Where a specific 'architectural response' is required, the building design is to incorporate special building massing, modulation and articulation. Where a specific 'architectural response' is required for a building adjacent to, or in view of, a heritage item, the building design should respond to, and enhance, the heritage character of the adjacent heritage item
- d) The selection of materials and finishes of buildings directly adjacent to the Big Stable should respect, and respond to, the heritage item
- e) The Barker Street frontage shall provide a strong street address with at least 70% of the façade as glass or another permeable material

- f) Direct overlooking into the habitable rooms and private open space of other dwellings is to be minimised through building layout, and the location and design treatment of windows, balconies, screening devices and/or landscape elements
- g) Windows of habitable rooms with a direct outlook to the window of a habitable room of another dwellings within 12m shall:
 - i. Be offset from the edge of one window to the edge of the other by a distance that is sufficient to limit view into adjacent windows, or
 - ii. Have permanent screening along the windows, or
 - iii. Have a minimum sill height of 1.7m above floor level, or
 - iv. Have fixed obscure glazing on windows up to 1.7m above floor level, or
 - v. A combination of the above.
- h) Screens used to obscure views are to be:
 - i. Perforated panels or trellis with maximum 25% openings or solid translucent panels,
 - ii. Permanent, fixed and durable, and
 - iii. Designed and coloured to blend in with the development.
- i) Large windows shall be located on the north side of buildings, where possible, to allow for sun access. Large north-facing windows shall be shaded from summer sun by veranda's, balconies or roof eaves
- j) A sample board or schedule of colours, materials and finishes, is to be submitted with a development application for a residential or mixed-use development (new or major alterations and additions)
- k) Changes of colour and texture should be used to complement façade articulation.
- l) Building design and layout shall minimise the transmission of noise by separating quiet areas such as habitable rooms from common areas, parking areas, vehicle driveways and other noise generating development
- m) Building design is to consider the provisions of the ADG, and in particular, achieve a minimum of 2 hours direct sunlight between 9 am and 3 pm in mid-winter to living rooms and private open spaces for at least 70% of apartments
- n) Buildings along the eastern boundary which do not have a direct street address shall have a clear 'pedestrian address' and be designed to have windows and doors fronting on to the public realm. Building design shall be integrated with a way-finding strategy to ensure it is easy to locate buildings that do not have direct street address
- o) Each development block shall incorporate adequate design variation so that the site is not interpreted as a single development or community. The architectural response for each development block shall demonstrate variability from other development blocks at the site including the design of the public domain
- p) Buildings shall incorporate the following principles to allow for adaptive use over time:
 - i. Internal walls that can be easily removed or adjusted
 - ii. Locating services so that they do not impede future conversion to different configurations
 - iii. Ability to provide separate occupation of parts of units e.g. dual key access from a shared private lobby.

Note

‘Architectural response’ is generally a reference to the enhanced visual appearance of a building through unique building massing, modulation or articulation in response to its special location – at the end of an important view corridor, alongside a heritage item or open space. The appropriate architectural response is to be determined on a case-by-case basis during the detailed building design. Building features that can be used to provide a specific ‘architectural response’ include, but are not limited to, building entries, architectural roof features, exaggerated floor to ceiling heights, building articulation, stepped massing, facade projections, and selection of particular materials, colours and textures, fenestration, balconies and balustrades, awnings, planters, pergolas, boundary walls, fences etc.

Figure 12: Specific architectural response



► SPECIFIC ARCHITECTURAL RESPONSE REQUIRED

■ BIG STABLE BUILDING

■ NEWMARKET HOUSE

4.5. Mixed use development

Objectives

The objectives for the mixed-use development are to:

1. Promote an active neighbourhood centre by encouraging mixed business, office, medical, retail and residential development in a more 'urban' environment along Barker Street
2. Attract pedestrian activity along key pedestrian thoroughfares and open space
3. Promote activity and urban vitality within the public domain and encourage interaction between people at ground level
4. Ensure non-residential uses do not adversely impact the amenity of residential uses.

Controls

- a) Non-residential or activity-generating uses along the Barker Street frontage are to be encouraged, as well as in the adaptive reuse of Newmarket House and the Big Stable. Uses that spill onto the adjacent footpath or public domain, such as outdoor dining, are to be encouraged in these areas
- b) The ground floor level at the Barker Street frontage shall have predominantly glass facades and shop fronts that allow for additional height to contribute to the activated street edge and be at least 4.5m in height
- c) Awnings are to be provided over the public footpath along Barker Street and shall be:
 - i. A minimum height of 3m above the footpath
 - ii. A minimum depth of 3m from the building façade
 - iii. At least 600mm from the edge of the road/kerb.
- d) Entry to non-residential ground floor premises is to be at the same level as the public footpath. Access steps, ramps and split footpaths should be avoided. Where entry to Newmarket House or the Big Stable is not possible at the same level as the adjacent public footpath or public domain, the requirements set out in the Conservation Management Plan for the adaptive reuse of these buildings shall take precedence (this may require access ramps)
- e) Residential entries and vertical circulation are to be clearly demarcated and separated from commercial entries and circulation. Residential entries should be clearly visible and directly accessible from the street or public domain
- f) Commercial service areas including loading docks and waste areas, are to be separated from residential access, service areas and primary outlook, and are to be appropriately screened from the street. Loading docks and services areas shall be located to minimise adverse visual impact on the public realm
- g) A design justification statement must be submitted with any DA that does not comply with the relevant signage policy of Randwick City Council. The statement must demonstrate the signage is consistent with the general objectives of the policy.

4.6. Utilities and site features

Objectives

The objectives for utilities and site features are to:

1. Ensure all dwellings and non-residential premises are adequately serviced
2. Ensure that facilities are of a sufficient size to meet the needs of occupants (and the garbage/recycling collection service in the case of waste facilities)

3. Locate site facilities to be accessible, functional and unobtrusive from the streetscape
4. Provide adequate screening to air-conditioning units and noise-generating facilities
5. Provide usable storage space for new development, as required.

Controls

- a) A storage area of at least 8m² is to be provided for each dwelling either within the dwelling or in a garage or basement
- b) Waste storage areas for garbage and recycling must be sufficient in size to satisfy Randwick City Council's waste collection requirements and shall be integrated with the development and screened from public areas. In residential flat buildings, waste storage areas are to be provided:
 - i. In a centralised waste room in the basement that is accessible to garbage compactors and appropriately screened, or
 - ii. In a facility where bins can easily be placed on the kerb for collection, away from the front of the development and appropriately screened
- c) Mailboxes are to be located in accordance with the delivery requirements of Australia Post
- d) Reticulated gas is to be made available to all residential development. Water and sewer connections are to be provided in accordance with Sydney Water
- e) Electrical reticulation is to be underground. Where required, meter boxes are to be appropriately screened from the street and positioned in accordance with the energy service provider
- f) Telephone lines and broadband internet is to be installed in accordance with the service provider
- g) A single common television/radio antenna (or other type of communication reception device) is to be provided to service all dwellings and is to be suitably screened
- h) Buildings along the eastern boundary which do not have a direct street address shall be serviced either underground (via basement level parking) or be accompanied by a Waste Management Strategy that outlines arrangements for waste storage.

5. Environmental management and sustainability

5.1. Contamination

Objectives

The objectives for contamination controls are to:

1. Ensure adequate procedures and controls for the identification and assessment of contamination that may increase risk to human health on the Newmarket Site and to minimise potential impacts on the environment
2. Ensure that if such contamination is identified, proper precautions for managing the risk to human health and the environment from the contamination are implemented prior to development so that the land to be developed is suitable for the proposed use.

Note

Applicants are advised of the following documents were prepared by the proponent as part of the planning proposal for the site:

- Preliminary (Phase 1) site investigations by E3 Consulting Australia for Precincts A, B and C, dated December 2010 and January 2011.
- Peer review Site Audit Report and non-statutory Site Audit Statement (no. 0503-1010) prepared by JBS, dated May 2011.

Controls

- a) DAs shall adequately address and investigate site contamination including groundwater contamination and demonstrate compliance with the following:
 - i. State Environmental Planning Policy (Resilience and Hazards) 2021
 - ii. Randwick Council's Contaminated Land Policy 1999
 - iii. Contaminated Land Management Act 1997 (under NSW EPA)
- b) Development applications shall be accompanied by preliminary site investigation(s), detailed site investigation(s) and details of remediation as may be necessary to demonstrate the land is, or can be made, suitable for the intended use. (Applicants are advised a Phase 1 preliminary site investigation has been carried out for the whole Newmarket Green site)
- c) The land subject to the DA shall be remediated, validated and certified in accordance with the documents listed in control
- d) Remediation of the land, the subject of the DA must be completed to the satisfaction of the consent authority prior to the carrying out of any development on the land.



STRATEGIC PLANNING

Randwick Development Control Plan D13 Little Bay Cove

D06209656

27 July 2026

Note

Part D13 of the Draft Randwick DCP has been developed by replicating the 2009 Masterplan into a DCP format. It includes no major changes and retains the existing objectives and provisions. Minor amendments have been made to ensure alignment with current legislation, policies and guidelines introduced since the Masterplan was adopted by Council in 2009. Additional requirements have been included for the protection of the State Heritage Miocene Geological and Ochre Site (added to the State Heritage Register on 24 February 2023) and references have been updated to reflect changes in other parts of the Draft Randwick DCP 2025.

File reference	D06209656	Date	Signature
Prepared by	JB + MS	October 2025	
Coordinator Review	DO	March 2025	
Manager Review	Stella Agagiotis	November 2025	

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1. Introduction

This Development Control Plan (DCP) provides a framework for the redevelopment of land at Little Bay Cove (see Figure 1). It provides controls to guide the built form, environmental and amenity standards, and requirements for appropriate heritage protection for the site.

The following documents should be read in conjunction with this DCP:

- Little Bay Stage 1 Master Plan adopted with variations February 2009 and subsequent amendments. The principles and controls of the master plan are reflected in this DCP
- Prince Henry Master Plan adopted with variations May 2003 and subsequent amendments
- The Prince Henry Site, Little Bay – Conservation Management Plan (CMP) prepared by Godden Mackay Logan, May 2002 (amended February 2003), and any subsequent amendments endorsed by the NSW Heritage Council
- The Prince Henry Site, Little Bay – Archaeological Management Plan (AMP) prepared by Godden Mackay Logan, August 2002
- Any Specific Elements Conservation Policy (SECP) for the site, as required by the CMP (see Appendix F)
- The Bushland Plan of Management (POM) and the Little Bay Geological Reserve Plan of Management (POM)
- The State Heritage Miocene Geological and Ochre Site (NSW State Heritage Register)

1.1. Alignment with other planning instruments

This site specific DCP applies to all new development, and significant alterations and additions to existing development on land situated on the subject site illustrated in Figure 1. These controls supplement the provisions of the Randwick Local Environmental Plan (LLEP 2012) which sets out the height and density and uses for the location and any other local planning statutory requirements outside this DCP.

In addition to the LLEP, several State Environmental Planning Policies (SEPPs) apply to certain types of development within on the site, depending on the nature of the proposal. The key SEPPs include:

- Housing SEPP 2021 (including the supplementary Apartment Design Guide (ADG))
- Transport and Infrastructure SEPP 2021
- Sustainable Buildings SEPP 2023

This DCP should also be read in conjunction with:

- Part A - Introduction
- Part B - General Controls
- Other Parts of the DCP for specific development types, locations or sites, if relevant to the Development Application (DA).

To the extent of any inconsistency between this DCP and any other sections of Randwick DCP 2025, this DCP will prevail.

Figure 1: Land to which this plan applies – Little Bay Cove Site



Source: Randwick Council

Objectives

The objectives for Little Bay Cove are to:

1. Create a sustainable neighbourhood that integrates new development
2. To protect remnant bushland and the cultural significance of the Little Bay Miocene Geological site and Ochre site
3. Ensure design reflects the site's unique location and characteristics
4. Permeate the existing urban landscape and facilitate a new urban connection to the water and its adjacent landscape
5. Protect the visual amenity and scenic value of the coastline
6. Ensure development reflects the principles of the adopted master plan for the site
7. Create a diverse range of passive and active spaces useable by future residents and the wider community
8. Ensure development demonstrates architectural merit and incorporates high quality materials and finishes
9. Ensure development promotes and incorporates the principles of Ecologically Sustainable Development (ESD)
10. Provide for a mix of land uses and dwelling types
11. Provide for housing choice to accommodate the needs of current and future households and affordability
12. Protect and enhance remnant native vegetation, habitat corridors, riparian buffers and wetland area.

Note

The Little Bay Cove Masterplan (2009) contains the relevant development controls in effect for the Little Bay Cove site and has been implemented into this DCP.

This DCP should be read in conjunction with the Little Bay Cove Masterplan and relevant documents outlined in Section 1: Introduction.

1.2. Heritage requirements

Part of the Little Bay Cove Site lies within the Prince Henry Hospital Heritage Conservation Area and partly within the State Heritage Register curtilage. Development Applications (DA) that incorporate development within the NSW State Heritage Register curtilage may constitute Integrated Development. Applicants should check with Council to determine Integrated Development requirements prior to lodging any DA.

A Heritage Impact Statement (HIS) prepared by a suitably qualified professional must be included with any DA, together with a Specific Elements Conservation Policy (SECP) (where applicable).

Applicants should refer to the Conservation Management Plan (CMP), the Archaeological Management Plan (AMP) and any relevant Specific Elements Conservation Management Policy (SECP) when preparing a DA.

Built and landscape elements

- a) Significant built and landscape items and elements should be retained, conserved, managed and interpreted in accordance with the detailed policies in the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) as well as the requirements of the NSW Heritage Act 1977

Aboriginal archaeology

- b) Identified and potential Aboriginal archaeological objects and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW National Parks and Wildlife Act 1974
- c) Damage or destruction of any Aboriginal object or place is only permitted where a permit or consent has been issued by the Director of the National Parks and Wildlife Service (NPWS), Office of Environment and Heritage
- d) Any proposals affecting known or discovered Aboriginal objects or places on the Little Bay Cove site or proposals that will disturb the ground within identified Aboriginal Archaeological Zones must be referred to the La Perouse Local Aboriginal Land Council (LPLALC)
- e) Prepare an Aboriginal Heritage assessment if required

Historical archaeology

- f) Identified and potential archaeological relics and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW Heritage Act 1977
- g) Where the archaeological assessment determines that the development would disturb a potential historical archaeological resource, an application for an excavation permit issued under the NSW Heritage Act 1977 is required

Geological Heritage

- h) The Little Bay Miocene Geological and Ochre Site, including the Critical Exposure Area, Cleared Area, and Paleovalley, is of exceptional scientific, cultural, and heritage significance and must be protected from adverse impacts arising from development
- i) Development Applications (DAs) must identify the extent of the Miocene site on all plans and documentation, including mapping of the Critical Exposure Area, Cleared Area, and Paleovalley
- j) A minimum buffer of 20 metres must be maintained around the Critical Exposure Area

and Cleared Area. No excavation, construction, or landscaping works are permitted within this buffer unless approved by the NSW Heritage Council

- k) Any excavation within 30 metres of the Little Bay Miocene Geological and Ochre Site must be supported by:
 - i. A Geotechnical Impact Assessment prepared by a certified geologist
 - ii. A Heritage Impact Statement referencing the CMP and SECP
 - iii. Evidence of consultation with the NSW Heritage Council and the La Perouse Local Aboriginal Land Council (LPLALC), where Aboriginal ochre deposits may be affected
- l) Endorsement of Randwick City Council and Heritage NSW is required for excavation within the possible extent of the Palaeovalley Area below RL 26
- m) All development must comply with the Little Bay Geological Reserve Plan of Management, the Prince Henry Conservation Management Plan (CMP), and any relevant Specific Elements Conservation Policy (SECP).

Note

Geological heritage conservation controls are informed by the International Union for Conservation of Nature's - Guidelines for geoconservation in protected and conserved areas.

Note

In addition to the abovementioned requirements, all development within a Heritage Conservation Area or heritage item must comply with the requirements outlined in Part B2 – Heritage in the Randwick DCP.

2. Site context

This subsection outlines the context and key features of the Little Bay Cove Site outlined in the Little Bay Cove Masterplan 2009.

2.1. Regional and local context

The subject site is located at the southern end of the Randwick Local Government Area (LGA). The site is bound by the Coast Golf Course to the east, Anzac Parade to the west, Housing NSW land to the north and the Prince Henry Site to the south. The Site originally formed part of the grounds of the Coast Hospital, subsequently known as the Prince Henry Hospital Site. The Site is one of several large parcels situated on the Anzac Parade corridor that has been redeveloped. The site is serviced by buses to important local centres such as Maroubra Junction, Kingsford and Kensington as well as various regional and recreational facilities including the University of New South Wales (UNSW), Prince of Wales Hospital Campus and Centennial and Moore Parks.

Figure 2: Regional context

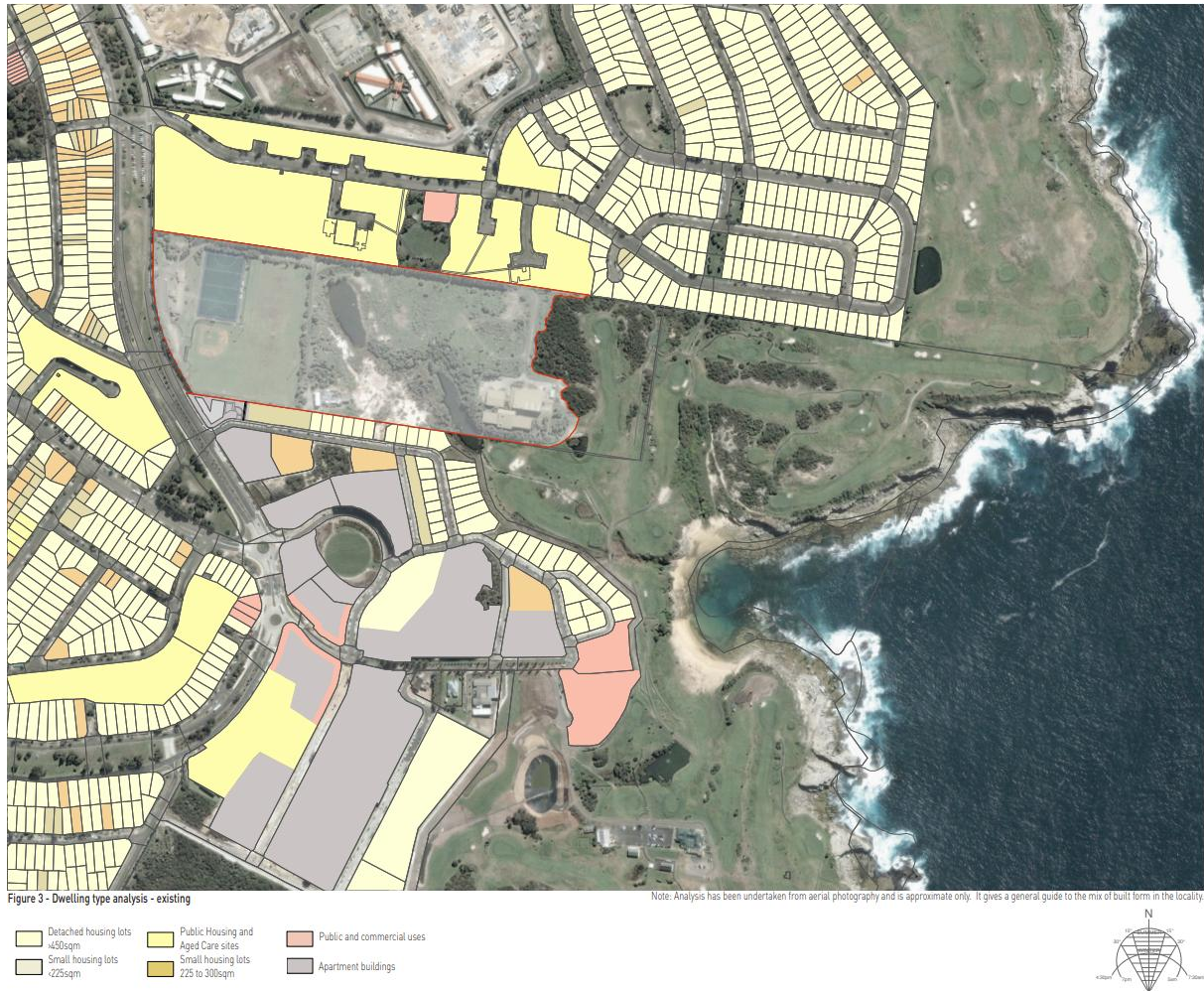


Source: Little Bay Cove Masterplan

2.2. Local urban conditions

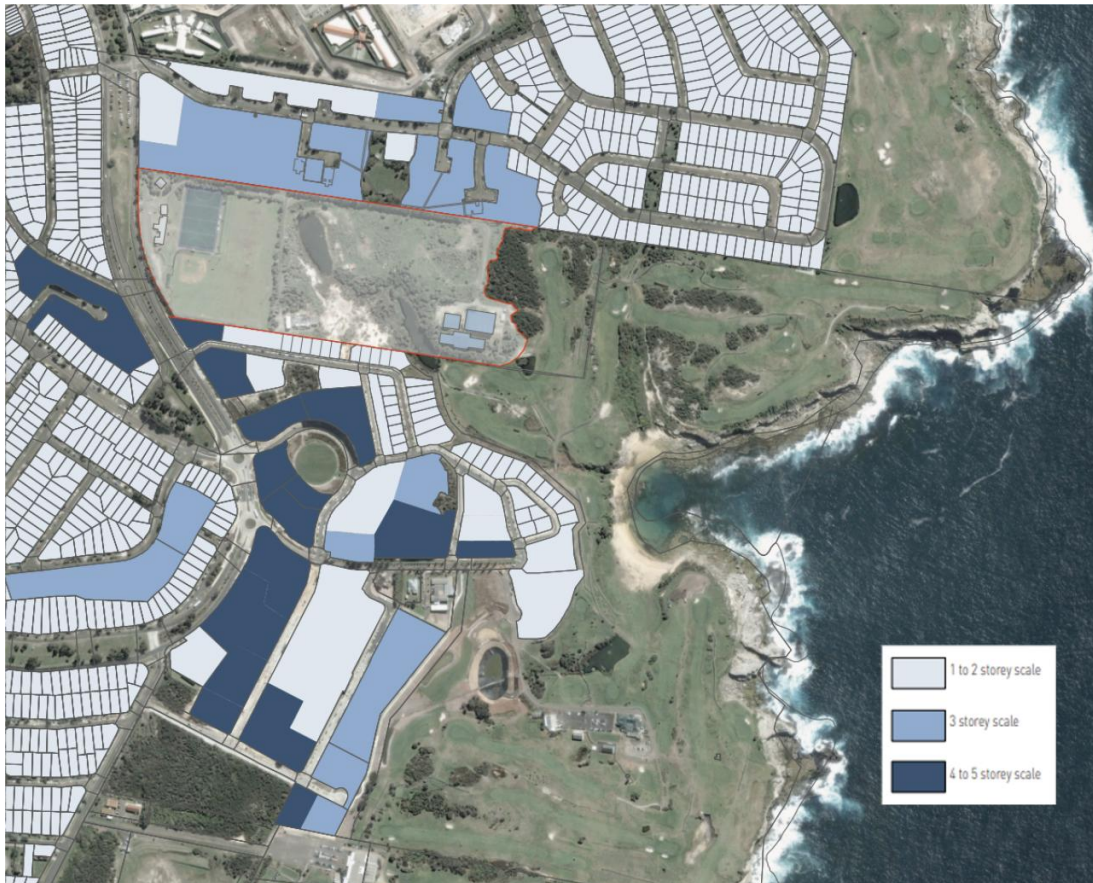
The existing residential setting is predominantly detached dwelling housing (1-2 storeys), with some dual occupancy and townhouse developments. Multi-unit residential apartment buildings (ranging from 2-5 storeys) are also located in the vicinity as part of Housing NSW land and the neighbouring Prince Henry Site which has contributed to a diverse housing mix in the locality through the provision of multi-unit residential apartments, town houses, row houses and refurbishments of heritage buildings. Part of the Little Bay Cove Site has also been developed since the adoption of the Little Bay Cove Masterplan with 4-5 storey multi dwelling residential buildings fronting Anzac Parade in the west of the site.

Figure 3: Dwelling type analysis



Source: Little Bay Cove Masterplan

Figure 4: Local building heights



Source: Little Bay Cove Masterplan

2.3. Historical context

Prior to the European settlement of Little Bay, a vibrant and rich Aboriginal life thrived in the local area. Evidence of this can be seen in the numerous middens, rock engravings and ochre sites present in the local area. The present-day Aboriginal community, represented by the La Perouse Local Aboriginal Land Council maintain a close association with these sites, and actively participate in their ongoing protection and maintenance.

From 1881 – 1934 the site was part of the grounds of the Coast Hospital, built originally as a quarantine hospital for infectious diseases. In 1934 the hospital was renamed as the Prince Henry Hospital. When the hospital uses vacated the site, it was quarried for sand, during which time Miocene and ochre deposits were exposed. The Miocene deposits are common in the Sydney region but rarely exposed, and the site is listed on the Register of the National Estate. The ochre deposits are significant to the local Aboriginal community. Quarrying activity resulted in the formation of the existing dams in the centre of the site. The sand mining also exposed acid generating shales within the drainage corridor. The Southern basin is currently used for water storage for the adjacent golf course irrigation system. Despite the disturbance of mining, a remnant band of Eastern Suburbs Banksia Scrub (ESBS) adjoins the Eastern boundary of the site on land owned by the University of NSW. This is a Critically Endangered Ecological Community as listed by DECC.

The University of NSW acquired the site in October 1959. The west part of the site was filled with building and demolition waste to the current level to accommodate playing fields. The University also constructed a number of buildings, including structures associated with the sporting field uses, and the Solar Energy Research Centre, known as “Solarch” on the southern

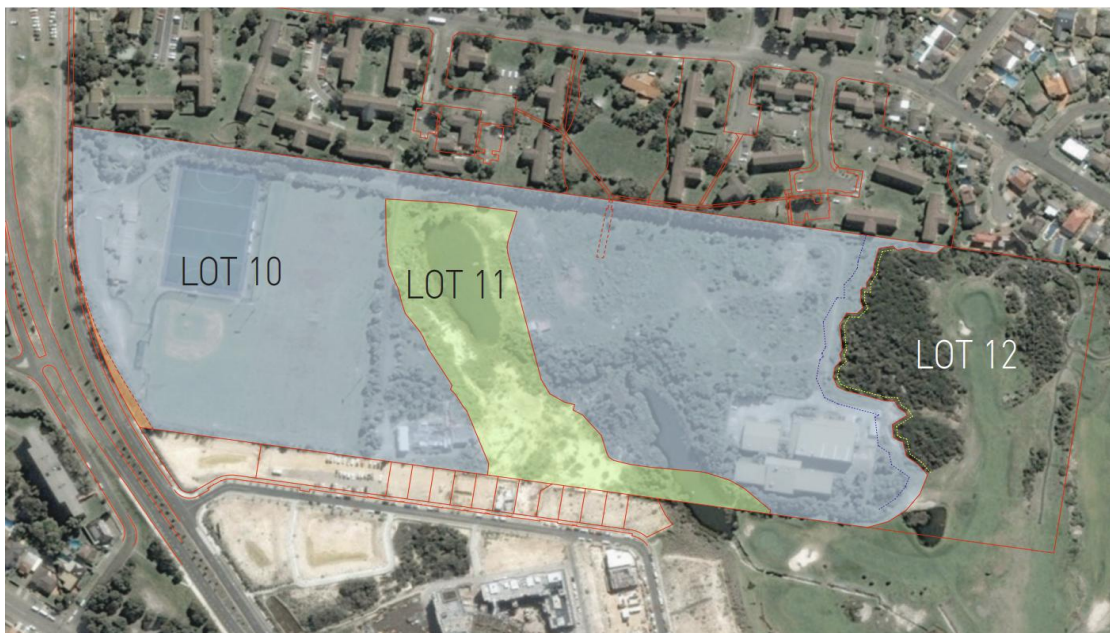
boundary of the site between 1992 and 1995. The building was constructed by the students of the University as an exemplar of energy efficient design. Drinking water, stormwater and sewage were managed on the site, and important research on solar power was conducted during that time. The building ceased to be actively used in 2003 and was destroyed by fire in 2007. The Eastern part of the site was also filled after mining and a biological resources facility was constructed by UNSW in the 1970's and operated until July 2008.

A Stage 1 DA for the Community-title subdivision of the subject site into 149 residential allotments with associated building envelopes, carparking, roads and open space was approved in September 2007. In January 2008, an additional application (DA/886/2007) was approved to subdivide the land known as Lot 1 DP 164309 into three separate Torrens Title allotments. The details of the subdivided allotments are as follows:

- Lot 10 – comprising the developable portion of the subject site with a total area of 11.42 hectares
- Lot 11 – located in the centre of the subject site and containing the central corridor, Miocene and Ochre site with a total site area of 2.171 hectares
- Lot 12 – Adjacent to the eastern side of the subject site containing the ESBS remnant with a total area of 3.411 hectares.

A subdivision certificate application was approved under delegated authority on 13 June 2008 and the three allotments were legally referenced as Lot 10, 11 and 12 DP 1127716 (see Figure 5).

Figure 5: Subdivision of Little Bay Cove – DA/886/2007



Source: DA/886/2007 – Randwick City Council

A Stage 2 DA for bulk earthworks and remediation of land and demolition of all existing buildings on site with deferred commencement was granted in November 2008; however, development never commenced. Lots 10 and 11 were later purchased by Charter Hall in 2008 and Lot 12 remains in the ownership of UNSW.

Little Bay Stage 1 Plan

In December 2009, DA/81/2009 which sought consent for a Stage 1 DA including built form controls, site remediation, bulk earthworks, infrastructure and services works, demolition of all

structures on site, associated landscaping and subdivision of the site into 28 residential lots and 10 super lots was approved in the Land and Environment Court. Figure 6 outlines the Stage 1 Lot Plan that forms part of the Little Bay Cove Masterplan (2009). To date, Lot 5 and 11 have been constructed consisting of multi-unit residential development (5 storeys), the remaining sites consist of vacant lots.

Figure 6: Little Bay Cove Stage 1 lot plan



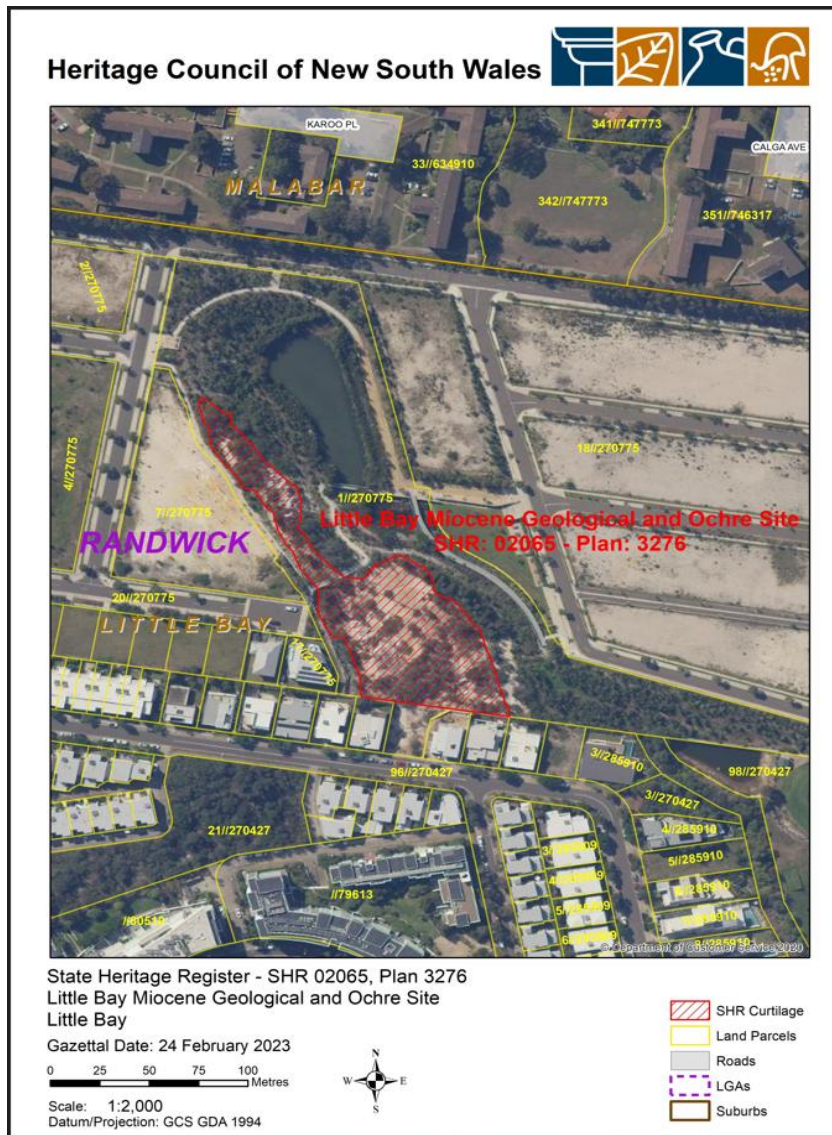
Source: Little Bay Cove Masterplan

2.4. Heritage context

The Little Bay Cove Site is of national significance and provides evidence of topography, relative sea level, vertical land movements and coastal landscape prior to the formation of Sydney Harbour and other coastal valleys (refer to the CMP, and Little Bay Geological Site SECP and Plan of Management).

In February 2023, the Little Bay Miocene Geological and Ochre Site was listed on the NSW State Heritage Register as an item of State heritage significance (see figure 7). RLEP also identifies part of the Little Bay Cove Site as a Heritage Conservation Area. Schedule 5 of RLEP contains a list of existing heritage items and archaeological sites.

Figure 7: Little Bay Miocene Geological and Ochre Site



Source: Heritage Council NSW

Note

Refer to Part D11 – Prince Henry Site for types of elements of heritage significance occurring within the adjacent Prince Henry Site and parts of Little Bay Cove.

2.5. Constraints

Exposed miocene and red/white ochres

The Central Corridor contains:

- Exposed Miocene sediments that have been revealed due to quarry operations
- Red and white ochres which have been used by local indigenous communities.

The exposed areas of the Little Bay Geological site cover about two hectares of land on an irregular slope facing east towards the beach at Little Bay and comprise the Critical Exposure Area and the Cleared Area. The exposed area extends across the boundary between the Little

Bay Cove site and the adjacent Prince Henry site. The significance of the Critical Exposure Area and the Cleared Area are described as follows:

The Critical Exposure Area within the Prince Henry site is the only known area where the significant relationships between outcrops of exposed Hawkesbury Sandstone and gully-fill sands can be clearly seen, providing evidence of geological processes involved in the formation of the east coast of Australia. Additionally, the critical Exposure Area within the Little Bay Cove land contains the only known exposure of estuarine peaty clay shales which have been classified as having Exceptional Significance to understanding of plan evolution in Australia and of local climate conditions around 15 million years ago.

The Cleared Area represents the extent of land, once covered by wind-blown sand and heathland scrub, which has been disturbed by previous mining and subsequent erosion exposing several important geological elements and their inter-relationships. Although there is some superficial disturbance, the Cleared Area demonstrates the variation within the general soil profile and enables analysis and comparison between soil profiles in the Cleared Area and the Critical Exposure Area.

The Paleovalley

The Paleovalley comprises a broad band of land (that includes the Cleared Area and Critical Exposure Area) extending largely underground (without ground surface expression) through the Long Bay Gaol, Little Bay Cove and Prince Henry sites to Little Bay. The Paleovalley has been found to be of Exceptional Significance as it represents the full history of the Miocene stream channel (that ran in the area as part of a previous ancient estuarine environment to its existing sandstone state some 30m above sea level). Its overall geometry will add greatly to understanding of this unique site as well as the geological history of the east coast of Australia. It is also of Exceptional Significance for its research potential as the area is likely to contain clays and sands which contain fossil pollen and leaves, believed to be well preserved for future study.

Note

Exposed Miocene and Red/White Ochres archaeological context is taken from the Prince Henry Site at Little Bay – Little Bay Geological Site (Specific Elements Conservation Policy (SECP)).

Ochre Site

Red and White Ochre Deposits within the Central Corridor have been identified and surveyed in conjunction with representatives of the La Perouse Local Aboriginal Land Council, Archaeological & Heritage Management Solutions, and Travers Environmental. The Indigenous site has been accurately surveyed and has been fully protected within a buffer of variable width of between 7-10 m. Earth works associated with the basins and drainage channel in the central corridor and the adjoining park elements have been placed outside of the validated Aboriginal site. The red and white ochre sites will be protected within a native landscape and the current exposed faces will be retained as is, with no further revegetation works directly on the faces.

Eastern Suburbs Banksia Scrub (ESBS)

The Eastern Suburbs Banksia Scrub (ESBS) vegetation is contained within the adjoining Lot 12, which is owned by the University of New South Wales. As this native vegetation asset lies outside of the subject site, this plan is limited to edge treatment and protection. The following protective measures are required under the subdivision adopted including:

- The entire area of ESBS has been set aside for conservation

- Roads and native landscaping provide a buffer against the impacts of the proposed development
- Setbacks have been provided for asset protection against bushfires in the ESBS
- Vegetation Management for the ESBS includes native revegetation works to minimise edge effects.

Figure 8: Miocene deposits and ESBS locations



Source: *Little Bay Cove Masterplan*

3. Design principles

3.1. Urban design principles

The following urban design principles are identified in the Little Bay Stage 1 Masterplan (2009):

- Reinforce physical and visual connections between urban areas and natural landscapes, especially the coastline
- Design street networks and public spaces to promote openness, accessibility, and integration
- Avoid barriers to movement; prioritise pedestrian and cycle permeability across the site and into adjacent areas
- Use existing natural features—topography, geology, and vegetation as foundational design references
- Integrate native and site-responsive plantings to preserve ecological character
- Allow natural constraints to guide development, ensuring compatibility and resilience
- Deliver high-quality public spaces including streets, promenades, parks, and gardens that are inclusive and welcoming
- Ensure the public domain is legible, connected, and returned to the community as a shared asset
- Establish a clear and functional street hierarchy that supports diverse land uses and building typologies
- Align built form with natural and urban elements to create a coherent and legible urban fabric
- Encourage adaptable and mixed-use development that responds to both site conditions and community needs
- Promote a rich mix of housing types and building forms, including detached dwellings, townhouses, and apartments
- Vary street widths, setbacks, and block sizes to support a fine-grained and responsive urban texture
- Ensure built form transitions are well-managed, particularly at rear boundaries and interfaces with public spaces.

3.2. Architects design statement

The Little Bay Cove site offers an important opportunity for sensitive infill and the unification of the urban grain on the eastern side of Anzac Parade, and to continue the diversification of local housing types that commenced with the development of the Prince Henry Hospital site in 2005. The Prince Henry project has increased local housing choice through the provision of apartment buildings, townhouses, row houses, courtyard houses and refurbishments of heritage buildings.

The Little Bay Stage 1 Master Plan continues this process ensuring that local housing stock responds to contemporary social phenomena such as decreasing household sizes, sustainability and affordability pressures. The layout of the Little Bay Stage 1 Master Plan, and the controls that guide the future built form that will frame the public domain including its streets, parks, open spaces, water bodies and ecological corridors are carefully considered to ensure a complementary scale relationship between built form and open space on, and around, the site.

3.3. Stage 1 plan

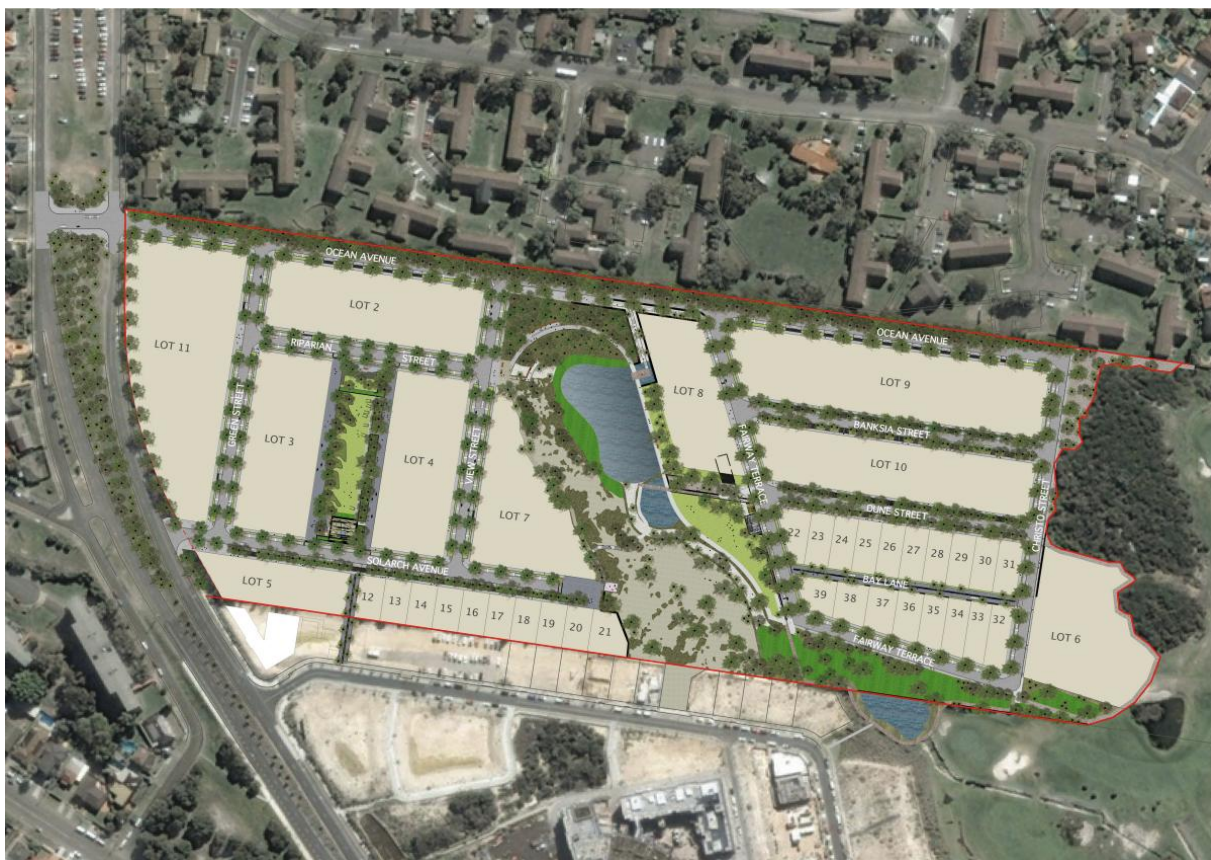
Explanation

The plan provides a legible street pattern that is conceived as an extension of both the existing urban grain and broader landscape systems that surround the site. It maximises connectivity with existing areas and anticipates future opportunities for connections to be established with neighbouring sites. Pedestrian connections to the adjacent Prince Henry Site are provided at all points where the neighbouring subdivision pattern will accommodate them. The Stage 1 Plan (Figure 9) is organised as a grid of east-west oriented streets that provide long vistas through the site and to the important landscape corridors that punctuate the site.

Ocean Avenue forms the primary avenue on the site. It provides the Housing NSW site to the north, maximum flexibility for adjusting its street pattern and connecting into the subject site in the future. Solarch Avenue provides a secondary access point to Anzac Parade. Fairway Terrace, View Street and Christo Street provide defined public edges to the primary open space corridors in the site. A rich series of residential streets completes the urban grain between.

The urban lounge park forms a lively focus for urban activity and recreation. The central Paleo Valley Park protects existing site features and utilises the existing water bodies for water treatment on the site. Its form and topography emphasise the corridor's relationship to Little Bay. Brand Park provides landscaped recreational space on the edge of the corridor. Over 50% of the site area is provided as public domain - streets, parks, promenades and gardens for the benefit of the wider community.

Figure 9: Little Bay Cove Stage 1 lot plan



Source: Little Bay Cove Masterplan

3.4. Urban interfaces

Explanation

Existing urban interfaces to the north and south of the site are characterised by the rear fences of private allotments. Perceived security issues result in the construction of tall fences, creating a defensive edge character rather than one which encourages engagement between the public and private realm. The local area has some examples of positive urban edges where open space is defined by a public street. This enshrines public access and provides much improved definition and surveillance of open spaces - allowing a graded transition to be developed between the public and private realms.

The Little Bay Stage 1 Plan aims wherever possible to define open spaces with public streets or with multi-unit residential development so that positive engagement with open spaces on the site can be explored, and appropriate surveillance incorporated. Conditions where side or rear fences define open spaces are minimised.

Figure 10: Urban interfaces



Source: Little Bay Cove Masterplan

3.5. Height distribution

The distribution of height is based on the following design principles:

Urban design principles

- Locate appropriate heights to allow the efficient use of urban land
- Reinforce the urban pattern by locating taller buildings along regional urban frontages and important landscape frontages throughout the project
- Locate higher buildings convenient to transport routes
- Optimise casual surveillance of public open spaces
- Encourage more height aligned to smaller building footprints to allow more landscape area on individual lots.

Height in the Little Bay context

- Distribute a variety of heights across the site, that relate to the heights of buildings found in the Little Bay context
- Reinforce the existing scale of buildings along the Anzac Parade frontage

- Match like with like along the site's southern boundary in response to the rear fence to rear fence boundary condition
- Mirror the mix of taller and lower buildings facing the Golf Course and Little Bay, as found in the Prince Henry site adjacent (the taller building at Prince Henry site is closer to the bay than proposed in this project)
- Provide building heights consistent and compatible with planned and existing adjoining development
- Provide consistency with the approach adopted in the adjoining Prince Henry site of positioning higher buildings along Anzac Parade and adjacent to public open space.

Height distribution within the site

- Distribute heights in relation to the scale of the streets and open spaces they define
- Reinforce the Urban Lounge with an appropriately strong street walled character
- Position taller buildings on open space edges to maximise potential for passive surveillance of open spaces
- Position taller buildings in locations least likely to cause impact or be incompatible with dwellings within and external to the site
- Create diversity in the urban environment, allowing for the provision of a range of differing accommodation spaces and character
- Locate higher buildings to retain important view lines to and through the site
- Position higher buildings to minimise overshadowing to sites within and external to the site
- Intersperse higher and lower building forms to avoid a concentration of taller buildings
- Decisively distribute height, rather than concentrate it as a homogenous zone, to create a varied scale and silhouette across the site (this is a characteristic of the best urban areas in Randwick Municipality such as Coogee and Clovelly).

Figure 11: Height distribution map



Source: Little Bay Cove Masterplan

3.6. Street pattern

Explanation

The public street pattern is laid out with a predominantly east-west alignment. This provides the site with a legible street pattern, provides long vistas to the open spaces within and beyond and integrates with the broader locality. All the streets have a strong landscape character with street tree planting, swales and raingardens that differentiate the hierarchy and character of streets within the plan.

Ocean Avenue has been located to maximise potential and flexibility for the Housing NSW site to connect into the street pattern in future. It provides the major access from Anzac Parade and has been sized to accommodate future bus traffic. The street is characterised by an unimpeded vista towards the ocean at the eastern end of the street.

Solarch Avenue is a secondary avenue. It provides a secondary access point to Anzac Parade and terminates in a belvedere that provides views to Little Bay and Paleo Valley at its eastern end. Landscape edge streets provide definition to open space corridors within and adjacent the site - enshrining the right of public access and open prospect.

A series of residential streets completes the street pattern between the more definitive avenues and edge streets. Laneways maximise options for future buildings to provide vehicular access on the steeper parts of the site and reduce kerb crossings in associated streets. Shared zones adjacent to the urban lounge prioritise pedestrian movement, while allowing access for emergency and service vehicles as required. Pedestrian linkages are provided to maximise connectivity with the Prince Henry site wherever possible.

Figure 12: Street pattern map



Source: Little Bay Cove Masterplan

3.7. Pedestrian links

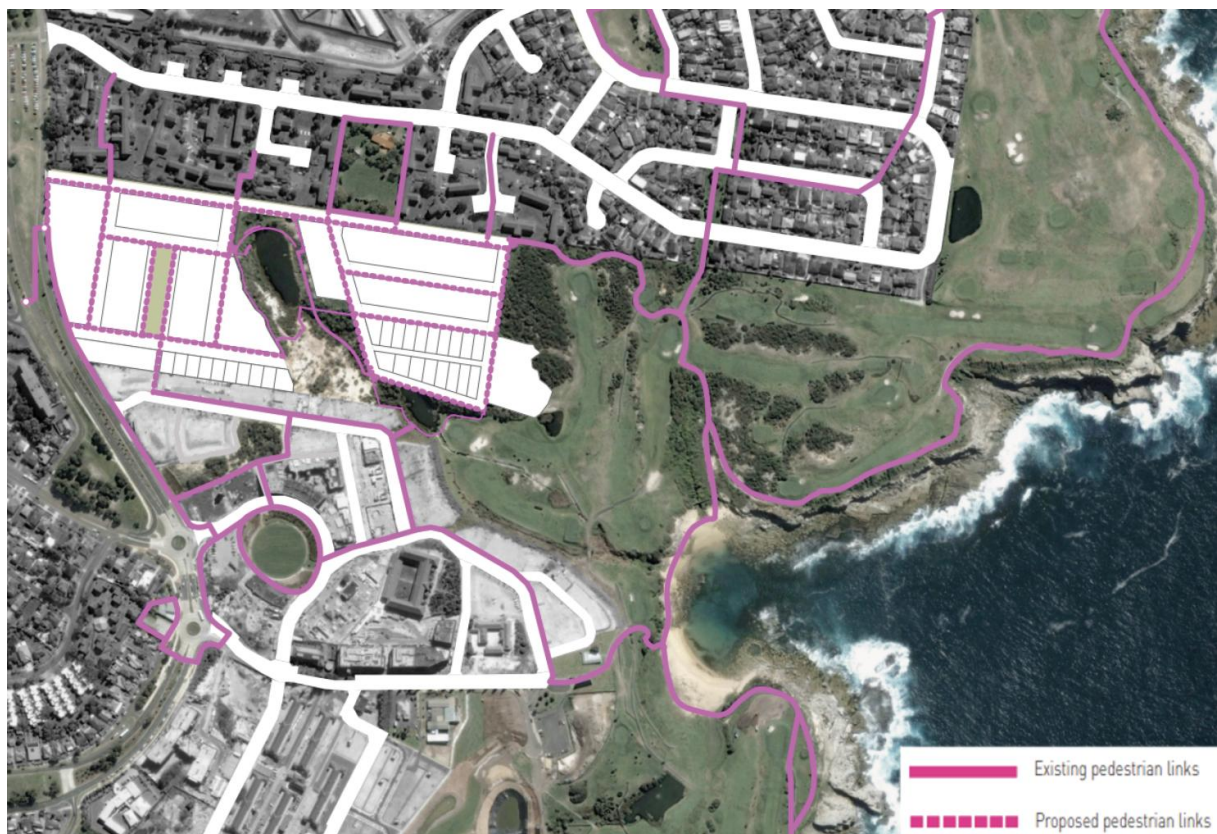
Explanation

Pedestrian links are keyed into the local system of coastal walks, pedestrian connections and street linkages. The plan aims to make the local area more walkable by linking a series of urban and landscape features by a network of paths - and to stimulate use of newly created public open space and recreation assets.

Little Bay Beach, the Coast Golf Course, Prince Henry Oval and future retail facilities, the Urban Lounge, Paleo Valley Park and Brand Park are within walking distance of existing and future local residents, the broader community and visitors. By encouraging residents to walk, car dependence can be reduced which has a range of environmental and health benefits. Local neighbourhoods can also become more convivial and safer. The layout of the public domain adds significant recreational assets for the wider community, encouraging a range of healthy activities and the enjoyment of the broader landscape such as walking, jogging, leisurely cycling, roller blading and the like.

Pathways within the site have been carefully placed to allow viewing and enjoyment of the geological and ecological features, while controlling access as required to protect these important elements.

Figure 13: Pedestrian links



Source: Little Bay Cove Masterplan

3.8. Permeability and vistas

Explanation

The Little Bay Stage 1 plan provides a continuous extension of the surrounding urban fabric. The urban grain is designed to allow vistas into and through the site - so that the site is easily negotiable and so that pedestrians have a strong sense of their orientation in the broader landscape. The open-ended street, with views to park and sea is characteristic of the best areas in the Randwick LGA such as Coogee, Malabar, Clovelly and Maroubra. Wherever possible, street vistas are directed to open space corridors within and adjacent to the site and care has been taken to ensure that these views are not enclosed or terminated by built form. This enhances the site's sense of spaciousness and permeability. More closed arrangements, such as cul-de-sacs, winding streets and off-set intersections are avoided.

Figure 14: Permeability and vistas



Source: Little Bay Cove Masterplan

3.9. Open space and landscape principles

Explanation

The design philosophy for the landscape architecture of the project employs water sensitive design strategies combined with local endemic plant material to develop an ecologically responsible design for the site. The experience of the landscape has been carefully considered to support a diversity of spaces that provide a range of amenity. The public domain comprises vibrant, environmentally innovative public spaces where people will gather, linger and celebrate. A diverse range of open spaces are provided:

- An urban park, called the Urban Lounge, which forms a lively focus for the western part of the site
- Paleo Valley Park - which forms the heart of the project and is defined by the geologically significant miocene cliff face and incorporates biofiltration zones
- Brand Park, which supports active play and community uses.

Accessible connections are provided between the public domain, adjoining sites, the coastal walkway and Little Bay Beach. Spaces within the Stage 1 Plan have been designed to satisfy both the new residents and the existing local community, encouraging interaction that maximises recreational opportunities. All parks and open spaces in the site have a public street address and have adjacent on street parking to promote their use and enjoyment by future residents, and existing residents to the north and south of the subject site and beyond. The plan promotes these spaces as being part of a wider local network of open spaces and amenities designed for use by all. They are conceived of being integrated with the local pedestrian network (see Section 3.7 of this DCP).

Figure 15: Permeability and vistas



Source: Little Bay Cove Masterplan

3.10. Site wide sustainability initiatives

Explanation

Smart design and the incorporation of sustainability initiatives will contribute towards Little Bay achieving a high level of environmental performance which will assist in improving the sustainability of the project.

Water balance and Water Sensitive Urban Design (WSUD)

An integrated water cycle will recycle wastewater for reuse in the dwellings, with extra available for use in the public parks as well as the neighbouring golf course. In addition, Water Sensitive Urban Design (WSUD) will ensure all stormwater and rainwater is treated through a series of swales, biofiltration ponds and the central dam before replenishing the natural water cycle. This naturally filtered stormwater is then available for re-use by the adjoining golf course.

Street layout

The proposed street layouts optimise solar access to each block and promote a sense of openness with public domain views of the ocean and parks. Ensuring good solar access to the lots is an important aspect of sustainable design.

Renewable energy

Opportunities for the use of solar power and wind power are being investigated to provide renewable energy to the public domain in Little Bay.

Transport

The street design in Little Bay promotes pedestrian activity. The low speed and low traffic street environment is cycle friendly. Pedestrian connections to the adjoining Prince Henry site further enhance pedestrian permeability providing access to local shopping and retail facilities, reducing car use. Public transport is available to the site via the bus routes along Anzac Parade and Ocean Avenue has been designed to be wide enough to accommodate buses in the case of a future diversion of a bus route through the site.

Figure 16: Solar orientation on the site



Source: Little Bay Cove Masterplan

3.11. Water sensitive urban design principles

Explanation

The proposed Water Management Strategy has been designed to meet the following objectives through implementing principles of Water Sensitive Urban Design (WSUD) and Stormwater Management.

Objectives

The objectives for WSUD are to:

1. Improve stormwater quality prior to discharge
2. Manage stormwater quantity via on-site detention
3. Manage the effects of flooding in the Central Drainage Corridor
4. Integrate water sensitive urban design elements with the landscape strategy for the site.

The proposed stormwater treatment strategy is a treatment train approach, with measures forming natural and visually attractive forms within landscaped areas. The water treatment measures consist of bioretention swales/raingardens at critical locations, two wetlands, two gross pollutant traps and bioretention through the central drainage corridor.

Figure 17: WSUD strategy



Source: Little Bay Cove Masterplan

4. Public domain elements

4.1. Street plan

Explanation

Good street design and layout are the foundation of the city and its residential neighbourhoods. Streets provide address for future residents and have great social and amenity attributes when well designed. Detailed street design has been undertaken to articulate the street hierarchy and create differing street characters within a unified palette throughout the site.

Streets in Little Bay Cove have been designed to accommodate:

- Dedicated pedestrian footpaths
- Shared cycleways
- Swales
- Carriageways to suit anticipated traffic flows
- On street parking distributed throughout the site
- Street tree planting
- Underground services reticulation
- Future public transport provision

Note

New streets and intersections must be set out and constructed in accordance with the drawings and specifications contained in Appendix A of this DCP.

Figure 18: Street plan



Source: Little Bay Cove Masterplan

4.2. Open space plan

Explanation

The design of the site's open space is influenced and informed by the discipline of 'urban ecology', where the site design components are integral to the location's social, environmental and ecological systems.

It aims to:

- Promote social interaction and a range of recreational opportunities by incorporating a public urban park and a public park at the heart of the project
- Establish a perimeter planting of locally indigenous species to help re-link the site with its original ecological community and to link the site with the remaining patch of ESBS
- Promote accessible connections between the public domain and the adjoining sites, the coastal walkway and Little Bay Beach
- Provide spaces that satisfy both the residents and the local community encouraging neighbourhood interaction
- Create a pedestrian network and shared cycle ways to connect into the existing network
- Provide a wide range of spaces for recreation such as BBQ area, toddler playground, walking / jogging and wide lawn play areas
- Provide viewing platforms with seating at designated viewing locations
- Provide educational signage about the history of the site, the ESBS and the Miocene
- Protect the adjoining ESBS as well as the exposed Miocene and Ochre deposit
- Promote the use of local and regionally native vegetation and sustainable irrigation
- Provide erosion control
- Promote re-generation of the Central Corridor to encourage the return of native ecosystems and promote urban biodiversity
- Encourage the use of salvaged and recycled materials and timber sourced from ecologically responsible forestry operations
- Retain as many existing native trees as possible.

Figure 19: Street plan



Source: Little Bay Cove Masterplan

Note

Further information relating to design principles of open space in Little Bay Cove can be found in Appendix B of this DCP.

4.3. Off-site works

Note

All development relating to offsite works shall refer to and comply with the technical details and specifications outlined in Appendix C of this DCP including:

- Intersections
- Paving and kerbing
- Bioretention swales
- Parking lanes
- Ramps
- Vehicle crossings
- Retaining walls
- Elevated pathways, lookouts and structures
- Street lighting
- Street furniture

5. Private domain controls

5.1. Allotment plan

Explanation

The allotment plan for the Little Bay Stage 1 Plan anticipates an appropriate distribution of building types throughout the site. The subdivision and titling of land on the Little Bay Site should reflect the surveyor's Draft Community Subdivision Plan that formalizes the subdivision plan in Figure 20. Consent is sought for the subdivision of the site into:

- A number of community title lots
- 10 super lots
- 28 individual dwelling lots.

Controls

The Community Title lots incorporate the streets, parkland and open spaces. Future subdivision of super lots 2, 3, 4, 9 and 10 must comply with the following controls:

- a) Each individual lot and each individual dwelling must have a public street frontage
- b) Lots are to be oriented to enable dwellings to take advantage of micro climatic benefits and have dimensions that allow adequate on-site solar access and access to breezes
- c) Lots are to be designed to maximise efficiency in house plans and useable external areas by having a regular shape
- d) Battle axe lots are not permitted
- e) Lots designed for villa housing or other forms of housing where dwellings do not have an address on a public street frontage are prohibited
- f) The division of super lots into private allotments should contribute to housing diversity across the site.

Figure 20: Allotment plan



Source: Little Bay Cove Masterplan

Note

Since the commencement of the Little Bay Cove Masterplan 2009, lots have been subdivided in accordance with the Allotment Plan.

5.2. Dwelling types

Objectives

Dwelling types in the Little Bay Stage 1 Plan are distributed to:

1. Reinforce the urban pattern and street hierarchy
2. Locate the highest densities in areas best served by public transport, outlook and/or public amenity
3. Locate increased densities in areas adjacent public open spaces to provide the greatest amenity for the maximum number of future residents and to provide highly active and engaging public interfaces
4. Match 'like with like' along the interface with the Prince Henry site to the south
5. Maximise the number of regular, efficient and well oriented blocks for small lot, townhouse, courtyard and detached housing
6. Locate multi unit residential apartments in areas where they can resolve idiosyncratic boundary conditions as they can adapt much more readily to irregular geometries than small lot housing
7. Locate multi unit residential apartment buildings so that they are dispersed amongst other buildings types, do not dominate any street and do not occupy both sides of a street at any point.

Controls

- a) Housing typology must be implemented in accordance with Table 1 and the map located in Figure 21 below
- b) Villa housing or any form of housing where the street address to a dwelling is not on a public street is prohibited.

Table 1: Dwelling typology controls

Map Key	Housing typology
1	Detached residences and/or attached dual occupancy lots
2	Detached residences, semi-detached dwellings, row housing with individual parking and/or square courtyard housing with individual parking
3	Detached residences, semi attached housing, row housing with individual/shared parking and/or apartments with common entry lobby from street frontage and underground parking
4	Row housing with individual parking, row housing with shared basement parking and/or maisonette housing types with shared basement parking
5	Multi-unit apartment buildings, apartments with common garden and parking facilities. Common entry lobby from street frontage

Figure 21: Housing typology plan



Source: Little Bay Cove Masterplan

5.3. Building height control plan

Objectives

Building heights in the Little Bay Stage 1 Plan are distributed to:

1. Reinforce the urban pattern and street hierarchy
2. Allow for equitable solar access and outlook to dwellings within each block
3. Control building heights to prevent overshadowing of Eastern Suburbs Banksia Scrub
4. Minimise the impact of built form on adjoining and nearby land
5. Avoid placing higher buildings in areas that would block street vistas to landscaped open spaces
6. Intersperse higher and lower building forms to minimise large concentrations of higher buildings
7. Locate height in relation to the expansive scale of major streets and open spaces.

Controls

- a. New development must comply with the building heights specified in Table 2 and the map located in Figure 22 below
- b. Excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and Heritage NSW.

Table 2: Building height controls

Map Key	Building height controls
2	Two storeys permitted: - 7m maximum wall height above RGL - 8m maximum roof height above RGL
2 + A	Two storeys + attic room or roof terrace permitted: - 8m maximum wall height above RGL - 9m maximum roof height above RGL
B + 3	Basement + three storeys permitted: - 1.2 maximum protrusion of basement above RGL - 11m maximum wall height above RGL - 12m maximum roof height above RGL
B + 5	Basement + five storeys permitted: - 1.2 maximum protrusion of basement above RGL - 17.2 maximum wall height to fifth storey above RGL - 18m maximum roof height above RGL
*	Development Applications for sites adjacent to ESBS must include shadow diagrams that demonstrate that built form on these sites will cause no overshadowing of the mapped area of the ESBS between 9am and 3pm at summer, equinox and mid-winter. <u>Note:</u> the Asset Protection Zone may be overshadowed during these times.

Figure 22: Building height control plan



Source: Little Bay Cove Masterplan

5.4. Density control plan

Objectives

Density in the Little Bay Stage 1 Plan is disturbed to:

1. Ensure that built form reinforces the urban pattern and street hierarchy
2. Encourage a diverse mix of dwelling types and sizes across the site, rather than homogenous zones
3. Locate the highest densities in areas best serviced by public transport, open prospect and/or public amenity
4. Locate increased densities in areas adjacent to public open spaces to provide the greatest amenity for the maximum number of future residents and to provide highly active and engaging public interfaces
5. Control bulk and scale across the site.

Controls

- a) The Gross Floor Area (GFA) of each development parcel must not exceed the limits outlined in the Density Control Plan in Figure 23 and specific lot GFA requirements outlined in Figure 24.

Figure 23: Density control plan



Source: Little Bay Cove Masterplan

Figure 24: GFA table (individual lots)

Lot #	Site Area	Masterplan GFA	Lot Type
1	14,515	nil	Community Property
2	5,460.0	5,000	Superlot
3	5,006.0	5,350	Superlot
4	5,009.0	5,350	Superlot
5	2,311.0	3,000	Superlot
6	6,656.0	7,000	Superlot
7	4,665.0	6,150	Superlot
8	3,707.0	4,600	Superlot
9	8,036.0	6,962	Superlot
10	5,708.0	4,000	Superlot
11	9,445.0	14,520	Superlot
12	432.5	216	Single House Lot
13	432.5	216	Single House Lot
14	432.6	216	Single House Lot
15	432.6	216	Single House Lot
16	432.7	216	Single House Lot
17	432.7	216	Single House Lot
18	432.7	216	Single House Lot
19	432.8	216	Single House Lot
20	432.8	216	Single House Lot
21	570.0	285	Single House Lot
22	501.1	250	Single House Lot
23	478.5	239	Single House Lot
24	478.5	239	Single House Lot
25	478.5	239	Single House Lot
26	478.5	239	Single House Lot
27	478.5	239	Single House Lot
28	478.5	239	Single House Lot
29	478.5	239	Single House Lot
30	478.5	239	Single House Lot
31	478.9	239	Single House Lot
32	522.5	261	Single House Lot
33	482.7	241	Single House Lot
34	489.2	244	Single House Lot
35	485.7	242	Single House Lot
36	478.6	239	Single House Lot
37	489.7	244	Single House Lot
38	476.6	238	Single House Lot
39	459.7	229	Single House Lot
40	35,170	nil	Roads
41	4,451	nil	Park
42	3,243	nil	Park
43	3,075	nil	Landscaped Lot
44	1,306	nil	Irregular north-east Lot
45	5,042	nil	Ochre/Miocene Lot
Total	135,961.6	68,500	

5.5. Setback control plan

Objectives

Setbacks in the Little Bay Stage 1 Plan are configured to:

1. Allow built form to reinforce the urban pattern and street hierarchy
2. Ensure that separation between the rear and side boundaries of allotments enables adequate and equitable levels of privacy and solar access to each dwelling

3. Allow for the creation of contiguous landscaped areas to contribute to the public domain, provide separation, green aspect and amenity in the private domain and provide necessary separation to the ESBS
4. Encourage the most efficient use of urban capable land.

Controls

- a) Setbacks of development must comply with the setback controls outlined in Table 3 and Figure 25 below.

Table 3: Setback controls

Map Key	Setback controls
	Provide a minimum 1.2m, 2.2m, 3m or 5m setback from the allotment boundary to any part of the building as noted on the Setback Control Plan (Figure 25). These areas form the street interface.
	Provide a minimum 1.2m or 3m setback from an allotment boundary with a public open space to any part of the building as shown on the Setback Control Plan (Figure 25). These areas form the public open space interface.
	Provide a minimum 6m or 8m setback from the rear allotment boundary to any part of the building as shown on the Setback Control Plan (Figure 25). These areas form private landscape spaces. Provide a minimum 10m separation between buildings as shown on Figure 25. These areas form private landscaped areas.
	Provide a 12m setback from the mapped boundary of the ESBS. These areas form part of an Asset Protection Zone.
	Zero lot setback permitted for a maximum of 65% of the length of any side boundary.
	Provide a minimum of 1m setback on one side of the allotment and a minimum of 2m setback on the opposing side boundary.
	Zero lot setback permitted for a maximum of 60% of the length of the allotment boundary only. 1.2m minimum setback required for the remainder.
	Zero lot setback permitted for a maximum of 50% of the length of the allotment boundary. 6m minimum setback required for the remainder.
	Zero lot setback permitted for a maximum of 33% of the length of the rear allotment boundary. 5m minimum setback required for the remainder of the building. Zero lot zone must be identical for northern and southern lots that share a boundary.

Table 4: Landscaping controls

Map Key	Landscaping requirements
	Mandatory garden zone – 80% of the shaded areas required to be deep soil. Permeable paving is permissible within the deep soil area
L1	Landscaped area – Minimum 50% of the allotment area Deep soil area – Minimum 25% of the allotment area
L2	Landscaped area – Minimum 45% of the allotment area Deep soil area – Minimum 30% of the allotment area
L3	Landscaped area – Minimum 40% of the allotment area Deep soil area – Minimum 35% of the allotment area
L4	Landscaped area – Minimum 40% of the allotment area Deep soil area – Minimum 15% of the allotment area
L5	Landscaped area – Minimum 35% of the allotment area Deep soil area – Minimum 30% of the allotment area
L6	Landscaped area – Minimum 30% of the allotment area Deep soil area – Minimum 7.5% of the allotment area

Figure 26: Landscape control plan



Source: Little Bay Cove Masterplan

5.7. Solar access

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 and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Objectives

The solar access objectives are to:

1. Ensure adequate access to sunlight is provided to adjoining properties and the public domain
2. Ensure reasonable solar access is provided to solar energy collectors
3. Encourage passive solar design that minimises energy consumption
4. Reduce the need for mechanical heating and cooling, and artificial lighting.

Controls

For detached dwellings, attached dual occupancy, semi-detached dwellings, row housing and maisonettes:

- a) The principal living room of 70% of dwellings within a development must receive a minimum of 3 hours sunlight on at least 2m² of glazing between 9am and 3pm on June 21
- b) The principal area of private open space must receive a minimum of 3 hours direct sunlight between 9am and 3pm on June 21
- c) All applications must demonstrate that the proposed built form will allow neighbouring developments to meet their solar access requirements. For multi dwelling residential apartments solar access must comply with *4A Solar and daylight access* of the ADG.

All applications must demonstrate that the proposed built form will allow neighbouring developments to meet their solar access requirements.

5.8. Visual privacy

Explanation

Visual privacy plays a significant role in the perceived level of enjoyment of living in an urban environment. It is important to ensure residents have a reasonable level of privacy without compromising views, outlook, ventilation or solar access. Visual privacy is influenced by topography, site configuration, scale of the proposed development, dwelling layout and relationship to adjoining development.

Objectives

The visual privacy objectives are to:

1. Maximise outlook and views from habitable rooms and private open spaces without compromising visual privacy
2. Ensure that new development respects the existing level of privacy of adjoining and nearby properties and minimises adverse privacy impacts.

Controls

For detached dwellings, attached dual occupancy, semi-detached dwellings, row housing and maisonettes:

- a) Minimise direct overlooking of principal living rooms and private open spaces of other dwellings by appropriate planning of dwelling layouts and associated garden spaces
- b) Where habitable rooms have a direct outlook onto neighbouring habitable rooms above ground level and are not separated by a distance of at least 12 m, the designer must:
 - i. Offset windows to limit views, or
 - ii. Incorporate appropriate screening, or
 - iii. Specify sill heights of 1.6m above floor level, or
 - iv. Design angled bay windows to prevent direct views, or
 - v. Install obscure glazing to parts of an opening below 1.6m above finished floor level
- c) Windows and balconies above ground level must be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below
- d) For multi dwelling residential apartments separation between buildings within multi-unit residential apartments shall comply with the minimum requirements within section 2F *Building Separation* of the ADG.

5.9. Acoustic privacy

Explanation

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces. Acoustic privacy is particularly important for the amenity of apartments in residential flat buildings and mixed-use developments. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of apartments and internal spaces within apartments.

Objectives

The acoustic privacy objectives are to:

1. Ensure a high level of amenity by protecting the privacy of residential dwellings within residential flat buildings, attached dwellings and multi-dwelling housing, both within the dwellings and in private open spaces
2. Ensure that dwellings close to noise sources such as roads are sited and designed to provide a comfortable living and sleeping environment.

Controls

For detached dwellings, attached dual occupancy, semi detached dwellings, row housing and maisonettes:

- a) Common party walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the National Construction Code of Australia (NCC)
- b) The noise level from mechanical plant, including air conditioning units and pool filtration units must not exceed 5dBA above ambient background noise level measured at the property boundary

For multi dwelling residential apartments acoustic privacy must comply with Chapter 4H *Acoustic Privacy* of the ADG, additionally:

- c) Common party walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the NCC
- d) Dwellings affected by noise from Anzac Parade shall be designed in accordance with AS3671-1989 Acoustics - Road traffic noise intrusion - Building Siting and Construction
- e) The noise level from mechanical plant, including air conditioning units and pool filtration units must not exceed 5dBA above ambient background noise level measured at the property boundary.

5.10. View sharing

Explanation

View sharing refers to the equitable distribution and preservation of visual access to the site's unique coastal and landscape features. The area's natural topography, open space corridors, and ocean outlooks are key assets that contribute to its identity. View sharing ensures that these visual connections are maintained through careful planning of building heights, setbacks, and street alignments allowing both public and private realms to benefit from the site's expansive and scenic qualities.

Objectives

The objectives for view sharing are to:

1. Maintain and enhance significant views and vistas throughout the site
2. Ensure buildings are designed to maximise view sharing
3. Ensure the visual amenity of the coast is protected.

Controls

- a) Where views to the coastline, golf course and district views towards Botany Bay are available from within the private domain they should be shared equitably and reasonably between dwellings
- b) Buildings in the private domain should be designed to ensure that their amenity is not dependent upon views obtained across lots in separate private ownership
- c) Applicants are advised that views obtained across sites in separate private ownership are not protected under this plan where they would unreasonably restrict the development potential of neighbouring sites under the controls of this DCP
- d) In terms of view sharing, priority is given to standing views from habitable rooms and associated upper-level private open spaces
- e) Sitting views, views from non-habitable rooms or views obtained across side boundaries are not protected under this plan
- f) Applicants are advised to review the controls in this document to appraise themselves of the permissible forms of development on surrounding sites.

5.11. Multi-unit residential apartment size and mix

Explanation

Dwelling layout has a significant influence on environmental sustainability and residential amenity. This is particularly important for apartments, and dwellings on small lots. An efficient layout should minimise circulation space and should allow flexible furniture arrangements. A mix of housing and apartment types provides housing choice and accommodates a range of household types. This assists in integrating new development with the existing community.

The mix of dwelling types provided in the Little Bay Stage 1 Plan should address social issues of decreasing household sizes and sustainable building typologies that maximise the efficient use of urban capable land.

Note

In addition to the below controls, multi-unit residential apartment buildings must comply with the NSW Apartment Design Guidelines (ADG) <https://www.planning.nsw.gov.au/policy-and-legislation/housing/apartment-design-guide>.

Objectives

The apartment size and mix objectives are to:

1. Ensure dwelling layouts are efficient and provide high standards of residential amenity
2. Maximise the environmental performance of apartments and dwellings
3. Provide a diversity of housing types which cater for different household requirements now and in the future
4. Encourage optimal natural ventilation through dual aspect apartments.

Controls

- a) Apartment sizes must comply with the minimum sizes outlined in section 4D Apartment size and layout of the ADG
- b) Cross over or cross through apartments greater than 18m in depth in accordance with the ADG and must have a minimum clear internal dimension of 4m
- c) All habitable room sizes are to comply with Chapter 4D *Apartment size and layout* of the ADG
- d) The maximum internal depth of any single orientation apartment is 8m
- e) Double loaded access corridors are discouraged unless servicing cross over or cross through apartment types
- f) The maximum number of apartments per floor accessible from a single core is limited to eight, except where apartments are cross over or cross through types.

5.12. Amenity

Explanation

Amenity refers to the quality and comfort of the living environment, shaped by access to natural landscapes, coastal views, open spaces, sunlight, privacy, and walkable streets. The site's design prioritises a balance between built form and public domain, ensuring that residents and visitors enjoy a high standard of environmental, visual, and social amenity through thoughtful planning, diverse housing types, and generous public spaces.

Objectives

The objectives for amenity are to:

1. Ensure that development enhances the comfort, liveability and environmental quality of residential and public spaces through access to sunlight, privacy and natural ventilation
2. Maintain and strengthen connections to coastal views, open spaces and ecological corridors to support visual and recreational amenity for all users
3. Promote a high standard of urban design that balances built form with generous public domain, contributing to a cohesive and enjoyable environment.

Controls

- a) All common access corridors to multi-unit residential apartment buildings must receive natural light and be naturally ventilated
- b) Multi unit residential apartments must comply with Chapters 4B *Natural ventilation* and 4D *Apartment size and layout* of the ADG
- c) Comply with or exceed the following minimum finished floor to finished ceiling heights:
 - i. Ground floor in mixed use building – 3.3m
 - ii. Habitable rooms – 2.7m
 - iii. Non habitable rooms – 2.4m
 - iv. Upper floor in 2 storey apartment – 2.4m
- d) South facing single orientation apartments are not permitted

- e) Private open space and balconies must comply with *4E Private open space and balconies* of the ADG
- f) Lightweight pergolas, sunscreens, privacy screens and planters are permissible on roof terraces, provided they do not increase the bulk of the building and comply with the mandated height controls.

5.13. Environmental design

Explanation

Environmental design in Little Bay Cove prioritises sustainable development that responds to the site's coastal climate, natural topography, and ecological values. It promotes passive design strategies, integration of native landscaping, and protection of solar access and sea breezes to enhance comfort, reduce energy use, and support biodiversity across both built and public domains.

Objectives

The objectives for environmental design are to:

1. Reduce consumption of potable water and encourage water reuse on site
2. Encourage design strategies that enhance thermal comfort, reduce energy consumption, and support natural ventilation.

Controls

- a) Every development application must be accompanied by the relevant sustainable design documentation such as a BASIX certificate or a Section J report in line with Part B3 of this DCP
- b) Energy and water consumption rates in proposed development must be in compliance with Part B3 of this DCP
- c) Every dwelling must incorporate passive solar design principles and allow for cross ventilation. Window and door placement and operation should be designed to allow night time ventilation without compromising security
- d) All buildings are to be pre-wired to accept solar panels and photovoltaics and are to be promoted to residents
- e) All detached dwellings are required to have:
 - i. Rainwater or recycled water for non-potable supply for toilet flushing and garden irrigation
 - ii. an external clothes drying area
- f) Any intention to service a building with air conditioning must be declared in a development application. No dwelling is to rely on air conditioning to provide adequate thermal comfort levels to occupants. The following must be provided in all air-conditioned buildings:
 - i. Compressible seals/ weather stripping to external doors and operable windows
 - ii. Fully sealed gaps around windows, doors and openings and to all wall and floor junctions
 - iii. Self-closing dampers or high-density filters to exhaust fans
 - iv. Imperforate ceiling diffusers to skylights
 - v. Sealing and insulation to all ductwork and refrigerant lines
- g) All detached dwellings, semi-attached dwellings and row houses and residential apartment buildings must have:
 - i. Non potable water supply for toilet flushing and garden irrigation
 - ii. External clothes drying areas
 - iii. All interior paints, adhesives and carpets must have low VOC content

- iv. All interior joinery made from composite wood should have low or no formaldehyde content
 - v. The use of PVC should be avoided wherever possible unless in accordance with B3 Sustainability of this DCP.
- h) Heating of pools and spas is strongly discouraged. Where pool and/or spa heating is proposed it must be solar or 5-star gas. Dwellings with pools and spas must have a water tank for filling and topping up
- i) Excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and Heritage NSW.

5.14. Safety and security

Explanation

Safety and security refer to formal and informal measures that protect properties, residents and visitors. Developments should provide safe ground level entry and exit and enable casual surveillance.

Objectives

The objectives for safety and security are to:

1. Encourage building design that provides casual surveillance of streets and open space areas
2. Provide a safe and secure living environment for residents and visitors
3. Promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

- a) Buildings should be designed to provide casual surveillance of streets, walkways and open spaces
- b) Footpaths, landscaped areas and driveways must provide opportunities for surveillance and allow safe movement of residents around the site
- c) High walls around residential buildings and parking structures which obstruct views into the development are prohibited
- d) Dwelling and building entries must be well lit and visible from the footpath on a public street
- e) The demarcation between public, communal and private areas in a development is to be clearly recognisable
- f) Multi-unit residential apartment buildings must have adequate lighting in common areas, stairwells and lifts
- g) Shared entries should serve a minimum number of dwellings and be lockable, with controlled access operated from within each dwelling
- h) Dwelling houses must be designed to allow residents to see people approaching their dwelling without the need to open the front door
- i) Secure car parking is to be provided in multi-unit residential apartment buildings.

5.15. Waste management

Explanation

Waste management supports sustainable living through efficient, well-integrated systems for waste separation, storage, and collection. Development should minimise environmental impact by encouraging recycling, reducing landfill waste, and ensuring waste facilities are discreetly

located, accessible, and compatible with the site's coastal character and high amenity standards.

Waste Management practices for Multi-Unit Residential Apartment Buildings and Row Housing with shared basements should be generally consistent with section *4W Waster Management* of the ADG.

Objectives

The objectives for waste management are to:

1. Ensure waste storage and collection systems are well-integrated, accessible, and do not detract from the visual or environmental quality of the site
2. Encourage waste minimisation through the provision of facilities that support recycling, composting, and responsible disposal
3. Support sustainable living by designing waste infrastructure that aligns with the site's coastal character and high amenity standards.

Controls

- a) Waste is to comply with Part B9 – Waste Management of the DCP and *4W Management* of the ADG
- b) Waste storage facilities for garbage and recycling containers in Multi Unit Residential Apartment Buildings and Row Housing with shared basements are to be provided either in a centralised garbage/recycling room accessible to garbage compactors or in a facility where bins can be easily wheeled to the street for collection. The maximum preferred grade for manual bin carting is 1:14
- c) The location and design of waste collection facilities are to be recessive when viewed from public places. Waste facilities must not be located between the front alignment of any building and any public street or open space
- d) Provide separate waste collection areas for residential and any commercial waste
- e) All kitchens must be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials.

5.16. Storage and site facilities

Explanation

Storage and site facilities should support the functionality and liveability of dwellings while maintaining the area's high amenity and coastal character. Facilities such as storage, waste enclosures, and utility areas must be well-integrated, secure, and discreetly located to minimise visual impact and ensure ease of access for residents and service providers.

Objectives

The objectives for storage and site facilities are to:

1. Ensure storage areas, utility spaces, and site facilities are secure, functional, and conveniently accessible to residents and service providers
2. Integrate facilities such as storage, waste enclosures, and services infrastructure into the built form in a way that minimises visual and environmental impact
3. Support high-quality urban and coastal character by locating site facilities discreetly and ensuring they do not detract from the public domain or residential amenity.

Controls

- a) Development for multi-unit residential development must provide storage that complies with the rates within *4G Storage* of the ADG

- b) All water, sewerage, recycled water, electricity, gas, and telecommunications connections are to be provided in accordance with the requirements of the relevant utility provider
- a) All meter boxes are to be located in positions that are accessible to each utility provider as required - but should be screened from public streets and open spaces
- b) All mailboxes are to be provided in accordance with the delivery requirements of Australia Post
- c) Multi-unit residential developments should be provided with a common television/radio antennae or receptor
- d) Satellite receiver dishes are not permitted to be installed where they will be visible from the public domain.

Note

The minimum apartment sizes in Section 5.11 do not include storage provisions. Storage in kitchen cupboards and 50% of the storage in bedroom wardrobes must be excluded from the storage calculation.

5.17. Public street interfaces

Explanation

Although privately owned, front garden areas have a strong impact on the quality of the public domain and are an important contribution that each individual house or building makes to the character of the street in which it is situated.

Controls

- a) Provide gardens and landscaped areas at the front of dwellings to contribute to the quality of streets and public spaces in accordance with the dimensions of the setback requirements of Section 5.5 of this DCP
- b) Minimise the impact of vehicular access and parking in front garden areas
- c) Wherever possible, permeable surface treatments should be used for off street parking spaces and driveways. The use of wheel tracks that minimise impervious surfaces is also encouraged
- d) Lightweight canopy parking structures are permitted in areas where a setback of 5.5m or more is required. These must be predominantly open in character - and may include permeable screen walls and doors for enclosure. Solid walls and doors are not permitted
- e) Front gardens should be fenced along the street boundary and side boundaries forward of the primary building line to a maximum height of 1.5m. 1.2m is preferred along primary street frontages. Fence heights must be consistent along each street
- f) Minimise the use of water-dependant turfed areas in the public domain street interface. Such surfaces are more suited to recreational uses and should be minimised in front gardens
- g) The use of local endemic species is encouraged in the public domain and public domain interface, however exotic species are also permitted. Small productive herb, vegetable or picking gardens are also permitted in front garden areas
- h) Front gardens should be maintained to an extremely high standard at all times. For multi-unit residential apartment sites, management of a minimum of 50% of the front garden landscape as a common area of the facility is encouraged
- i) Garden structures such as gazebos, clothes lines, play equipment, swimming pools, spa baths, water storage tanks and the like are prohibited in front garden areas.

5.18. Public open space interfaces

Explanation

Public open spaces and parks within the development have a specific landscape character. For this reason, privately owned garden areas that are located adjacent to public open spaces are controlled in this DCP.

Controls

- a) Front garden spaces adjacent the central park landscape corridor must comply with the retaining wall types as specified in Section 4.3 of this DCP - at any point where the park level is set below the level of the private allotment
- b) Front gardens should be maintained to a high standard at all times. For multi-unit residential apartment sites, management of a minimum of 50% of the front garden landscape as a common area of the facility is encouraged
- c) Garden structures such as gazebos, clothes lines, play equipment, swimming pools, spa baths, water storage tanks and the like are prohibited in garden areas adjacent public open spaces.

5.19. Private open spaces

Explanation

Private open spaces should be flexible and allow for the personalised enjoyment of residents. As such their design and use is subject to fewer controls than those areas in the public domain interface. Central and rear gardens can also contribute to the public domain through the provision of tree planting and contiguous areas of soft landscaping that enable stormwater infiltration.

Objectives

The objectives for private open space are to:

1. Provide adequate space for landscaping, visual and acoustic privacy, sunlight penetration and private open space
2. Ensure that all residents have access to useable and well-designed private open space.

Controls

- a) Development in which the ADG applies must comply with *4E Private open space and balconies*
- b) Provide gardens and landscaped areas at the centre and/or rear of dwellings to create pleasant outdoor spaces for a range of leisure, recreation, entertaining and utilitarian functions
- c) Provide gardens that relate to the primary habitable rooms of dwellings to provide strong relationships between interior and exterior spaces and maximise the amenity of dwellings
- d) Maximise infiltration and reduce urban run-off by the provision of soft landscaping and permeable surfaces wherever possible
- e) Tree planting in central and rear gardens should generally be between 4m to 12m height at maturity
- f) Central and/or rear gardens should be fenced along the rear boundary and alongside boundaries behind the primary building line to a maximum height of 1.8m
- g) Simple timber and/or masonry fences are encouraged
- h) Open decorative fences, chain mesh, grillwork, decorative motifs and solid metal fencing are discouraged

- i) The centre line of fences and associated footings should be set on the property boundary
- j) Swimming pools and spas are discouraged, given the proximity of this development to the Little Bay Beach. Where provided, they must not exceed 65m² or 10% of the site area, whichever is the lesser
- k) Sheds and outbuildings are permitted to a maximum of 20m² in area and a maximum height of 2.4m
- l) Tennis courts are not permitted.

5.20. Bushfire risk

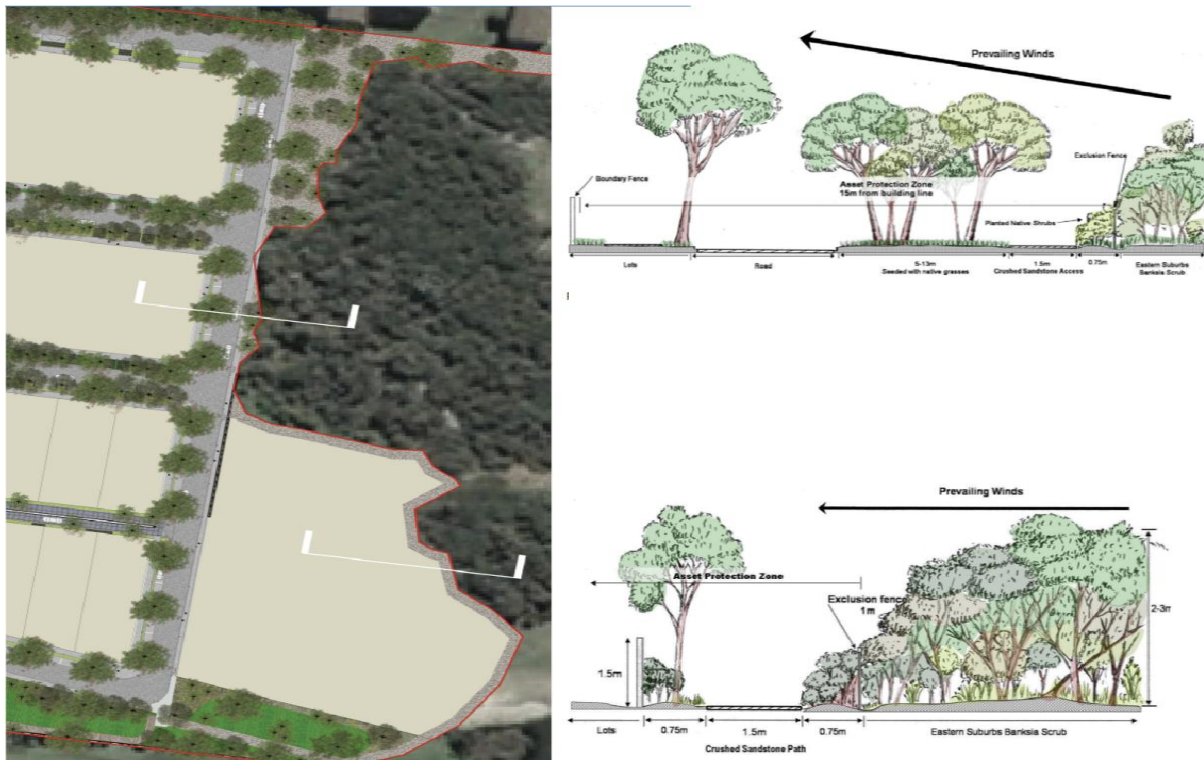
Explanation

An area of remnant bushland adjacent to the Little Bay Cove Site, identified in Figure 27 of this Section. They are not classified as Bushfire Prone Land under the *Rural Fires Act 1997*. To manage potential bushfire risk in areas adjacent the ESBS, an Asset Protection Zone (APZ) has been established along its boundary. The APZ has generally been accommodated within the street reserve and public open space. Lot 6 has an APZ within its allotment boundaries. Guidelines for the management of APZs can be found in Appendix D of this DCP.

Controls

- a) All development must comply with the Management of Asset Protection Zones outlined in Appendix D of this DCP.

Figure 27: Bushfire protection map



Source: Little Bay Cove Masterplan

5.21. Car parking provisions

Note

In addition to the below controls, car parking and on-site bicycle provisions for all dwellings must comply with Part B7 – Transport, traffic and parking in the Randwick DCP.

Design of parking areas

Controls

- a) All parking and service vehicle areas should be designed in accordance with Australian Standards
- b) Proposals for underground parking must be supported by a hydrological and geological report issued by a certified specialist. The assessment must identify any potential impacts of the proposed excavation on the Little Bay Miocene Geological Heritage Site and Aboriginal Ochre Site Conservation Area, including possible impacts to groundwater recharge and stormwater runoff
- c) Where possible, maximise natural ventilation to the upper level of basement and semi-basement car parking ensuring appropriate screening is used
- d) Multi-unit Residential Apartments and Row Housing with shared parking, the design of parking layouts must enable all vehicles to enter and leave the site in a forward direction.
- e) Excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and Heritage NSW
- f) Car parking for development within the Cleared Area and/or Ochre site must be provided above ground to prevent any damage to their significant features.

Design of driveways and access

Controls

- a) All parking and service vehicle areas should be designed in accordance Australian Standards
- b) Driveway entries must not be located where they would occupy a view corridor defined by the extension of the alignment of Riparian Street or Banksia Street through Lots 11 and 8
- c) Driveway entries must be separated from pedestrian entries
- d) Driveways must have a maximum width of 3m at the property boundary and footpath crossing, except:
 - i. Multi unit residential apartment entries – 5.5m
 - ii. In Bay Lane – equal width of the garage
 - iii. To detached dwellings in Solarch Street – 5.8m
- e) Shared driveways between attached dwellings are encouraged, to minimise kerb crossings
- f) Garage doors are to be setback a minimum of 1m of the predominant building face and their widths restricted to the Australian Standard required minimums
- g) Garages and open parking structures facing streets or public open spaces must have a maximum width of 6m or 38% of the allotment frontage, whichever is the lesser
- h) Garages facing Bay Lane may have a maximum width of 60% of the frontage dimension.

5.22. Dwelling design

Controls

- Provide houses that are specifically designed for this site
- Design houses of modest architectural scale, formed from compact, thinly proportioned elements and/or pavilions that are arranged to relate to the site topography
- Large bulky forms with deep, square footprints are not permitted
- Courtyard houses and pavilion houses are strongly encouraged
- Avoid references to historicist architectural styles and periods. Use of elements such as complex roofs with multiple hips and gables, dormers, turrets, finials, porticoes, mock Federation, Tudor, Georgian, Tuscan, Manor house references and the like are not permitted.

Figure 28: Map of distinctive architectural patterns



Source: Little Bay Cove Masterplan

5.23. Material palette

Explanation

The exposed Miocene and ochre sources on the subject site are within white, pink through to deep red tonal ranges. Similarly, heritage structures on the Prince Henry site relate to the materials of the site by exhibiting a palette of deeper red dark brickwork, light grey render and also areas of very light brickwork. Accordingly, buildings within the Little Bay plan are required to make reference to the base materials of the site.

Buildings will be predominantly formed from a palette of light materials, however each building will also have an allowance for a certain percentage of its facade area to explore the richer colours of the site's base material. The light and dark palettes are described in the following sections.

Objectives

The objectives for material palette are to:

1. Ensure that there is a level of consistency between buildings in regard to use of high quality, durable materials, finishes and detailing in the construction of dwellings
2. Employ current best practice in the fields of Architecture, Landscape Architecture, Engineering and Construction in the design of all dwellings and garden areas
3. Minimise environmental impact by selecting materials with low embodied energy, recycled renewable, non toxic and non polluting.

Figure 29: ochre and sandstone formations on site



Source: *Little Bay Cove Masterplan*

Masonry

Controls

Masonry finishes should reflect the materials that are of the place. As such the permissible material palette references the sandstone and Miocene found locally. The permissible material palette is as follows:

Stone

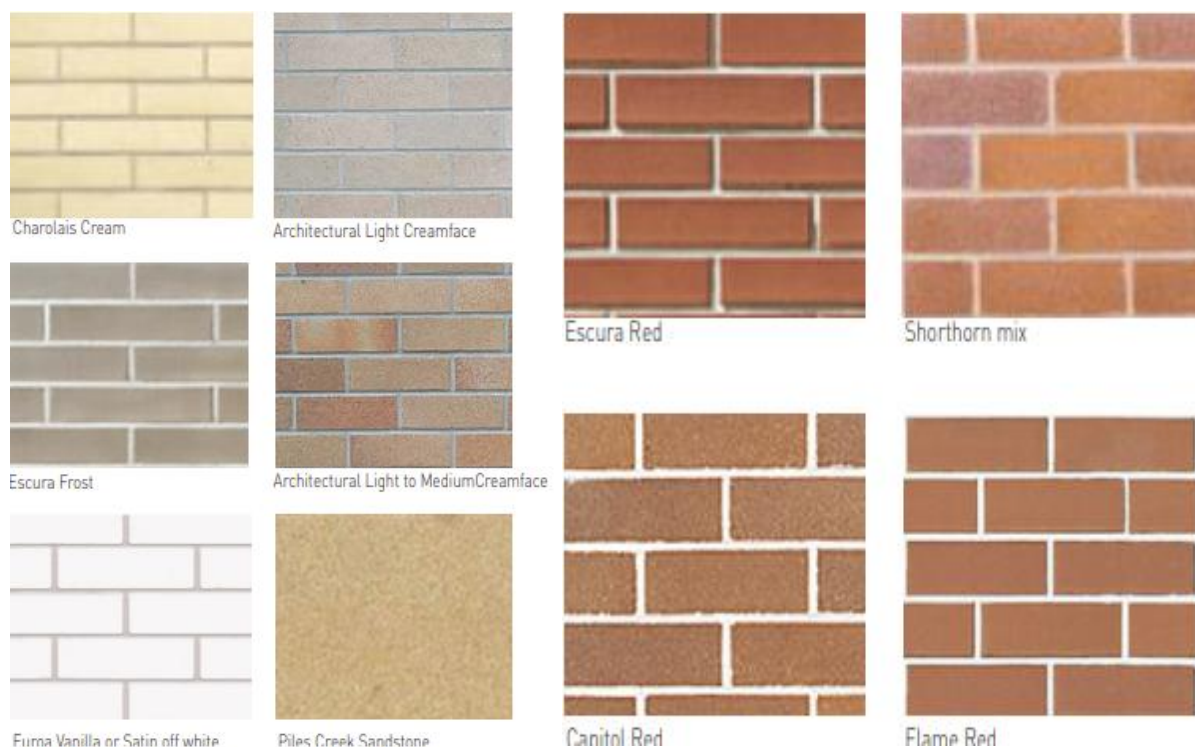
- a) Any solid stone or stone veneer used in building facades that are visible from the public domain must be Piles Creek white sandstone

- b) Any substitutions arising from availability constraints must match the tonal range of the above stones as assessed by physical sample compared to project sample held by Randwick City Council.

Brickwork

- c) All face brickwork must be Exposure Grade. Permissible specifications include:
- i. Bowral bricks Charolais Cream
 - ii. Boral Escura Frost (Exposure Grade)
 - iii. Namoi Valley Architectural Light Creamface
 - iv. Namoi Valley Architectural Light to Medium Creamface
 - v. Euroa clay products Vanilla or Satin off white
 - vi. Bowral bricks Capitol Red or Shorthorn Mix
 - vii. Bowral Escura Red or Flame Red.

Figure 30: Masonry palette examples



Source: Little Bay Cove Masterplan

Rendered masonry

- d) Rendered masonry may be finished with paint or sand pigmented render in a tonal range to match the brickwork colours in the Light and Red palettes.

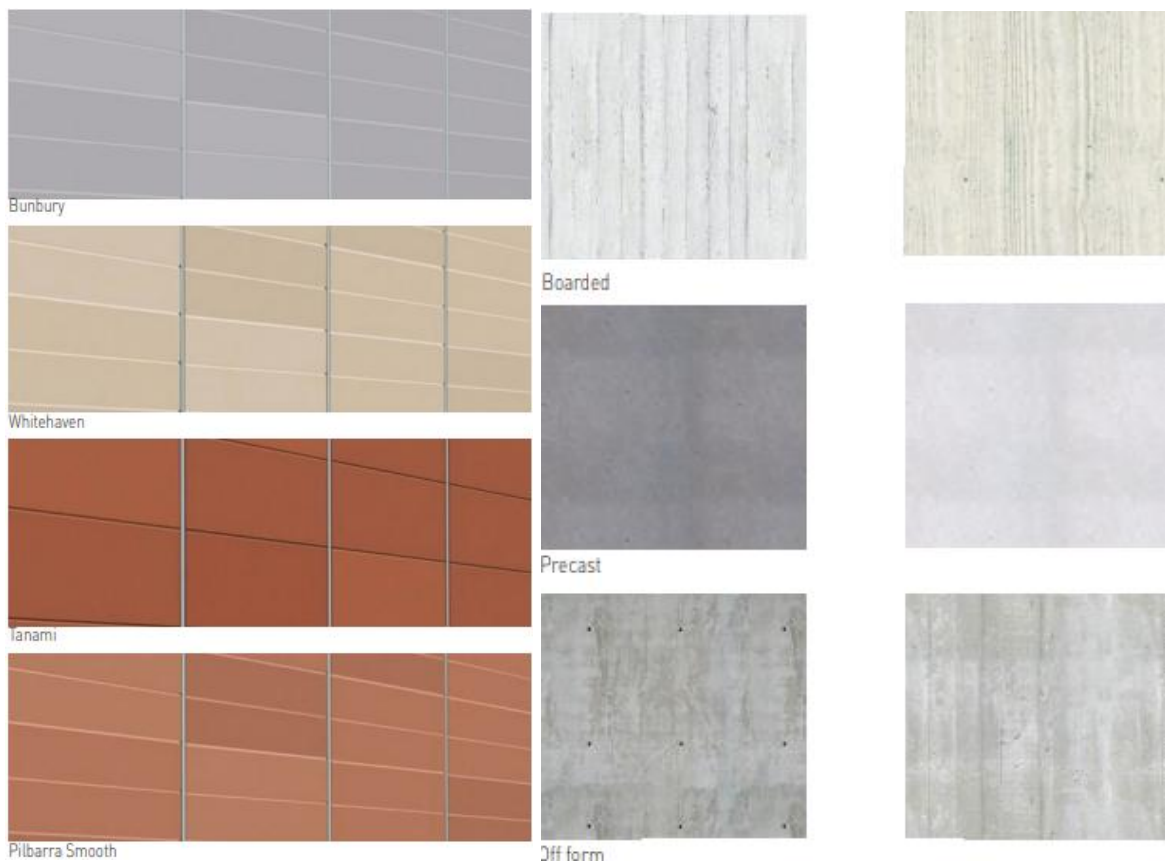
Terra cotta cladding tiles

- e) Permissible terra cotta cladding tiles include:
- i. Terracade XP Whitehaven Smooth
 - ii. Terracade XP Bunbury Smooth
 - iii. Terracade TN Tanami
 - iv. Terracade XP Pilbarra Smooth
 - v. Terracade XP Pilbarra Linear

Concrete

- f) All off form or precast concrete must be of minimum Class 2 finish with grey, off white or white cement
- g) Concrete is permitted in areas designated for both the Light and Dark Palettes
- h) Preferably, concrete should not be painted, but if necessary should be painted to match the original substrate colour. These restrictions apply to all concrete elements including projecting slab edges and soffits
- i) Diluted Keim paint finishes with salt retardants are also permitted in tones to match the base concrete colour
- j) Exposed aggregates in colours that reference the base material palette's are also permitted.

Figure 31: Terra cotta and concrete palette examples



Source: Little Bay Cove Masterplan

Rammed earth and pise

- k) Rammed earth or pise construction should reflect colours in the lighter range of the foundation material of the site in terms of the light and dark palettes on the site

Lightweight materials

Timber

- a) Permissible timber materials include:
 - i. Durable Australian hardwoods
 - ii. Western red cedar
 - iii. Natural finish weathering to grey (Note: suitable for durable hardwoods only)
 - iv. Oiled/sealed finish

- b) Light coloured olive, honey, cream, grey brown timbers are favoured in the light palette areas
- c) For red palette areas use more intense dark brown and rich red coloured timbers
- d) Given the natural variability of timber, applicants are required to submit samples with their development applications, but for guidance the following species are recommended:
 - i. Blackbutt
 - ii. Spotted Gum
 - iii. Tallowwood
 - iv. Bluegum
 - v. Jarrah
 - vi. Ironbark
 - vii. Karri
- e) Buildings in lots adjacent asset protection zones may vary these controls to comply with AS3959 Building in Bushfire Prone areas if necessary, while conforming with the intent of the colour palettes

Marine grade plywood

- f) Permissible marine grade plywood includes:
 - i. Oiled finish
 - ii. Clear sealed finish
 - iii. Stained finish in colours to suit the Light and Red Palettes

Figure 32: Timber and timber stain palette examples



Source: Little Bay Cove Masterplan

Fibre cement sheeting

- g) Permissible fibre cement sheeting must be clear sealed
- h) PVC joining strips and corner caps are not permitted
- i) Joint and corner should be finished with metallic strips or timber battens.

Metal wall cladding

- j) Colorbond, Colorbond Ultra or Colorbond Stainless Steel profiled walling in Custom Orb, Custom Orb Blue or Longline 305 profiles are permitted in the following colours:
 - i. Surfmist, Dune or Windspray

- ii. Zincalume
- iii. Headland or Manor Red (20% of facade area max).
- k) Standing seam walling or panels in the following finishes:
 - i. Pre weathered zinc (grey only)
 - ii. Copper cladding (Note -Natural copper finish permitted only - pretreatment to accelerate verdigris/green finish is not permitted).

Steel framing

- l) Colours for steelwork should be equal to Ferrodor 'St Enoch Grey' or International Paints 'Gun Metal Grey' or painted in colour to match adjacent materials
- m) The following lightweight materials are prohibited:
 - i. Any lightweight finish rendered to mimic masonry
 - ii. Imported timbers
 - iii. Timber from old growth forests
 - iv. Large expanses of reflective surfaces with high gloss, vitrified, enamel finishes and the like
 - v. Aluminium composite panels.

Figure 33: Lightweight cladding palette examples



Source: Little Bay Cove Masterplan

Windows and glazing

- a) Openings to the street should be carefully controlled to provide a predominantly walled character to streets to afford residents appropriate levels of privacy. The area of glazing must not exceed 40% of the area of the front façade
- b) The reflectivity of glazed surfaces should be minimised through careful design. Areas of glazing should be recessed within the thickness of external walls and/or protected by sun shading elements appropriate to orientation from one of the following:
 - i. Fully operable timber shutters
 - ii. Operable aluminium louvred blinds

- iii. Operable fabric awnings
- iv. Overhanging eaves or hoods
- c) Permitted framing materials include:
 - i. Steel frame windows - galvanised or micaceous iron oxide in mid through light grey
 - ii. Commercial grade aluminium windows - 25 micron thickness anodising in clear, satin silver grey, or satin stainless grey - or equal in powdercoat
 - iii. Timber windows, oiled/sealed
 - iv. Glass louvres (must be high performance to habitable rooms).
- d) Insect screening in bronze or stainless steel, Permitted glazing materials must meet the requirements of BASIX
- e) Small areas of colour backed glass are also permitted but should reference the light and dark palettes
- f) Prohibited materials include:
 - i. Domestic/residential grade aluminium window suites (NB All aluminium suites must be commercial grade)
 - ii. Glazing with applied solar tinting films and/or mirrored surfaces
 - iii. Large areas of unprotected glazing
 - iv. Glass blocks
 - v. Fritted glass surfaces
 - vi. Solid rolling metal shutters that allow no light transmission or ventilation in the closed position.

Figure 34: window finishes



Source: Little Bay Cove Masterplan

Roofing

Roofing may have one of the following architectural expressions:

- a) If the roof is visible the roof edge should be finely detailed with min. 600mm overhanging eaves to attenuate the edge of the building when seen against the sky
- b) If the roof is intended to be concealed ,the building should have an expressed parapet, capped with either:
 - i. A flush clear zincalume barge-soaker with maximum visible flashing of 40mm or

- ii. Preweathered zinc flashing of maximum 40mm
- c) Usable roof terraces are permitted
- d) Roof forms should generally have simple pitched, monopitched, flat or simple curved profiles
- e) Complex roof geometries with graphic representations of wavelike forms or historicist forms with excessive numbers of hips, gables, finials and turrets are prohibited
- f) Permitted roof materials:
 - i. Colorbond Surfmist, Dune or Windspray
 - ii. CSR Nullabor flat terra cotta tile in Slate Grey
 - iii. Pre-weathered standing seam zinc roofing
 - iv. Slate roofing
 - v. Timber shingles (weather to grey)
 - vi. Pebble/gravel ballasted roofs in grey tones
 - vii. Planted roofs with appropriately hardy coastal species
 - viii. Colorbond Headland, Manor Red
 - ix. CSR Nullabor flat terra cotta tile in Earth
 - x. Standing seam copper roofing
 - xi. Pebble/gravel ballasted roofs in grey or brown tones
 - xii. Planted roofs with appropriately hardy coastal species
- g) Permitted roof plumbing materials include:
 - i. Quad or half round gutters in zincalume
 - ii. quad or half round gutters in zinc
 - iii. circular or rectangular downpipes to match

Figure 35: Roofing finishes



Balustrades and handrails

- a) Permitted balustrade materials include:
 - i. Masonry (as per permissible masonry finishes)
 - ii. Flat bar or steel rod framing
 - iii. Timber framing and/or battens
 - iv. Stainless steel wire and fine steel meshes
 - v. Glass set within flat bar steel framing only
- b) Discouraged materials include:
 - i. Frameless glass balustrades
 - ii. Aluminium balustrades

5.24. Building services

Controls

- a) Hot water units and air conditioning condensing units must not be visible from any point in the public domain
- b) Building services must not be exposed on the facades of buildings, and should be enclosed in risers within the building envelope. (Roof drainage and drenching sprinklers (if required) are permitted)
- c) Solar collectors, hot water heating systems are permitted to be installed on roofs and should be placed so as not to shade each other, and to maximise a northerly orientation
- d) Satellite dishes and television aerials should be concealed within roofs wherever possible or located in positions where they are not visible from the public domain.

5.25. Paving in the public domain interface

Controls

Paving and driveways in the areas visible from streets, parks and the public domain area of the site should be consistent and within the following limited colour/material range:

- a) Permitted materials include:
 - i. Reconstituted stone, such as Haddonstone or Urbanstone
 - ii. Eco Concepts concrete pavers or equal
 - iii. Granite or bluestone porphyry sets
 - iv. Sandstone
 - v. Dry laid (mortarless) brick paving
 - vi. Concrete.
- b) Colours should suit the architectural palette
- c) Discouraged materials include:
 - i. Stencilled concrete
 - ii. Coloured concrete
 - iii. Granite or ceramic tiles.

5.26. Garage doors

Controls

- a) Permitted materials include horizontal slim line and panel lift doors such as:
 - i. B&D Panel Masta Contemporary

- ii. Slim Master
 - iii. Panelift SevilleTurino
 - iv. Horizontal timber panelled or battened doors.
- b) Permitted colours include:
- i. Birch
 - ii. Sand bar
 - iii. Merino
 - iv. Stone
 - v. Gull grey
 - vi. Jasmin brown
 - vii. Slate grey
 - viii. Cedar brown
 - ix. Sarawak red
 - x. For timber refer to Section 5.23.
- c) Discouraged materials include:
- i. Traditional imprint and patterned doors
 - ii. Roller doors

5.27. Geological Heritage

Objectives

The objectives for geological heritage are to:

1. Recognise the importance of the Little Bay Geological and Ochre sites and their geological and heritage significance within the Little Bay Cove site and adjacent lands including the Prince Henry site
2. Ensure that development minimises adverse impacts on the Little Bay Geological Site and Ochre site
3. Protect remnant bushland and the significant features of the Little Bay Geological site and Ochre site
4. Protect the integrity and visibility of the Miocene Geological Site, including the Critical Exposure Area, Cleared Area, and Paleovalley
5. Ensure development does not compromise the scientific, educational, cultural, and heritage values of the site
6. Promote public awareness and interpretation of the geological significance through sensitive design and signage
7. Manage those areas of the Little Bay Geological site and the Potential Ochre site within the Little Bay Cove site consistent and together with those areas in adjacent land including the Prince Henry site.

Controls

All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:

Site significance

- a) the Critical Exposure Area of the Little Bay Geological Site (which also contains the exposed part of the Ochre Site) is to be retained intact, and new development is to be designed to minimise impacts on this area

Site identification and mapping

- b) The Miocene Geological Site must be clearly identified on all site plans submitted with a DA
- c) The Critical Exposure Area, Cleared Area, and Paleovalley must be mapped and referenced in all relevant documentation

Buffer zones

- d) A minimum buffer of 20 metres must be maintained around the Critical Exposure Area and Cleared Area
- e) No excavation, construction, or landscaping works are permitted within the buffer zone unless approved by the Heritage Council of NSW.

Excavation and ground disturbance

- f) Any proposed excavation within 30 metres of the Miocene site must be accompanied by a Geotechnical Impact Assessment prepared by a certified geologist
- g) A Heritage Impact Statement referencing the CMP and SECP must be submitted
- h) Evidence of consultation with the NSW Heritage Council and La Perouse Local Aboriginal Land Council must be provided
- i) excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and the Heritage NSW
- j) new development on lots within the Cleared Area of the Little Bay Geological Site and within the boundaries of the Ochre site is designed so that non-essential excavation or scouring of significant rock surfaces is avoided
- k) the number and size of footings on the exposed rock surfaces within the Cleared Area and Ochre site are to be minimized
- l) ground level adjustments within the Cleared Area and extent of the Ochre site are made by fill, not excavation

Stormwater and groundwater management

- m) Development must demonstrate that stormwater and groundwater flows will not erode or alter the Miocene exposures
- n) All drainage infrastructure must be designed to divert runoff away from the geological site
- o) Use permeable paving and swales in adjacent areas to reduce runoff velocity

Public access and interpretation

- p) Public access to the Miocene site must be controlled to prevent erosion and vandalism
- q) Interpretive signage must be provided at designated viewing platforms
- r) Revegetation works must not obscure exposed geological faces
- s) Car parking for development within the Cleared Area and/or Ochre site must be provided above ground to prevent any damage to their significant features

Visual protection

- t) Built form adjacent to the Miocene site must be limited to two storeys within 20 metres of the site
- u) Use materials and colours that blend with the natural landscape
- v) Avoid reflective surfaces or lighting that may detract from the site's visual integrity

Integration with CMP and SECP

- w) All development must comply with the Little Bay Geological Reserve Plan of Management (POM), Bushland Plan of Management (POM), Prince Henry Conservation Management Plan (CMP), and any Specific Elements Conservation Policy (SECP) relevant to the Miocene site. All development must meet the objectives of these POMs and CMP and SECP.

Note

Geological heritage conservation controls are informed by the International Union for Conservation of Nature's - Guidelines for geoconservation in protected and conserved areas.

5.28. Built and Archaeological Heritage

Objectives

The objective for built heritage are to:

1. Ensure that new development respects, enhances and contributes to the heritage significance of Prince Henry site and Prince Henry Heritage Conservation Area
2. Restore and reconstruct built and landscape elements that contribute to the heritage significance of Prince Henry site and Prince Henry Heritage Conservation Area and its setting
3. Ensure new buildings, infill development and alterations/additions respect the design and scale of existing heritage buildings and elements on the Prince Henry Site
4. Select colours and materials that aesthetically relate to the coastal environment and respect the heritage significance of the Prince Henry site and Prince Henry Heritage Conservation Area
5. Ensure that new buildings relate sympathetically to neighbouring significant heritage buildings and the Prince Henry Heritage Conservation Area
6. Ensure signage is consistent with the desired future character, and respects the heritage significance, of the Prince Henry Site and Prince Henry Heritage Conservation Area
7. Ensure that significant and heritage trees are to protected during construction
8. Provide a built form that respects the site's characteristics and its neighbours including existing significant heritage items and the natural environment in the Prince Henry site and Prince Henry Heritage Conservation Area
9. Ensure that the distribution of built form responds to the site topography, attributes, and heritage significance of the Prince Henry site and Prince Henry Heritage Conservation Area
10. Conserve, manage and interpret identified and potential Aboriginal relics and sites in accordance with the AMP and the requirements of the NSW National Parks and Wildlife Act, including but not limited to the Aboriginal Heritage Information Management System (AHIMS)
11. Minimise development impacts on areas of Aboriginal heritage significance and seek to enhance the values of these areas.

Controls

- a) New buildings must comply with the requirements in the Table 2 and the map located in Figure 22 of this Part of the DCP
- b) The Gross Floor Area (GFA) of each development parcel must not exceed the limits outlined in the Density Control Plan in Figure 23 and specific lot GFA requirements outlined in Figure 24 of this Part of the DCP
- c) An Aboriginal heritage assessment is to be prepared for land under the following circumstances:
 - i. the NSW NPWS Aboriginal Sites Register identifies sites in or near the development area, which could potentially be affected during or after the development
 - ii. the proposed development is likely to have an impact on areas of bushland or undisturbed ground
 - iii. the proposed development is likely to have an impact on areas containing sandstone outcrops, rock shelters, old growth trees, sand bodies and ground adjacent to watercourses, lakes and swamps
 - iv. the proposed development is likely to have an impact on an area of importance to the Aboriginal community not included in the above (e.g. story places, missions etc)
- d) An Aboriginal Heritage Impact Permit (AHIP) is required when a proposed activity or development is likely to harm Aboriginal objects or places in New South Wales having regard to the provisions of Part 6 of the National Parks and Wildlife Act 1974.

Illustrative built form controls

Figure 36: Built form section AA



Little Bay Stage 1 Plan

- Detached housing built form
- Detached housing/semi attached/row housing/
courtyard housing built form
- Detached housing/semi attached/row housing/
multi unit residential apartment built form
- Row housing/maisonette housing built form
- Multi unit residential apartment built form
- Landscaped area (in accordance with Section 5.5)
- Deep soil landscape (in accordance with Section 5.5)
- Landscape in the public domain

- Allotment boundary
- Indicative subdivision boundary
(Subject to future detailed design and application)
- Proposed remediated ground level (RGL)
- Maximum building height line
- Setback line
- Indicative floor level

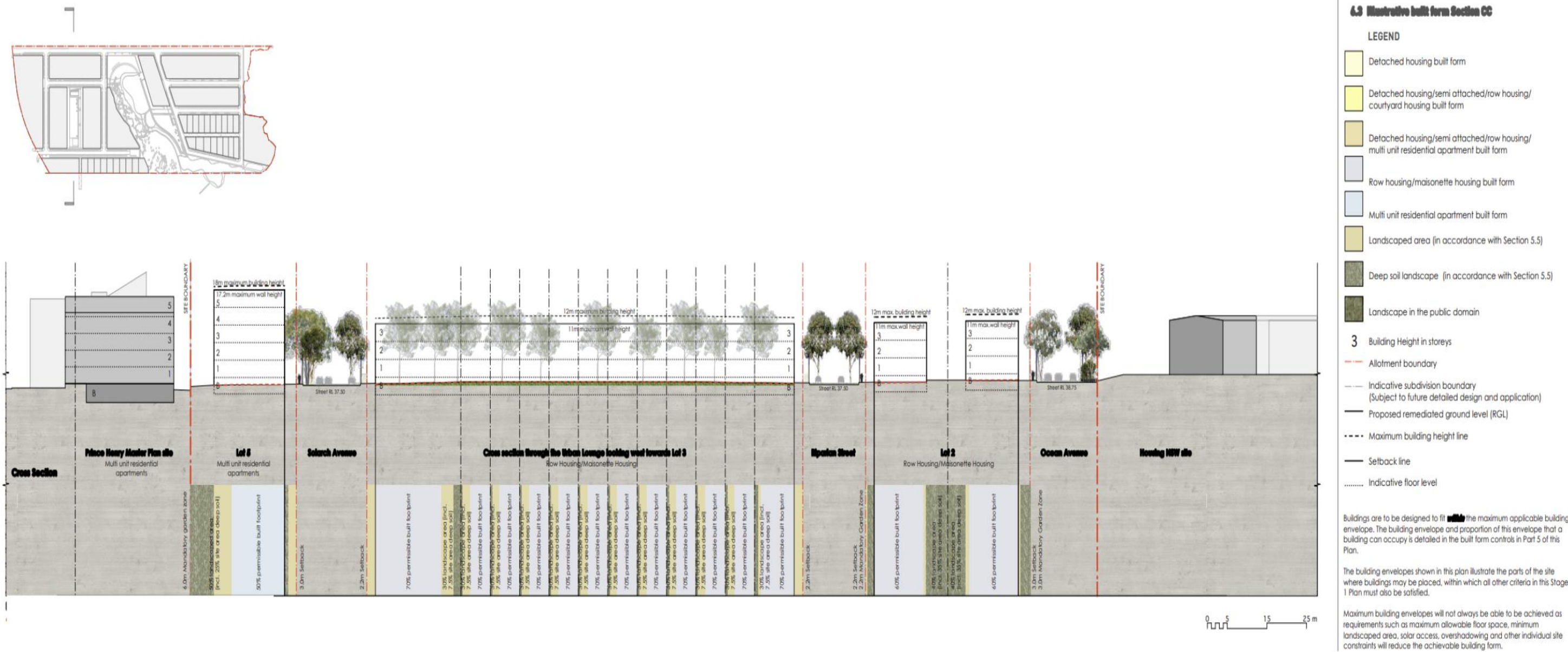
Maximum building envelopes will not always be able to be achieved as requirements such as maximum allowable floor space, minimum landscaped area, solar access, overshadowing and other individual site constraints will reduce the achievable building form.



Randwick Development Control Plan – D13 Little Bay Cove - Final

Figure 38: Built form section CC

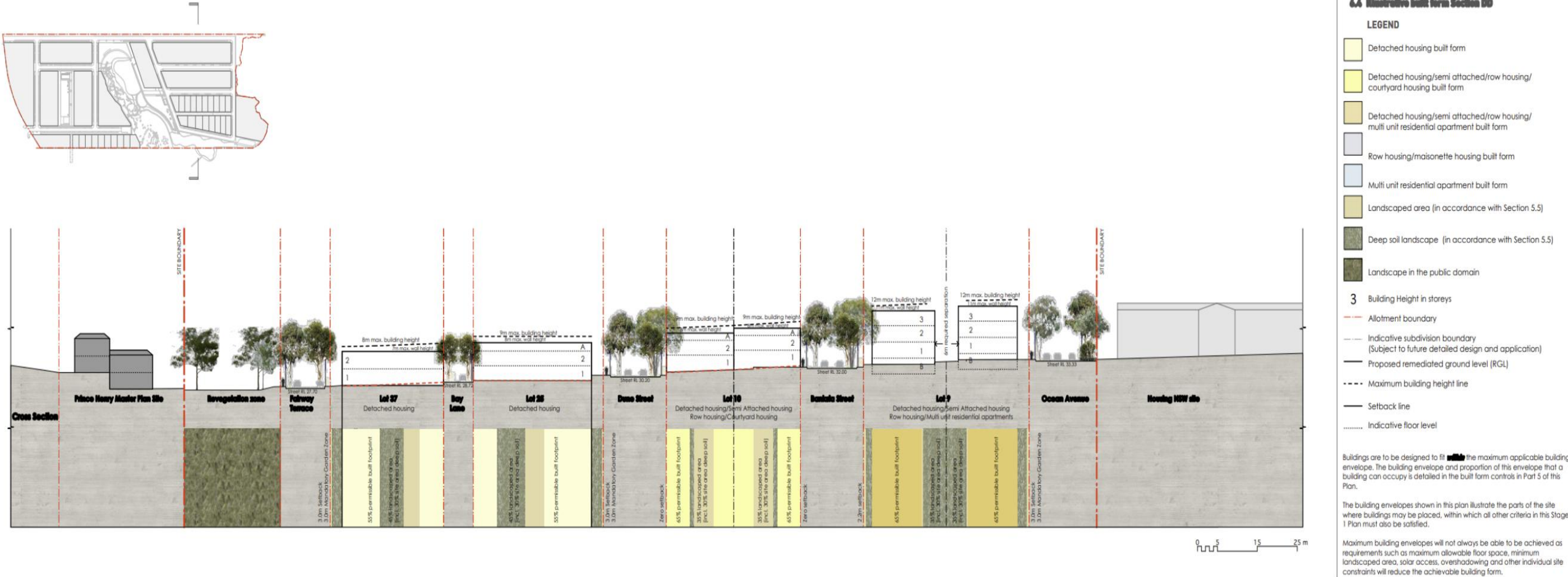
Little Bay Stage 1 Plan



Source: Little Bay Cove Masterplan

Figure 39: Built form section DD

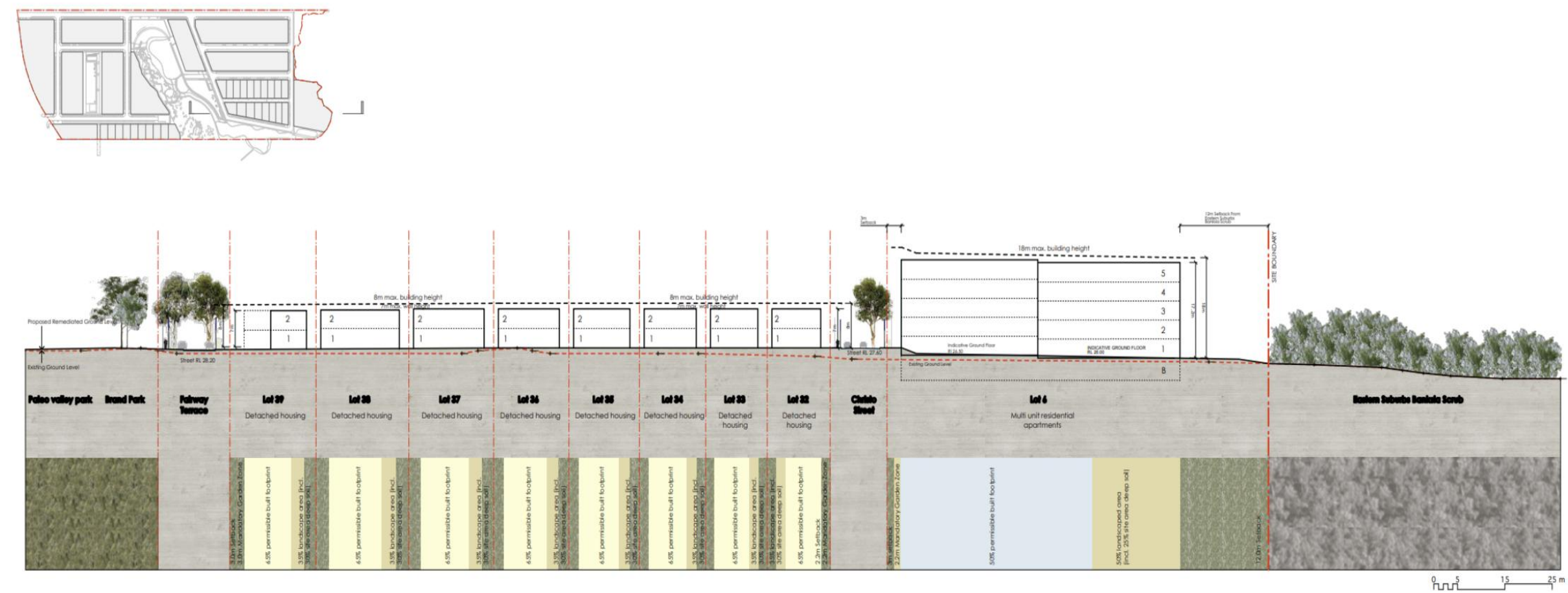
Little Bay Stage 1 Plan



Source: Little Bay Cove Masterplan

Figure 40: Built form section EE

Little Bay Stage 1 Plan



6 illustrative built form controls

6.5 Illustrative built form Section EE

LEGEND

- Detached housing built form
- Detached housing/semi attached/row housing/courtyard housing built form
- Detached housing/semi attached/row housing/multi unit residential apartment built form
- Row housing/maisonette housing built form
- Multi unit residential apartment built form
- Landscaped area (in accordance with Section 5.5)
- Deep soil landscape (in accordance with Section 5.5)
- Landscape in the public domain

3 Building Height in storeys

- Allotment boundary
- Indicative subdivision boundary (Subject to future detailed design and application)
- Proposed remediated ground level (RGL)
- Maximum building height line
- Setback line
- Indicative floor level

Buildings are to be designed to fit within the maximum applicable building envelope. The building envelope and proportion of this envelope that a building can occupy is detailed in the built form controls in Part 5 of this Plan.

The building envelopes shown in this plan illustrate the parts of the site where buildings may be placed, within which all other criteria in this Stage 1 Plan must also be satisfied.

Maximum building envelopes will not always be able to be achieved as requirements such as maximum allowable floor space, minimum landscaped area, solar access, overshadowing and other individual site constraints will reduce the achievable building form.

Source: Little Bay Cove Masterplan

Little Bay Stage 1 Plan



6.6 Illustrative built form Section FF

LEGEND

- | | |
|---|--|
|  | Detached housing built form |
|  | Detached housing/semi attached/row housing/
courtyard housing built form |
|  | Detached housing/semi attached/row housing/
multi unit residential apartment built form |
|  | Row housing/maisonette housing built form |
|  | Multi unit residential apartment built form |
|  | Landscaped area (in accordance with Section 5.5) |
|  | Deep soil landscape (in accordance with Section 5.5) |
|  | Landscape in the public domain |

3 Building Height in storeys

- Allotment boundary
- Indicative subdivision boundary
(Subject to future detailed design and application)
- Proposed remediated ground level (RGL)
- Maximum building height line
- Setback line
- Indicative floor level

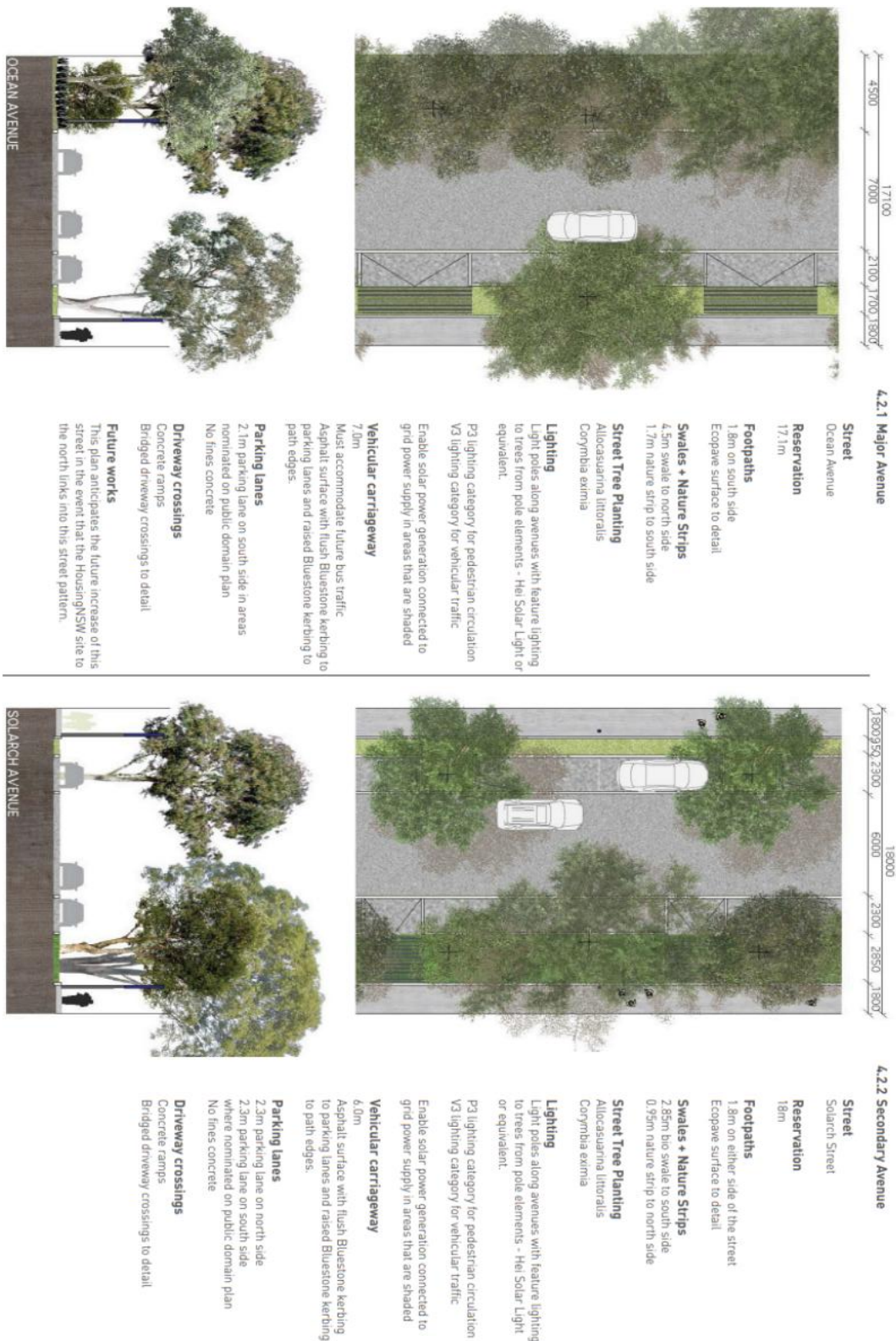
Buildings are to be designed to fit within the maximum applicable building envelope. The building envelope and proportion of this envelope that a building can occupy is detailed in the built form controls in Part 5 of this Plan.

The building envelopes shown in this plan illustrate the parts of the site where buildings may be placed, within which all other criteria in this Stage 1 Plan must also be satisfied.

Maximum building envelopes will not always be able to be achieved as requirements such as maximum allowable floor space, minimum landscaped area, solar access, overshadowing and other individual site constraints will reduce the achievable building form.

A. Appendix A: Public domain elements – Street plan

public domain elements





4.2.5 Reserve Streets



- Street**
Fairway Terrace
- Reservation**
12.5m
- Footpaths**
1.5m each side of the street
Ecopave finish to detail.
- Swales + Nature Strips**
1.4m Nature strip
- Street Tree Planting**
Eucalyptus botryoides
- Lighting**
Heli solar light poles, or equivalent
- P4 lighting category for pedestrian circulation**
V4 lighting category for vehicular traffic
- Enable solar power generation connected to grid power supply in areas that are shaded
- Vehicular carriageway**
6.0m
Asphalt surface with flush Bluestone kerbing to parking lanes and raised Bluestone kerbing to path edges.
- Parking lanes**
2.1m parking lane on reserve side as nominated on LSK02
- Driveway crossings**
Bridged driveway crossings to detail



4.2.6 Reserve Streets



- Street**
Christo Street
- Reservation**
12.0m to 12.5m
- Footpaths**
1.8m to residential side
1.5m to park side
Ecopave finish to detail
- Swales + Nature Strips**
0.9m nature strip
- Street Tree Planting**
Eucalyptus botryoides
- Lighting**
Heli solar light poles, or equivalent
- P4 lighting category for pedestrian circulation**
V4 lighting category for vehicular traffic
- Enable solar power generation connected to grid power supply in areas that are shaded
- Vehicular carriageway**
6.0m
Asphalt surface with flush Bluestone kerbing to parking lanes and raised Bluestone kerbing to path edges.
- Parking lanes**
2.3m parking lane as nominated on LSK02
- Driveway crossings**
Concrete ramps
Bridged driveway crossings to detail





4.2.7 Access ways

- Street type**
Park streets
- Reservation**
5.5m to eastern side
4.0m to western side
- Footpaths**
Within the park reserve
- Swales + Nature Strips**
5.0m bioswale on eastern side of park
- Street Tree Planting**
Angophora costata
Corymba gummlera
Cupaniopsis anacardioides
Eucalyptus haemastoma
- Lighting**
Heli solar light poles, or equivalent
- PA lighting category for pedestrian circulation**
VA lighting category for vehicular traffic
- Enable solar power generation connected to grid power supply in areas that are shaded**
- Vehicular carriageway**
4.0m western side
5.5m eastern side
Bluestone setts
- Parking lanes**
No parking permitted on these streets
- Driveway crossings**
No driveway crossings permitted on these streets.
- Pedestrian access to dwellings only:**
- Traffic restrictions**
Access for emergency vehicles, deliveries and removalists only. No parking.

7500
250 2700 600 2700 750

4.2.8 Lane

Street type
Bay Lane

Reservation
7.5m

Footpaths
No footpaths

Swales + Nature Strips
0.75m nature strips each side

Street Tree Planting
Banksia integrifolia

Lighting
Hel solar light poles, or equivalent

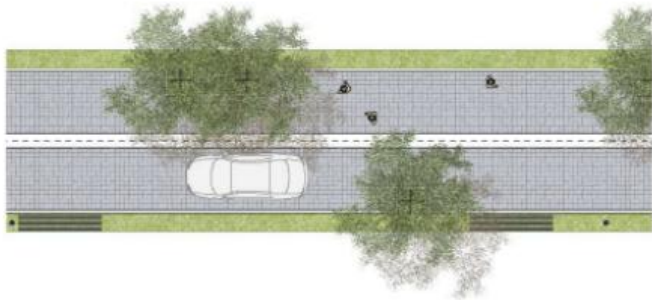
P4 lighting category for pedestrian circulation
V5 lighting category for vehicular traffic

Enable solar power generation connected to
grid power supply in areas that are shaded

Vehicular carriageway
6.0m

Bluestone sets with central concrete dishdrain

Parking lanes
No parking permitted.



4.2.9 Pedestrian links

Street type
Prince Henry Link

Reservation
6.0m

Footpaths
Bluestone sets

Swales + Nature Strips
N/A

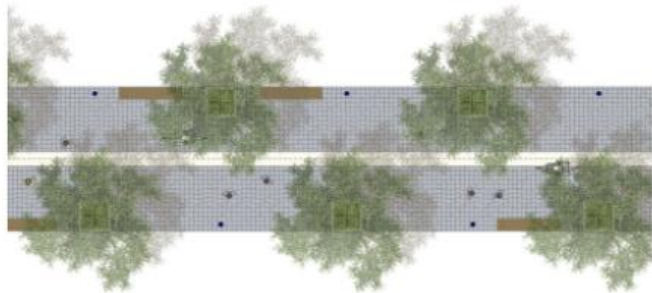
Street Tree Planting
Eucalyptus haemastoma

Lighting
Hel solar light poles, or equivalent

P4 lighting category for pedestrian circulation
V5 lighting category for vehicular traffic

Enable solar power generation connected to
grid power supply in areas that are shaded

Vehicular carriageway
No vehicular access



4.3 Key intersections

4.3.1 Solarch Avenue intersections



4.3.2 Urban Lounge intersections



4.3.3 Fairway Terrace Intersections



4.3.4 Dune and Banksia Street Intersections



Appendix B: Open space design principles

public domain elements

4.4.1 Paleo Valley Park

The Central Corridor Parkland or 'Paleo Valley' forms the heart of the project and will be of great benefit to the entire community. The Paleo Valley parkland is defined to the west by a dramatically exposed formation of Miocene geology cliff face.

The significance of the Miocene area is enhanced with nearby deposits of ochre that are still used by La Perouse indigenous peoples. These are proposed for retention and protection. The landscapes surrounding these formations will be allowed to revegetate naturally with locally endemic species to create an ecologically responsive natural hillside. Water sensitive urban design functions and ecological services for the site will be accommodated within the valley. The ponds and biofiltration zones will form habitat for local birds and frogs.

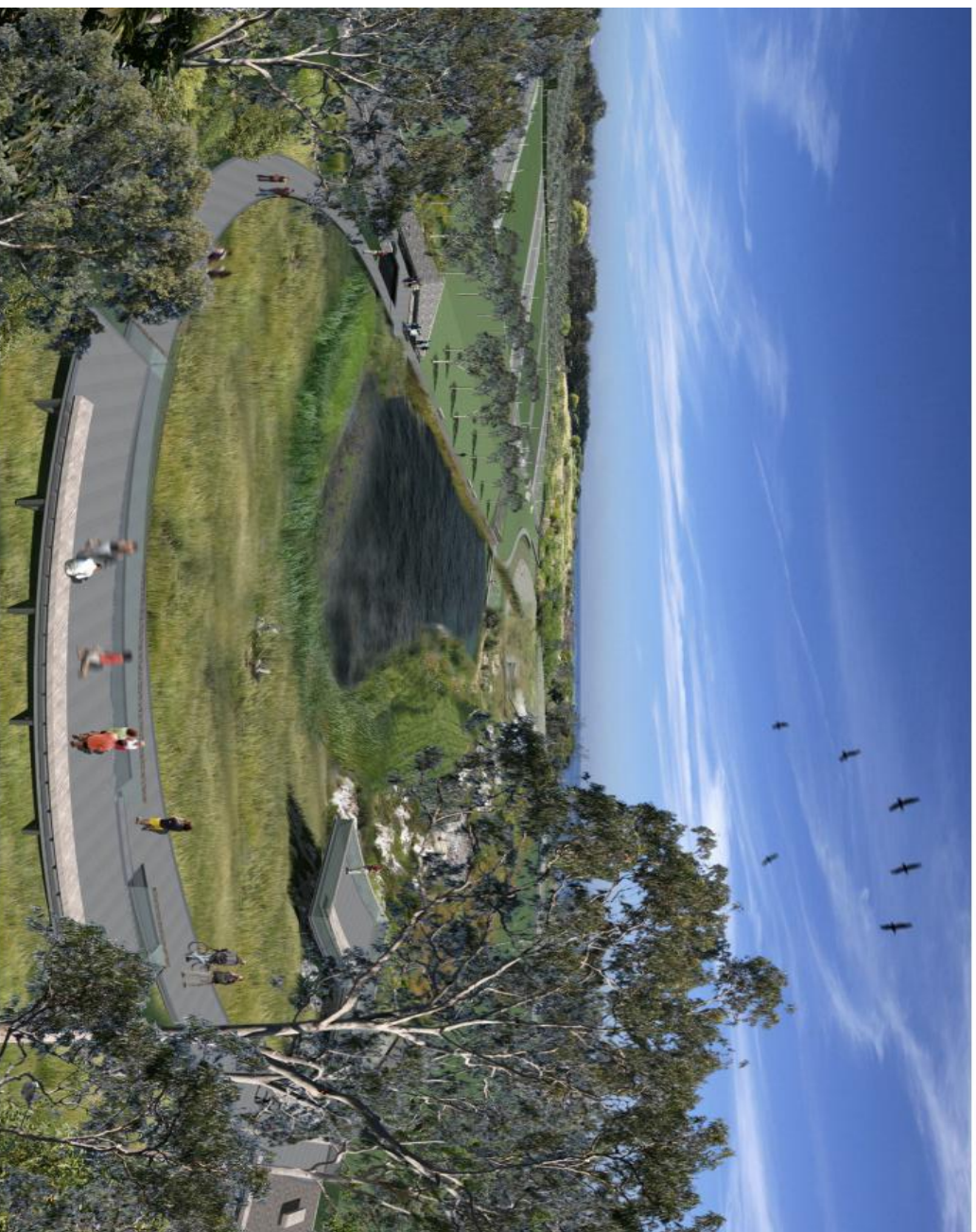
Pedestrian connections to the parks are strategically located to align with surrounding streets and footpaths. It is proposed to create a scenic walkway above the top of the Miocene that connects the higher northern streets to the lower southern streets. This loop intersects with two lookouts on the ends of Riparian Street and Solarch Avenue, called Riparian lookout and Miocene lookout.

The walkway winds down to water level via a seating and viewing area on mid level surrounded by revegetated Cabbage tree palms and eucalypts. It then connects into a pondside board-walk that links to a raised stair system up to Ocean Avenue. The stair is discreetly located in a wide u-shaped verge that functions as the 1 in 100 year overland flow pathway.

Strategic pedestrian linkages to the coast and golf courses are afforded by raised boardwalks that continue the Scenic Walk and connect into a path system on the golf course down to Little Bay Beach and to the Coastal Walkway.

Random access across The Coast Golfcourse will be discouraged by a range of signage, landscaping, buffer zones, fencing and education, where appropriate.

Opportunities for reusing site material and demolition works in the design will be explored along with the potential to harness wind and solar energy for the public domain. Water from the waste water treatment system will be used for pond top up and irrigation, putting the public domain at the leading edge of environmental sustainability.



public domain elements

4.4.2 Brand Park

On the southern part of the Paleo Valley is located a level park, called Brand Park named after the nearby 1800's settlement.

This park supports active play and community uses with a large bbq arbour providing a verdant green shelter for family picnics. The lawn is elevated to catch views and breeze and is shaped in a form that reflects the previous uses of the site. It is a counterpoint to the naturalistic ecological landscape to the west.

This area provides a natural viewing point to the exposed miocene and ochre deposits, so that they can be viewed and enjoyed without being accessed directly.



Figure 35 - Aerial view of bbq arbour

public domain elements

4.4.3 The Urban Lounge

The Urban Lounge is a public park in the western precinct.

The interface to Riparian Street will be a "look out" allowing views over the park and the interface to Solarch Avenue will be a Toddler Play area.

The playground includes a water play area, a structure with climbing plants to provide shade and various play stations. It is surrounded by seating for parents and a planted bioswale and forms the entrance to the Urban Lounge from the south.

Emergency and service vehicle access is possible along the paved areas which can be used for community events and markets to activate the park.

The level change of 1m from west to east is managed with the introduction of grass dunes along the western pathway.

The dunes can be used as play element and also to relax under one of the trees in the park. Activation of public space is of prime importance and the design promotes multifunctional spaces that can be used for a variety of public activities.

The design is intended to be able to accommodate activities such as:

- Exercising and playing on lawn area;
- Relaxing on grass dunes and lounge's;
- Kids playground;
- Markets and
- Community events and gatherings on viewing platform.



Figures 36 to 39 - Perspective views of the urban lounge

Appendix C: Off-site works

public domain elements

4.5 Off site works

4.5.1 Anzac Parade Intersection

A new section of road will be constructed opposite the northern access driveway linking the northbound and southbound carriageways of Anzac Parade.

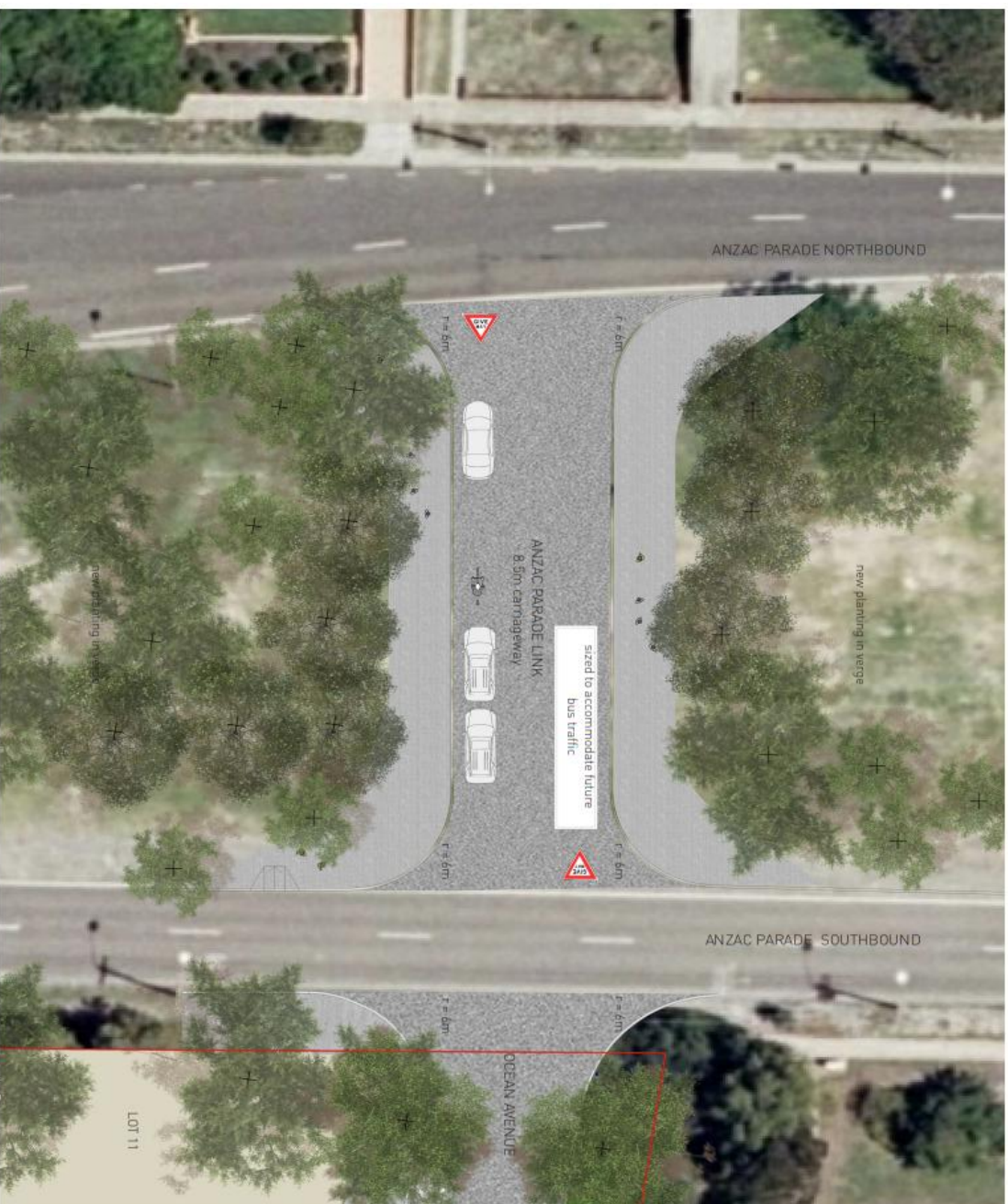
The new road connection through the central median of Anzac Parade will be some 30 metres in length and will provide one traffic lane in each direction.

The intersection of the proposed new road connection with the northbound and southbound carriageways of Anzac Parade will be controlled by "Give Way" signs, with priority given to the main road traffic flow on Anzac Parade.

The new street connection will be unsignalised, will have capacity to store five queued vehicles in each direction on approach to the centrally located "Give Way" signs.

The proposed arrangement will minimise the increase in traffic flows on Anzac Parade and Little Bay Road to the south and reduce potential U-turns at the intersection of Anzac Parade and Little Bay Road.

Refer to the Transport Report for Proposed Residential Subdivision, Anzac Parade, Little Bay by Colston Budd Hunt and Kates Pty Ltd for further detail.



Figures 40 - Plan of Anzac Parade link



4.6 Technical Details

4.6.1 Paving and Kerbing

Crushed aggregate



Insitu concrete



Bluestone setts



No fines concrete



Bluestone paving



Asphaltic concrete



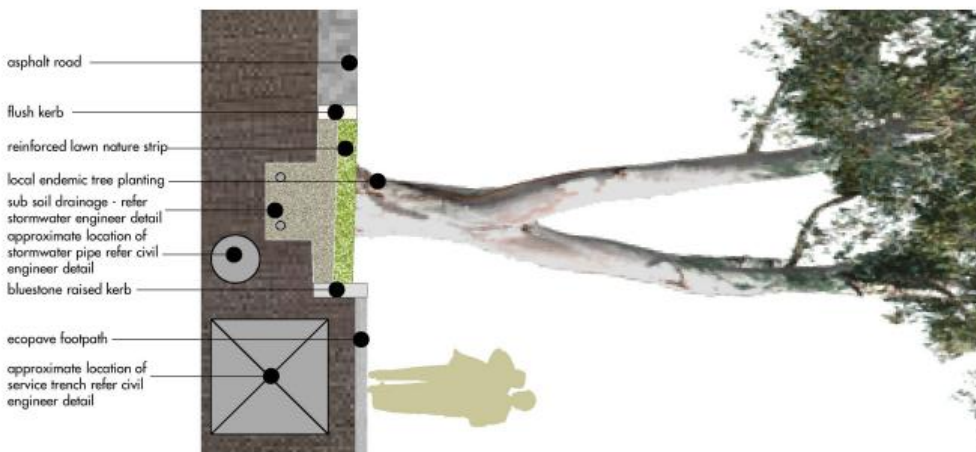
Bioretention swale - Urban Lounge



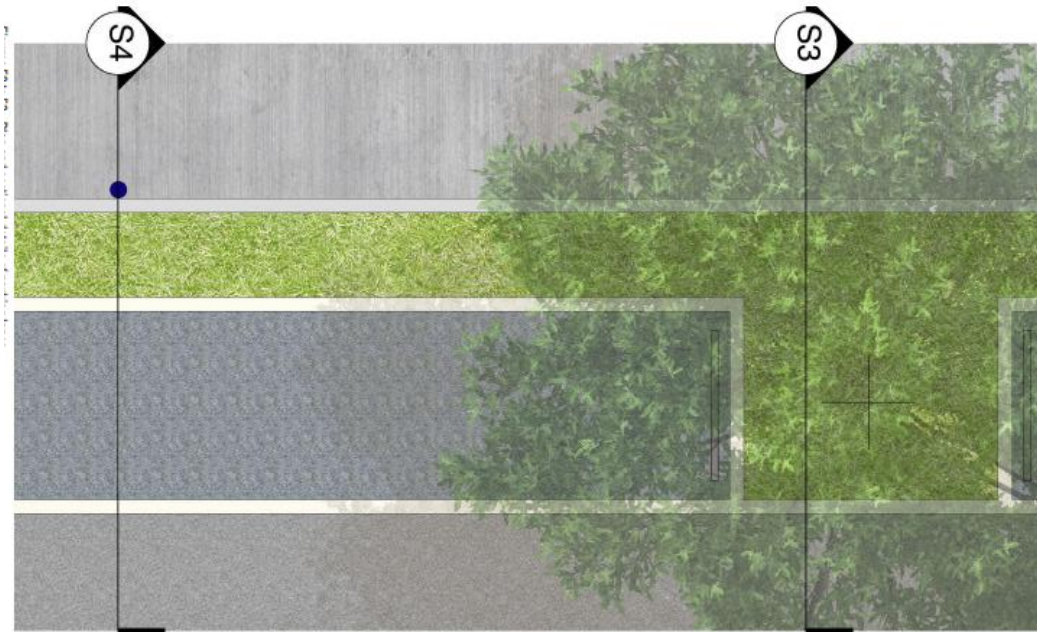
Bioretention swale - Raingarden streets



Landscape nature strip



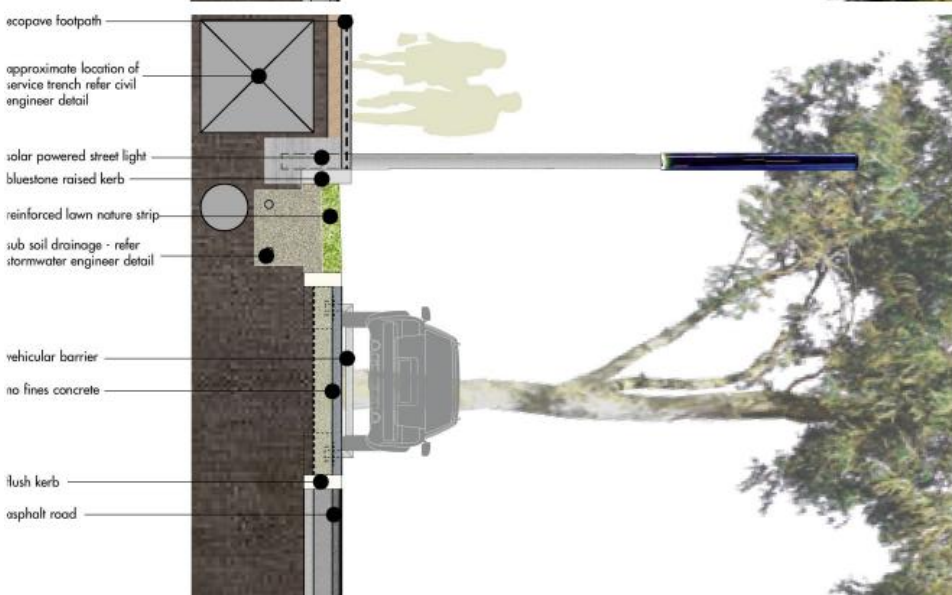
4.6.3 Parking Lanes Plan

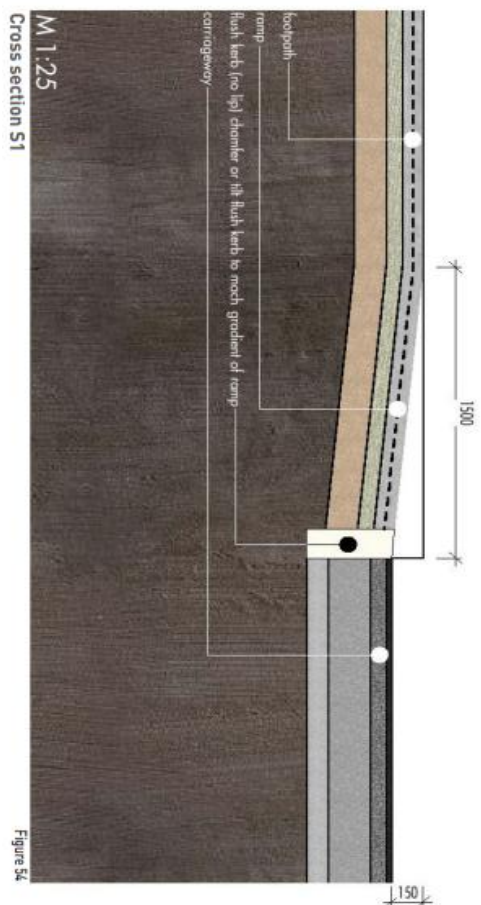
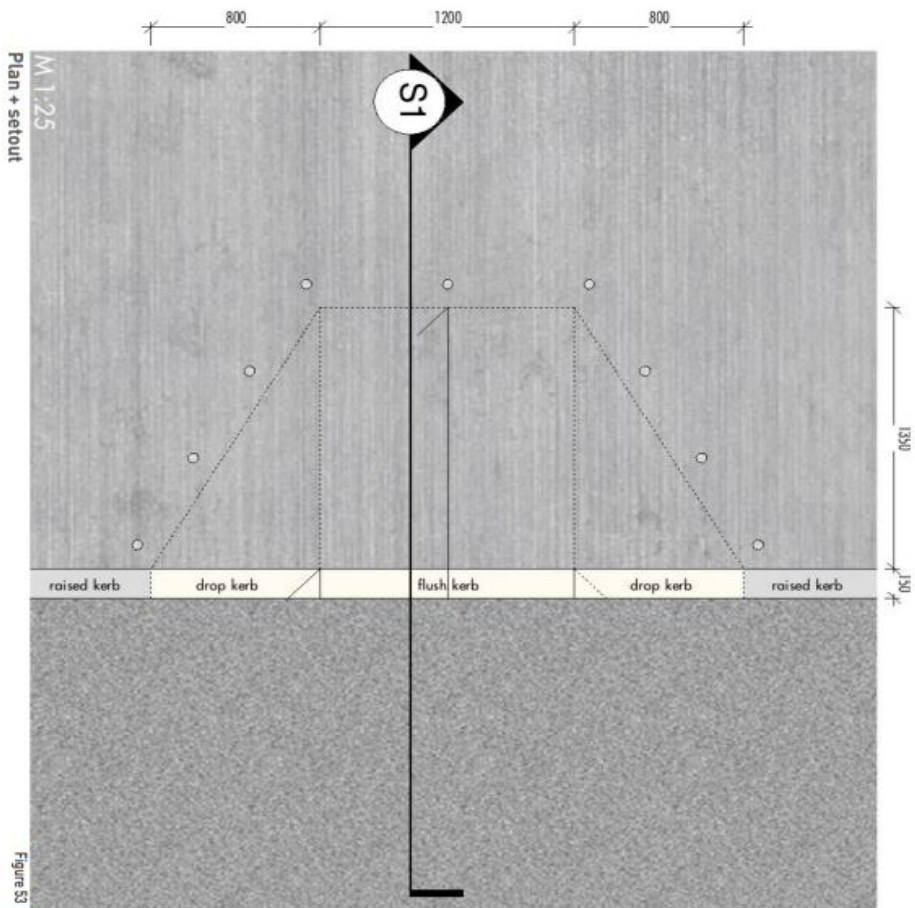


Section through tree pit S3



Section through parking bay S4





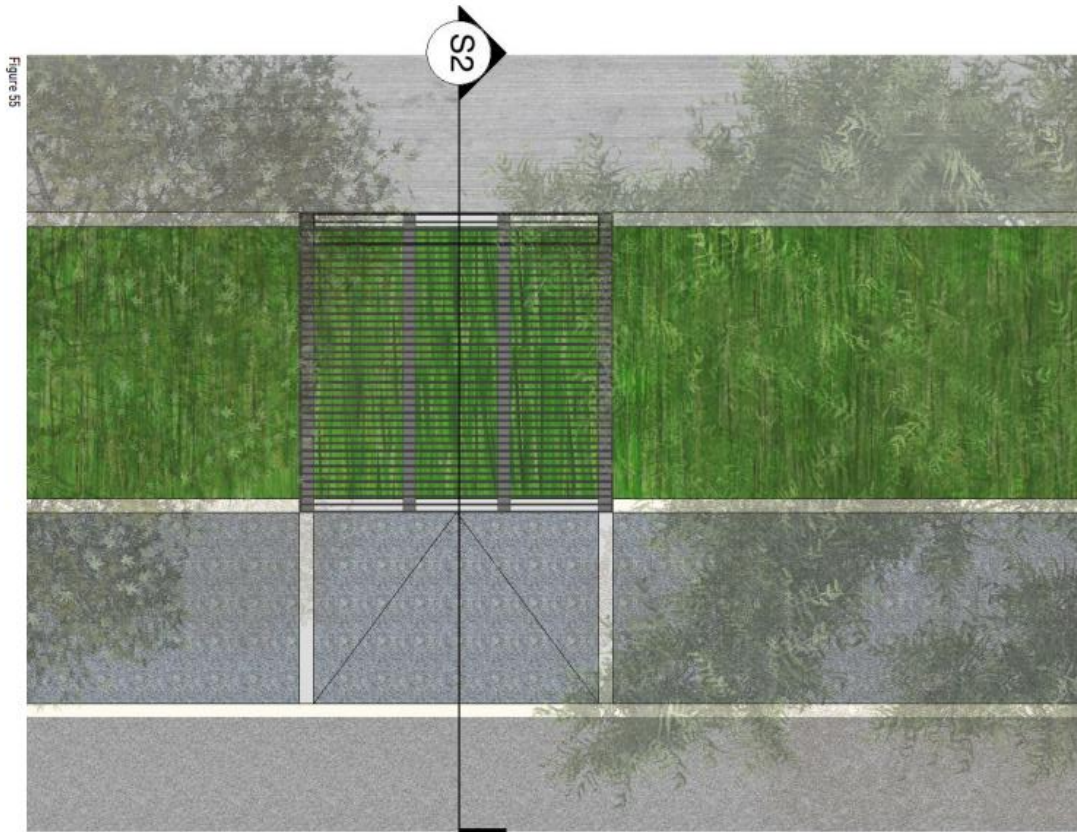


Figure 55



Cross section S2

Figure 56

Location of gabion retaining walls

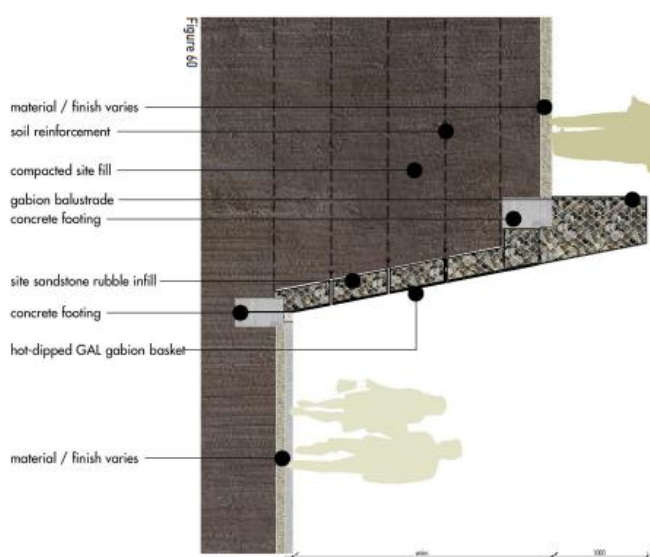
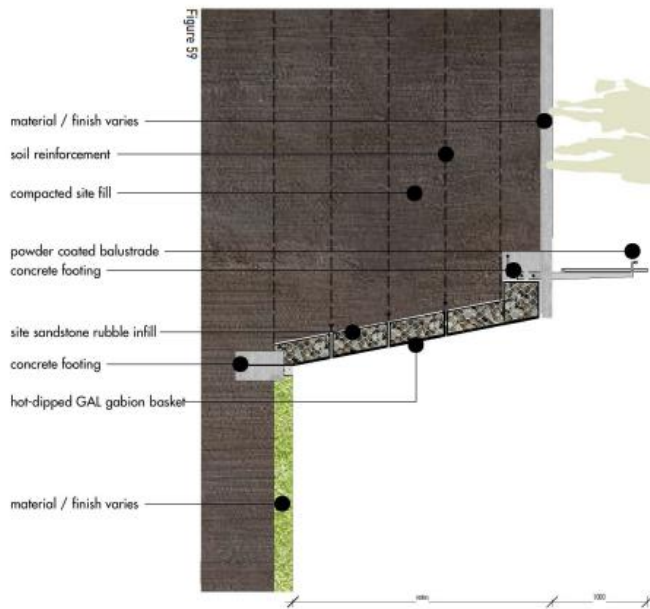
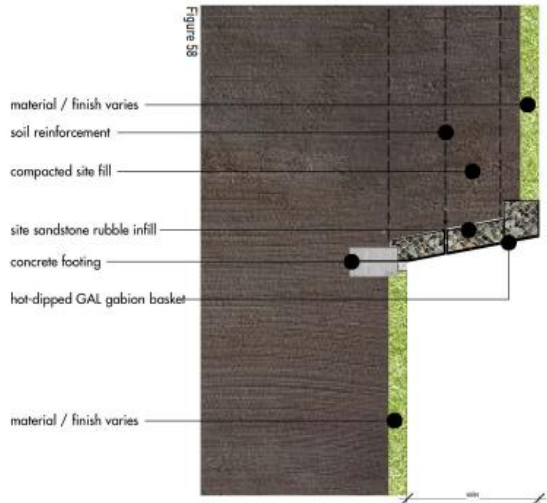


Figure 57

Wall type 1 - retaining wall

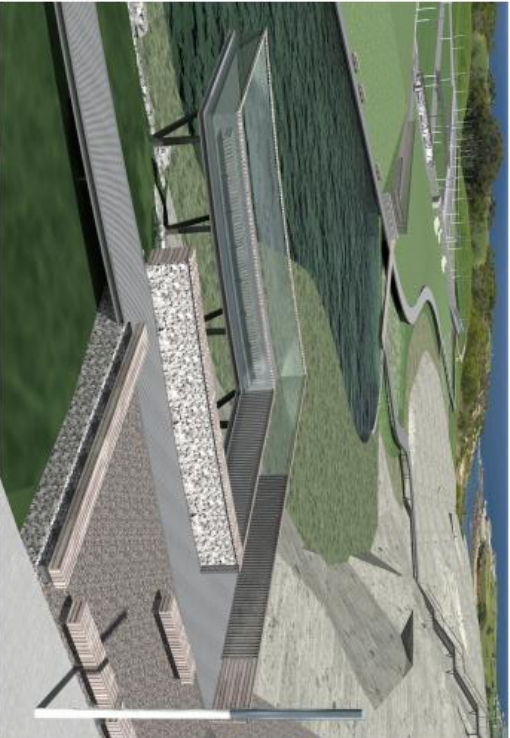
Wall type 2 - retaining wall with balustrade

Wall type 3 - retaining wall as balustrade



4.6.7 Elevated pathways, lookouts and structures

4 public domain elements



Cabbage tree lookout



Miocene lookout

Figures 61 to 64 - Perspective views of elevated structures



Ocean avenue stairs



Paleo valley stairs

Where possible the landscape construction will utilise recycled materials and will use materials with low embodied energy.

The materials palette used will be simple, utilising robust materials that are apt for their contextual setting and character and in harmony with the proposed architecture.

The design of the Paleo Valley stairs will be resolved following discussions with the La Perouse Local Aboriginal Land Council.

4.6.8 Street Lighting

A Lighting Master Plan for the project has been prepared by Steensen Varming to provide a reference for the development of detailed concepts and specifications for future external lighting works at Little Bay and to ensure a holistic approach throughout the lit night-time environment within the precinct.

The plan recognises that the Little Bay project consists of areas with disparate character and usage, and that an appreciation of these, both individually and in terms of their interdependence, is fundamental in the development of future lighting strategies.

The distribution of light and lighting structures is based upon an understanding of the layout and functionality of different parts of the Little Bay Stage 1 plan. This relates to the usage of spaces and pedestrian movement in, to, out of and around the precinct.

For detailed lighting analysis, please refer to the Public Domain Lighting Master Plan prepared by Steensen Varming.

Lighting types have been proposed for different areas in the Stage 1 plan.

- (i) Primary avenues
 - Ocean Avenue
 - Solarch Avenue
- (ii) Secondary streets
 - Green Street
 - Vew Street
 - Riparian Street
 - Banksia Street
 - Dune Street
 - Christo Street
 - Fairway Terrace
- (iii) Gathering and leisure spaces
 - Urban Lounge
 - Brand Park
- (iv) Parkland areas, pedestrian pathways
 - Paleo valley Park
- (v) Feature elements

Solar street lighting has been considered as an environmentally sustainable design strategy. The Hei Solar Light is an example luminaire currently being investigated for the provision of base and enhanced base lighting.

Hei Solar Lights consist of photovoltaic power generator units. The power generated is then stored in an in built battery system within the luminaire body and powers light emitting diodes (LEDs).

Due to shading by trees and buildings it may not be possible for the photovoltaic units to generate energy at all locations. Where it is not possible to generate solar power, the character of the light poles can still be kept consistent, having the same lighting characteristics, but with the difference that they can be cabled and work on a conventional electricity supply.

Options for solar powered photovoltaic panels are being actively considered for areas in the public domain. Hybrid power systems with electricity produced by PV panels fed into the grid during daylight hours and therefore directly offsetting some or all of the energy demand of the night-time lighting are also being reviewed, as is the provision of power for lighting by vertical axis turbines.

The specification for street lighting will be confirmed at the time of construction, as renewable energy technologies and light sources are advancing rapidly.

4 public domain elements

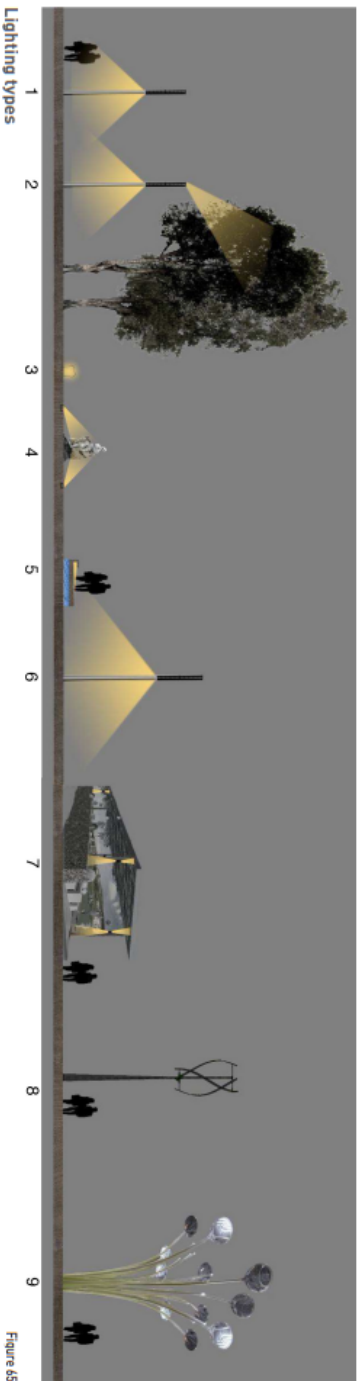
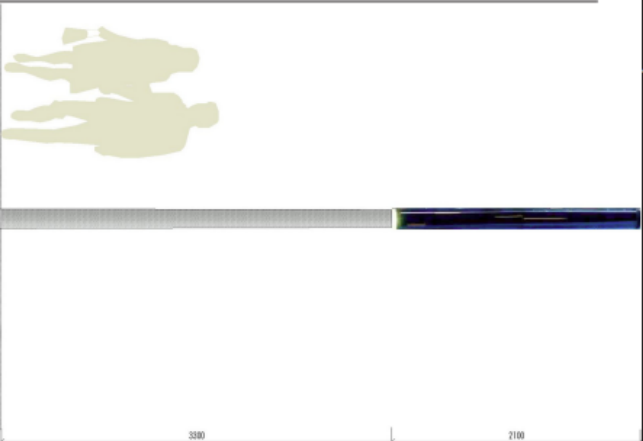


Figure 65

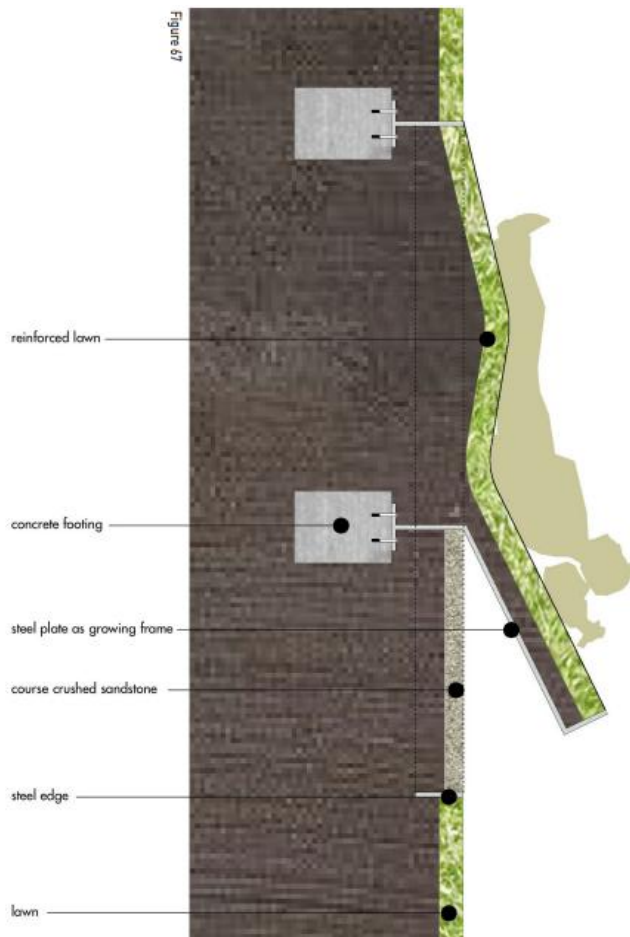


Hei Solar street light

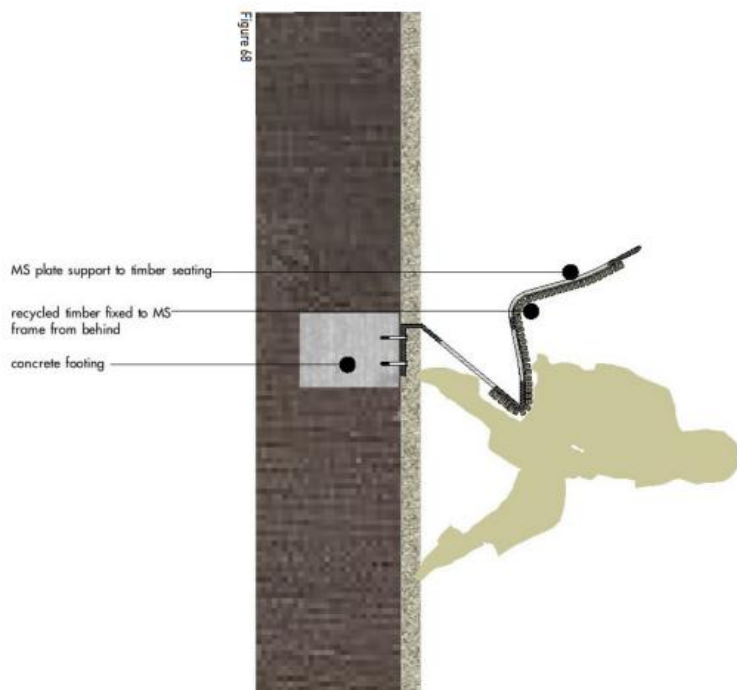
Lighting types legend

- 1. Poletop Luminaire
- 2. Poletop Luminaire with additional Feature Lighting Element
- 3. Illuminated or luminous Landscape Furniture element
- 4. Illuminated Public Art/Sculpture
- 5. Concealed Pathway Marker Lighting
- 6. Higher Light Pole for coverage of wider areas
- 7. Lighting incorporated to areas with cover may consist of up and downlighting and can also incorporate solar panels
- 8. Sculptural wind power generators may also include lighting elements
- 9. Solar sculptures may also include lighting elements

Urban 'lawnges'



Recycled timber seating



Appendix D: Management of Asset Protection Zones

Management of Asset Protection Zones

The NSW Rural Fire Service (RFS) advise that when living in a bushfire prone environment asset protection zones are required to be provided between hazardous fuels and a dwelling.

The RFS provide basic advice in respect of managing asset protection zones in several documents namely *Planning for Bushfire Protection 2006* and *Standards for Asset Protection Zones* (undated but circa 2006).

Asset protection zones provide a level of defensible space between the hazard and a habitable dwelling or similar structure. These zones are usually shown on plans adjacent to either cultural or natural assets (eg. dwelling). They act to significantly lessen the impact of intense fire. The major mitigating factor that limits the effects of wildfire is the amount of fuel available to burn. By reducing the amount of fuel there will be a reduction in the intensity of the fire.

When considering bush fire fuel it is important to understand that it occurs in our native bushland in three vertical layers – see Table 1.

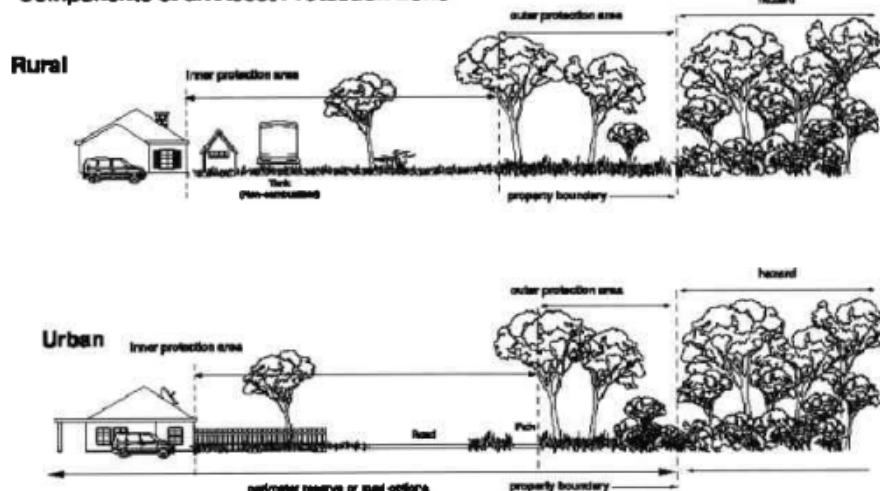
Table 1 – Fuel Layers

Fuel Layer Name	Location of Layer in vertical Column	Type of Fuel
Ground Fuels	Below ground level	Peatmoss (always below the surface)
Surface Fuels	0-200 mm	Litter layer (leaves & twigs)
Aerial Fuels	200 – 3000 mm	Shrubs and grasses
Canopy Fuels	> 3000 mm	Tree canopy

The asset protection zone can be further classified into two sub-zones with each having a specific role. These sub-zone areas are called the inner protection area (IPA) and the outer protection area (OPA) – see figure below.

The IPA is managed as a fuel free zone while the OPA is managed as a fuel reduced zone. This means that the fuel free zone has little fuel available to be consumed in the event of a fire whilst the fuel reduced zones has less than normal fuel levels that could be consumed in the event of a fire.

Components of an Asset Protection Zone



Bushfire Protection Assessment – Anzac Parade, Little Bay (Ref: 8095)

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4

Inner Protection Area (IPA)

This area is *almost free* of all fuels and usually takes the form of grassy areas, car parks, roads, concrete areas, tracks or trails. It does not imply or require the wholesale removal of every tree and or shrub.

This zone is intended to stop the transmission of flame and reduce the transmission of radiant heat by the elimination of available fuel. This area also allows airborne embers to fall safely without igniting further outbreaks.

This zone also provides a safe fire fighting position and is operationally important for implementation of clear fire control lines.

Grasses may occur within an Inner APZ if they are generally no higher than 50-75mm. Above this height, fuel weights tend to increase exponentially and consequentially cause greater flame heights and therefore fire intensity

Shrubs may occur within an Inner Protection Area in the form of clumping amidst open grassy areas. The design of the clumping will be dependent on species selection and spatial density. For example the larger the shrubs the less clumping may occur in a given area.

A tree may occur within an Inner Protection Area if the canopy does not form a link with shrubs and other canopy. The reason is to lessen any chance for 'vegetation linking' and the capability for fire to extend into the canopy. As a general rule trees are allowed within an Inner Protection Area but only where those trees are at least 5 metres away from a dwelling.

A recommended performance standard for the fuel load of an inner protection area is between 0 – 4 t/ha. Shrubs may occur within an inner protection area commensurate with a spatial distribution of 15-20%. For example an area of 100m² (10mx10m) can have up to 20% of this area composed of shrubs.

If a shrub layer is present the following table shows the additional fuel weights that should be added to the calculated surface fuels.

Shrub cover	Fuel Weight
10-30 %	2.5 tonnes / ha
35-50 %	5.0 tonnes / ha
55-75%	7.5 tonnes / ha

Presence of Trees within an Inner Protection Area

A tree may occur within an Inner Protection Area if the canopy does not form a link with shrubs. The reason is to lessen any chance for 'vegetation linking' and the capability for fire to extend into the canopy.

It is a basic premise in fire behaviour understanding that fire cannot occur in the canopy unless surface fuels such as grasses or shrubs are burning. This merging creates opportunity for fire to link with the canopy and therefore increase fire intensity by some significant amount.

Trees that have a canopy beginning near the ground (such as Forest Oaks *Allocasuarina*) form a continuous link with the tree canopy and shrubs. A forest canopy cannot therefore burn without fuel to feed that fire. In a 'tall open forest' where the trees are generally above 20 metres in height the canopy is separated from the land surface by some distance. In an 'open woodland' the low canopy height (usually < 5 metres) merges with the shrubland layer.

Knowing the relationship between the shrub layer and the tree canopy allows fire managers to design safer areas in the asset protection zones. It is for this reason that vegetation such as Forest Oaks are usually excluded from an Inner Protection Area.

Similarly in 'open forests' the height of the forest is sufficiently removed from the shrub layer. As a general rule trees are allowed within an Inner Protection Area where the density of those trees is commensurate with Table 2 below and located on slopes up to 20% with a Westerly aspect.

In respect of trees that can be located in an Inner Protection Area Table 2 provides guidelines.

Table 2 – Tree Density in Inner Protection Area

Distance from dwelling wall	Trees permitted on the exposed side of a dwelling	Trees permitted on the non exposed side of a dwelling
within 5 metres	No trees	No trees
between 5-10 metres	One tree per 100 m ²	2 trees per 100 m ²
Between 10-20 metres	<10 tree per 400 m ²	<10 trees per 400 m ²

Outer Protection Area (OPA)

This zone is designed to stop the development of 'intense' fires and the transmission of 'severe' radiated heat.

The OPA assumes all trees will remain but with either a modified shrub / grass layer or regular removal of the litter layer. In some sparse vegetation communities the shrub layer may not require modification.

The fire fighting advantage will manifest in reduced fire intensity. It achieves this by denying fire a significant proportion of the fuel to feed upon. Fuels containing small (or fine) leaves such as *Forest Oaks* (or similar) are targeted for removal due to the capacity to burn quickly and therefore feed fire up into adjacent trees.

In most cases the removal of 85% of the litter layer will achieve a satisfactory OPA. A recommended performance standard for the fuel load of an Outer Protection Area is between 4-6 t/ha.

Managing the APZ

Fuel management within the asset protection zone/s should be maintained by regular maintenance such as

- Mowing grasses regularly - Grass needs to be kept short and, where possible, green.
- Raking or manual removal of fine fuels - Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark should be removed on a regular basis. This is fuel that burns quickly and increases the intensity of a fire. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.
- Removal or pruning of trees, shrubs and understorey - The control of existing vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation. Prune or remove trees so that you do not have a continuous tree canopy leading from the hazard to the asset. Separate tree crowns by two to five metres. A canopy should not overhang within two to five metres of a dwelling. Native trees and shrubs should be retained as clumps or islands and should maintain a covering of no more than 20% of the area.

- Tree or tall shrubs may require pruning upon dwelling completion in line with PBP 2006. Notwithstanding this the presence of shrubs and trees close to a dwelling in a bushfire prone landscape requires specific attention to day to day management and owners and or occupier should be made aware that whilst landscaping can contribute to a way of life and environmental amenity the accumulated.

In addition the following general APZ planning advice should be followed.

- Ensure that vegetation does not provide a continuous path to the house.
- Plant or clear vegetation into clumps rather than continuous rows.
- Prune low branches two metres from the ground to prevent a ground fire from spreading into trees.
- Locate vegetation far enough away from the asset so that plants will not ignite the asset by direct flame contact or radiant heat emission.
- Ensure that shrubs and other plants do not directly abut the dwelling. Where this does occur, gardens should contain low-flammability plants and non flammable ground cover such as pebbles and crush tile; and
- The following RFS illustrative diagram depicts one version of an ideal situation. Specific advice is to be sought from qualified experts to ensure that the implemented asset protection zones meet the performance criteria of asset protection zones.



Figures courtesy of NSW RFS 2006.

Appendix E: Definitions

Asset Protection Zone: (APZ) is an area of land that is not built upon. The APZ is measured from the edge of the identified remnant bushland and may include streets and open spaces. There are limitations on the uses and treatment of APZ's.

Building depth: The cross sectional depth of a building or structure, measured at its deepest point.

Courtyard House: A house designed in such a way that all the principal living areas have an aspect and direct access to a reasonably sized courtyard which also forms the principal focus of the house. The courtyard may be located in the front, side or rear of the house and its essential character is as an outdoor room.

Detached Dwelling: A building that contains one, but not more than one residential dwelling, that is not attached to other houses.

Deep Soil Area: 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. However, the following are not included for the purpose of calculating deep soil permeable surfaces:

- a) swimming and spa pools
- b) paved areas including step ping stone pavers
- c) artificial turf
- d) planter boxes, or planted areas above basements, podiums, roofs, or slabs.

Dwelling: A building containing a suite of rooms occupied, used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Enclosed parking space: An area for the parking of vehicles which is roofed and defined by solid walls on at least three of its four sides.

Fill: The deposition of soil, rock or other material obtained from a site outside the property boundaries of an allotment of land on which it is deposited. Areas of fill cannot be used to artificially increase the RGL and/or permissible building heights.

Floor space ratio: As defined in Randwick Local Environmental Plan 2012.

Front garden area: A privately owned landscaped area located between the building and the street boundary of a property.

Greywater recycling: The collection, treatment and reuse of water collected from shower, laundry and basins.

Gross floor area: As defined in Randwick Local Environmental Plan 2012.

Habitable Room: Rooms used for normal domestic activities, including bedrooms, living rooms, lounge rooms, music rooms, television rooms, kitchens, dining rooms, sewing rooms, studies, playrooms, family rooms and sun rooms.

Landscape Area: means any part of a site area that is used, or capable of being used, for outdoor recreation or garden areas and includes landscaped podium areas and water tanks located at ground level. It does not include areas used for parking, driveways, balconies or areas used for garbage or recycling material storage or sorting.

Living area: A room used for normal domestic activities excluding bedrooms, studies and non-habitable rooms.

Maisonette housing: Housing types in a one-up, one-down configuration with shared basement parking. A shared entry or individual entries to each dwelling must be provided from a public street frontage.

Mandatory Garden Zone: Areas required to be made as gardens with 80% deep soil area to contribute to streetscapes and form consolidated infiltration areas.

Multi unit residential apartment: A single structure that comprises or includes:

- 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and
- 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops),

but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.

Non habitable room: Rooms that are occupied infrequently for short periods and include bathrooms, laundries, toilets, pantries, walk-in-robos, corridors, hallways, lobbies, darkrooms, clothes drying rooms and the like.

Pavilion house: A house designed in such a way that the footprint is formed of thinly proportioned elements that provide all principal living areas and bedrooms with an aspect and direct access to reasonably sized external spaces which form a primary focus of the rooms of the house. A Pavilion House may be formed from one or a number of pavilion elements.

Private open space: An area of land, balcony, terrace and the like, suitable for the private outdoor living activities of the occupants of a dwelling.

Public domain: Areas in public ownership and/or freely accessible by the public including streets, open spaces, pedestrian pathways, cycleways and the like.

Public domain interface: Privately owned open spaces that have a strong impact and presence from the public domain such as front garden areas, areas between buildings and their associated street boundary, porches, terraces and entry thresholds.

RGL: Remediated Ground Level. The ground level that exists after completion of remediation, earthwork and recontouring of the site as determined by the development consent.

Roof Height: The vertical distance from the highest point on a roof to the RGL (Remediated Ground Level) of that site.

Row Housing: Housing types with shared side boundary walls and private rear courtyards and/or gardens. Each dwelling must have an independent address from a public street frontage.

Secondary street frontage: The boundary of an allotment which is adjacent and parallel to a minor secondary street or lane. On corner lots with two street frontages this is generally the street frontage with the longer dimension.

Setback: The distance between the allotment boundary of a site and the external wall of a building erected or proposed to be erected.

Site area: The area contained within the title boundaries of an allotment or the area of land to which an application for consent relates.

Square courtyard housing: Single dwellings with shared side and rear boundary walls and a series of internal and external courtyard to maximise amenity.

Storey: The space in a building between one floor level and the floor level immediately above, or where there is no floor above - between one floor level and the ceiling above.

Storey above ground level: Any level of a building which protrudes more than 1.2m above RGL is considered to be a storey above ground.

Storey below ground level: Any level of a building which protrudes less than 1.2 above RGL is considered a storey below ground.

Villa housing: Housing where address and entries to dwellings are provided from a private driveway. This form of housing is prohibited in this plan. All dwellings must have address and access from a public street.

View Sharing: A strategy ensuring the protection of significant outlooks and vistas from all parts of the public domain and the equitable and reasonable distribution of outlooks and vistas from areas within the private domain.

Wall Height: The vertical distance from the highest point on an external wall to the RGL (Remediated Ground Level) of that site. Each external wall height measurement must include gable ends and attic walls with an area of 6m² or more and dormer windows that protrude horizontally from the roof more than 2.5m.

Zero lot: A condition where built form is permitted to abut the allotment boundary. Where zero lot development is permitted on both sides of an allotment boundary, the separating wall and footing zone should be centred on the shared allotment boundary. Where zero lot development is permitted on one side of an allotment boundary only, or where it abuts a public street reserve any wall and its associated footings should be displaced so as to sit wholly within the residential allotment.



STRATEGIC PLANNING

Randwick Development Control Plan D14 Well Located Housing Area (formerly HIAs)

D06208836

27 July 2026



File reference	D06208836	Date	Signature
Prepared by	DA + LS	September 2024	
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Part A

Overarching controls

1. Introduction

Well Located Housing Areas (WLHA) formerly known as Housing Investigation Areas (HIA) are located within Kensington, Randwick and Kingsford as shown in Figure 1, and provide an important contribution to Randwick City's housing growth over the next 10 years. These areas were identified in the Randwick Housing Strategy (2020) and contribute towards the 6-10 year (2021-26) housing capacity and towards housing diversity for the Randwick City community. The WLHA are located to benefit from excellent access to employment and services in the Health and Education Precinct and will meet the day-to-day needs of future residents due to their proximity to existing strategic and town centres. They are also well served by public transport with frequent light rail and bus services connecting to the Sydney CBD, Eastern Suburbs and greater metropolitan Sydney.

As a result of the extensive review and investigation, they have been designed for moderate uplift in residential dwelling capacity.

The objectives and controls contained within this DCP apply to the design of residential flat buildings, co-living, shop top housing and mixed-use developments located within WLHA's. In addition to other provisions set out in this DCP, all proposed developments will be assessed against the minimum standards specified in the Apartment Design Guide (ADG) which supports State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

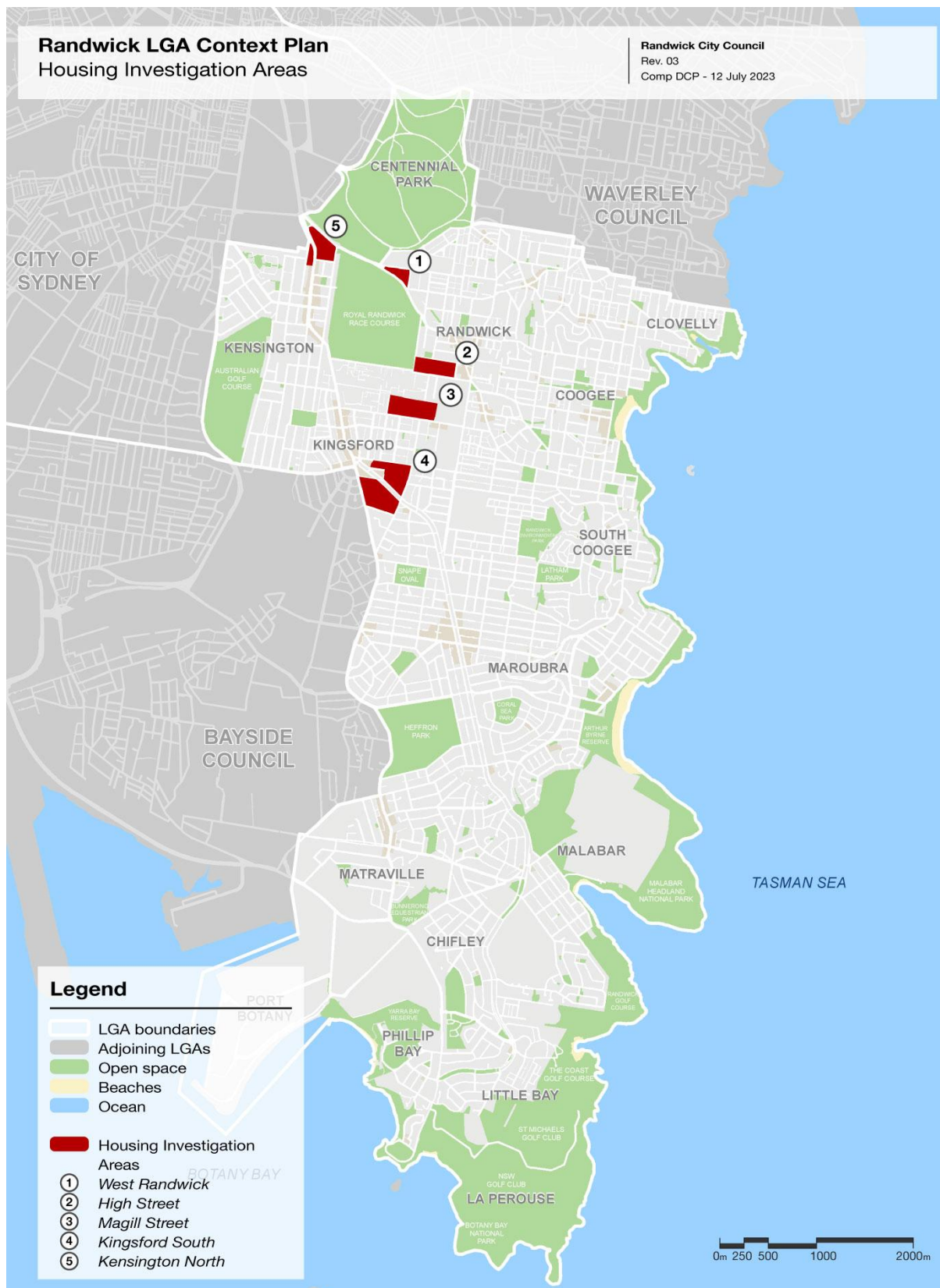
1.1. Comprehensive Planning Proposal – Housing Investigation Areas

The Randwick LEP 2012 (Amendment 9), known as the Comprehensive Planning Proposal (CPP) came into effect on 1 September 2023. The CPP included changes to the zoning, maximum Height of Building (HoB) and Floor Space Ratio (FSR) and sets the overall planning parameters for the WLHAs, within which these DCP controls provide more detailed design guidance.

1.2. Housing Investigation Areas urban design analysis report

The Objectives and Controls in this section of the DCP are informed by the extensive site and built form analysis, 3D modelling, and feasibility testing completed for the HIA Urban Design Analysis studies prepared in 2022 and exhibited with the CPP.

Figure 1: LGA context plan



Source: Randwick City Council 2023

1.3. Alignment with other planning instruments

This section applies to all new development and alterations and additions to existing development on land situated within the WLHAs (Figure 1). The controls supplement the provisions of the Randwick Local Environmental Plan (RLEP) and aim to deliver high quality urban design, architectural and landscape design, to promote a high level of liveability in locations that have access to economic and employment opportunities, public transport services and recreational destinations.

In addition to the RLEP, several State Environmental Planning Policies (SEPP) apply to certain types of development within the WLHAs, depending on the nature of the proposal. The key SEPPs are:

- Housing SEPP 2021
- Transport and Infrastructure SEPP 2021
- Sustainable Buildings SEPP 2022

In the event of an inconsistency between this DCP and a relevant SEPP, the SEPP prevails to the extent of the inconsistency.

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

- Part A – Introduction
- Part B - General Controls of the DCP
- Other sections of the DCP for specific development types, sites, or locations, as relevant to the Development Application (DA)

Note

The ADG is particularly relevant to the five-to-eight storey mid-rise residential development proposed in the WLHAs. This DCP should be read in conjunction with the ADG, and the design of buildings within the WLHAs need to address the ADG planning and design requirements. Whilst ADG design requirements are generally not duplicated in this DCP, certain controls are highlighted to provide clarity for applicants.

2. Urban design and place-making

2.1. Guiding principles

Development within the WLHAs must align with the following urban design and place making principles which are informed by the respective HIA Urban Design Reports and community input:

- Provide quality affordable housing to meet local housing needs, particularly for key workers, essential workers and students
- Provide a supporting and innovative land use role for WLHAs that adjoin health and education campuses, and business centres / town centres
- Facilitate a 20 minute walking city precinct
- Contribute to Randwick's green grid by enhancing tree canopy cover and extending the local network of green spaces, streets, plazas and laneways
- Provide an environment for residents that has high liveability and amenity and exceeds the minimum standards of the Apartment Design Guide (ADG)
- Create a positive street level environment through built form that is permeable, maintains human scale within the city blocks and streetscapes and allows solar access to key parts of the public realm
- Design neighbourhoods to support active transport (walking and cycling) by incorporating through-site links, wider footpaths and pedestrian friendly infrastructure that encourages walking and cycling
- Create an attractive, landscaped public domain that fosters a strong sense of place and encourages social interaction
- Ensure that new infill development respects the fine-grain character of heritage items and contributory buildings, reinforcing the existing urban fabric
- Promote excellence in urban design, architectural and landscape design including best practice environmentally sustainable principles
- Achieve innovative place-based design responses that enhance local hydrology, climate resilience and environmental performance.

Controls

- a) A statement must be submitted with all DAs that demonstrates consistency with the Guiding Principles of this 'Part A – Overarching controls' and the relevant objectives contained in 'Part B – Site specific controls'.

3. Design excellence

Explanation

Design excellence is a core urban design principle for the development of the Well Located Housing Areas (WLHAs). It aims to deliver high quality built form outcomes that enhance amenity for both existing and future residents, while raising the overall standard of urban planning, architectural design and environmental sustainability.

The RLEP establishes the applicable land Zoning, Height of Building (HoB) and Floor Space Ratio (FSR) controls for properties within the WLHAs.

In accordance with Clause 6.11 of the Randwick LEP, the consideration of design excellence is required for development proposals that meet any of the following criteria:

- Involve buildings over 15m in height, or
- Are located on sites greater than 10,000m² in area; or
- Are situated on land where a site-specific development control plan (DCP) is required.

Given that the HoB controls within the WLHAs typically permit buildings of at least five storeys, all properties within these areas- when redeveloped – will be subject to the design excellence provisions of the Randwick LEP.

4. Density and land use

Explanation

Clause 4.4 of the RLEP provides FSR standards for the WLHAs. The maximum FSR that can be achieved on a site is shown on the RLEP FSR Map and a summary for each WLHA is provided in Table 1 below:

Table 1: Floor Space Ratio and Building Heights

WLHA	FSR	Building Height (metres and storeys)
West Randwick (H1)	3.6:1 E1 Zone 1.8:1 R3 Zone	24m (7) Zone E1 16.5 (5) Zone R3
High Street (H2)	3:1 R3 Zone	26m (8) Zone R3
Magill Street (H3)	1.8:1 R3 Zone	19.5m (6) Zone R3
Kingsford South (H4)	1.6:1 R3 Zone 1.7:1 E1 Zone	16.5m (5) Zone R3 17.5m(5) Zone E1
Kensington North (H5)	2:1 R3 Zone 1.5:1 R3 Zone	23m (7) Zone R3 16.5m (5) Zone R3

Source: Randwick City Council 2022

Objectives

The objectives for density and land use within the WLHAs are to:

1. Ensure appropriate densities are achieved in precincts within the Randwick LGA that are well serviced by public transport, and located near employment hubs, town centres and green spaces
2. Contribute to meeting the identified dwelling targets for the Randwick City LGA
3. Provide an appropriate and sensitive building density transition to adjacent Heritage Conservation Areas (HCAs), heritage Items and low-scale residential neighbourhoods
4. Support well-coordinated and compatible residential and permitted non-residential development within the WLHAs
5. Encourage innovative health and education-related uses that compliment surrounding land uses
6. Activate key streetscapes at ground floor level, where permitted
7. Support local employment opportunities within business zones.

Controls

- a) The maximum FSR permitted on a site is shown on the RLEP FSR Map
- b) Health and education support land uses, and innovative enterprise / start-up businesses are encouraged in proximity to health and educational campuses (Randwick Hospital and UNSW)
- c) Ground floor non-residential uses are encouraged at prominent corner locations to provide services within the WLHAs, where permitted
- d) Active frontages are required at ground floor level for development within business zones and for the High Street frontage of Block C.

5. Built form

Explanation

Built form refers to the ‘three dimensional’ appearance or character of the WLHAs encompassing the aesthetic quality, shape, scale and configuration of individual buildings, and their relationship to other buildings within the WLHA and to streets and the public domain. Objectives and Controls focus on achieving an appropriate scale for new development so that buildings achieve a coherent, harmonious and visually appealing urban environment, that enhances the public realm.

For detailed built form requirements, refer to ‘Part B – Site specific controls’ which outline development controls tailored to each WLHA city block.

The block control plans provide detailed development controls for new development in the WLHAs informed by an urban design constraints analysis. This analysis identifies buildings that are constrained, including:

- Heritage listed
- Contributory to the character of the area
- Church owned
- Utility infrastructure such as substations
- Recently completed, and
- Residential strata buildings comprising 8-10 apartments or more that are assessed as unlikely change in the medium term.

Where redevelopment proposals vary from these assumptions they will be assessed on merit, with reference to both the overarching and block-specific objectives and development controls established for the WLHA.

Objectives

The objectives for built form within the WLHAs are to:

1. Ensure built form is compatible with the desired future character of each WLHA in terms of building bulk, scale and massing
2. Promote coherent and orderly redevelopment of land, avoiding the isolation of sites
3. Ensure development reinforces the urban structure and street hierarchy through responsive design
4. Ensure development respects the existing siting, scale, form and character of adjoining properties
5. Avoid large, bulky and unarticulated ‘wall-like’ building form that visually dominate the public realm
6. Achieve a scale transition between WLHA buildings and surrounding residential areas to protect residential amenity
7. Design development to optimise solar access, protect privacy, maintain view corridors and enhance visual amenity for neighbouring properties, public spaces and communal areas in accordance with best practice urban design principles
8. Ensure that the number of storeys in a development aligns with the maximum permissible building height in metres under the RLEP allowing for ADG compliant floor-to-floor heights, internal amenity, roof top structures (such as plant rooms or lift overruns) and to allow for flexibility for future changes of use (particularly at ground floor level)
9. Allow sufficient space between floors for building services and acoustic attenuation

10. Incorporate upper-level building setback controls to reduce the apparent scale of buildings, establish a consistent street wall height, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment.

Controls

Lot amalgamation

- a) Demonstrate that the minimum dimensions of an amalgamated redevelopment site (consolidated from multiple existing individual properties) are consistent with 'Part B – Site specific controls'
- b) Site amalgamation must not compromise the future development potential of adjacent or intervening sites
- c) Where a development proposal unavoidably results in an isolated site, the applicant must demonstrate that reasonable efforts have been made to avoid this outcome. The following must be submitted with the DA:
 - i. Evidence of written offer/s made to the owner of the isolated site and any responses received prior to the lodgement of the DA
 - ii. Schematic diagrams demonstrating how the isolated site is capable of being redeveloped in accordance with relevant provisions of the RLEP and this DCP to achieve an appropriate urban form and an acceptable level of amenity
 - iii. Schematic diagrams showing how the isolated site could potentially be integrated into the development site in the future in accordance with relevant provisions of the RLEP and this DCP to achieve a coherent built form outcome for the block

Building heights

- d) The maximum Height of Building (HoB) that can be achieved on a site is shown on the RLEP Height of Building Map
- e) The maximum number of storeys permitted on a site must comply with the following:
 - i. on sites with a maximum HoB of 16.5m and 17.5m – 5 storeys
 - ii. on sites with a maximum HoB of 19.5m – 6 storeys
 - iii. on sites with a maximum HoB of 23m and 24m – 7 storeys
 - iv. on sites with a maximum HoB of 26m – 8 storeys
- f) Where a property is identified by Council to be flood affected, this may require a ground floor habitable space to be raised above the existing ground level (above the 1 in 100-year flood level, plus 0.5m freeboard). In such cases, the additional height should be absorbed into the overall height of the building, whilst maintaining ADG floor to ceiling standards and not exceeding the required LEP maximum building height. In this case the full number of storeys stated in e) above may not be able to be achievable. Council may at its discretion consider a minor exceedance in height where required to meet the Floor Planning Flood Level

Definition

Under RLEP, the '**maximum building height**' is defined as: The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Street walls

- g) In the High Street WLHA and West Randwick WLHA E1 Zone, buildings must be designed with a street wall height of 6 storeys

Building setbacks

- h) Developments must comply with the minimum ground floor and upper-level setbacks illustrated in the relevant block diagrams in 'Part B – Site specific controls' ensuring appropriate building separation, solar access and streetscape design
- i) Where pedestrian link/s or street setback strips are required, landowners must dedicate these areas to Council. This requirement will be included as a condition of consent. For the purposes of calculating FSR and deep soil zones, the original site area including the required pedestrian link/s and setback strip area/s will be used
- j) Where development results in an exposed party wall, the wall must incorporate high quality architectural, vertical landscaping treatments or public art (subject to Council approval) to enhance visual amenity of the wall until the adjoining building is constructed

Building depth

- k) The residential component of a development is to have a maximum building depth of 20m, including balconies. A maximum building depth of 22m, may be permitted on merit, subject to ADG compliance for floor to ceiling height, solar access and cross ventilation and where it contributes positively to internal amenity and environmental performance.

Definition

Building depth refers to the dimension measured from the front to the back of a building's floorplate. It has a significant influence on internal residential amenity such as access to light and air. For residential development, narrower building depths generally have a greater potential to achieve optimal natural ventilation and solar access than deeper floor plates.

6. Through site links / mid-block connections

Explanation

Through site / mid-block links are essential components of a well-connected urban environment. These pedestrian access routes should be established within larger urban blocks and development sites, particularly where increased density is proposed.

Such links improve permeability enabling more direct and convenient access to public transport, parks, business centres pedestrian and cycling networks and other key destinations. By improving connectivity, they support walkability, encourage active transport, and foster opportunities for neighbourhood interaction and social connection.

Objectives

The objectives for site links/mid-block connections are to:

1. Facilitate seamless movement by providing direct, convenient connections to public transport, parks, business centres, pedestrian and cycling networks, key destinations and surrounding residential areas
2. Ensure that through site links and mid-block connections are designed to be safe, high quality, well-lit, accessible and providing a high level of pedestrian amenity
3. Integrate walking and cycling routes into the broader street network to encourage active transport, foster community interaction, support healthier lifestyles and reduce reliance on private vehicle
4. Provide clear and legible connections that integrate seamlessly with the surrounding public domain, enhancing wayfinding and contributing to a cohesive urban fabric.

Controls

- a) Through site links and mid-block connections must be provided in accordance with the relevant block diagram in 'Part B – Site specific controls'
- b) Where additional through site links are proposed (in addition to those required), the consent authority is to assess their necessity and desirability having regard to the objectives of this section
- c) Land required for through site links and mid-block connections is to be dedicated to Council. This will be required as a condition of development consent. The calculation of FSR and deep soil are to be based on the original site area including the required pedestrian link/s
- d) Through-site links/ mid-block links are to be designed to:
 - i. Have a minimum width as specified by the relevant block diagram in 'Part B – Site specific controls'
 - ii. be open to the sky to ensure natural light and ventilation
 - iii. Be direct, legible and publicly accessible 24 hours a day
 - iv. provide clear sightlines along the full length of the link to enhance safety and wayfinding
 - v. Be easily identifiable by users and convey a public character through design, materials and signage
 - vi. Include signage indicating public accessibility and destinations or streets which it connects
 - vii. Be clearly distinguished from vehicle accessways to avoid confusion and ensure pedestrian safety
 - viii. Include adequate lighting to support safe use at all times

- ix. Align with breaks between buildings so that views are extended and there is less sense of enclosure
- x. Provide opportunities for passive surveillance from existing and proposed development to enhance safety
- xi. Include materials and finishes (paving materials, tree planting, furniture etc.) that integrate with adjoining streets and public spaces and be graffiti and vandalism resistant
- xii. Ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools, etc) are located within the through-site link
- xiii. Include landscaping to provide shade and assist in guiding people along the link while enabling long sightlines
- xiv. Consider the privacy of existing adjoining development, particularly indoor and outdoor living spaces.

7. Laneway / shared way zones

Explanation

Laneways and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management and car parking access to developments. Laneways / shared zones in certain situations assist in providing an appropriate scale transition and separation from surrounding lower scaled neighbourhoods.

Objectives

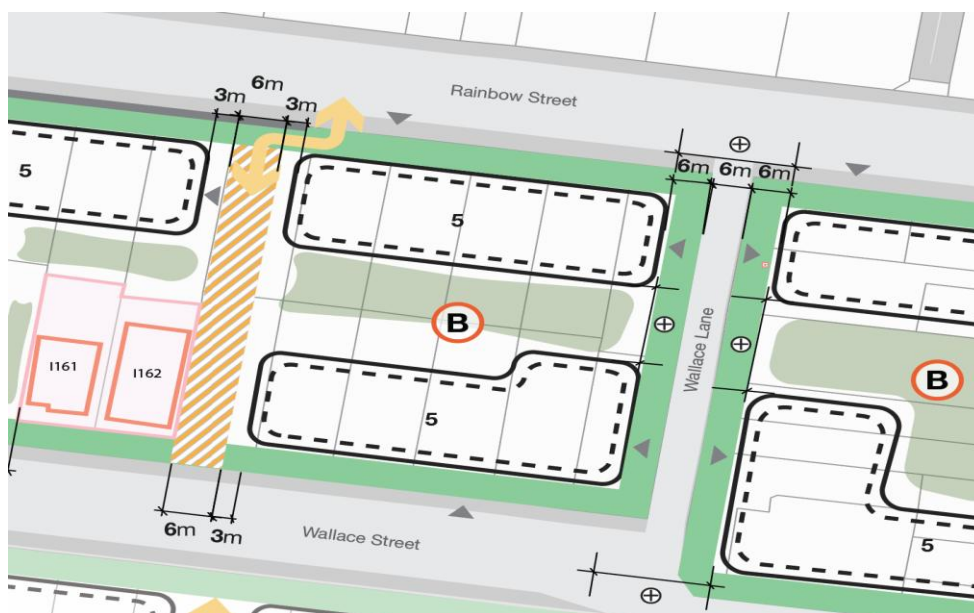
The objectives for laneways/shared way zones are to:

1. Facilitate vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
2. Provide usable, green and leafy laneways
3. Encourage passive surveillance of any existing or new laneways.

Controls

- a) Laneways are to be a minimum of 6 metres wide (for larger developments, a carriageway width greater than 6 metres may be required), provide sufficient width for turning and U-turn movements, and shall provide landscaping, lighting and high quality materials and finishes, and opportunities for art to enhance the pedestrian environment
- b) All new development that fronts lanes shall be articulated to create visual interest and shall incorporate passive surveillance by orienting windows and balconies onto the lane
- c) Ground floor uses fronting lanes shall incorporate openings onto the lane to contribute to the enjoyment and activation of the lane including, where possible, outdoor dining
- d) Applicants are to negotiate Rights of Carriageway with adjoining property owners where required for access.

Figure 2: Laneway widths



Source: Randwick City Council 2023

Note:

Evidence of the attempt to obtain the adjoining property owner's agreement to the Right of Carriageway is to be submitted as part of the Development Application (DA).

Refer to Transport for New South Wales (TfNSW) Technical Direction 'Design and Implementation of Shared Zones Including Provision for Parking' in the planning and design of shared zones.

8. Heritage conservation

Explanation

Several of the WLHAs contain heritage listed items, as identified on the RLEP Heritage Map. These items / properties are valued because they are associated with phases of history, or important people or events. Collectively this heritage contributes to the community's cultural life, sense of place and identity.

Objectives

The objectives for heritage conservation are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and protect the distinctive and significant physical fabric of heritage items and contributory buildings and where relevant, associated gardens and landscape
3. Encourage sensitive restoration and adaptation of heritage items and contributory buildings
4. Ensure surrounding or infill development is designed to respond sympathetically to the historic scale, built form, character and detailing of nearby heritage items and contributory buildings
5. Ensure that the heritage significance of heritage items and/or Heritage Conservation Areas (HCAs) located in the vicinity of development in the WLHAs are considered in the assessment of Development Applications (DA).

Controls

All development

- a) All development involving or within the visual catchment of heritage items are to be planned and designed in accordance with the requirements of Part B2 - Heritage of the Randwick DCP
- b) All development involving heritage items and contributory buildings are required to:
 - i. Adhere to the principles of the Burra Charter
 - ii. Include with a DA application, a Heritage Impact Statement (HIS) or Heritage Impact Assessment (WLHA) prepared in accordance with Council's requirements
 - iii. Ensure the HIS or WLHA addressees the heritage significance of the item or contributory building, the impact of the proposal on the heritage significance of the building or heritage item/s within the vicinity, the rationale for the proposed development, and the compatibility of the development with the objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories
- c) Where development located near the boundary of another Local Government Area (LGA) a HIS must be prepared to assess the potential impacts on heritage items or HCAs in the adjoining LGA

Heritage items and contributory buildings

- d) Alterations and additions to heritage items and contributory buildings must conserve the original characteristic built form, and avoid significant changes to the appearance of the principal, or historically significant facade, except when removing detracting or intrusive elements

- e) Alterations and additions to heritage items and contributory buildings should:
- i. Retain, restore, and where possible reinstate significant features and building elements on principal elevations, shop fronts and visible side elevations, including, original openings and decorative features such as original doors, windows, sun hoods, awnings, lighting and historic signage
 - ii. Remove unsympathetic alterations and additions, and building elements where possible
 - iii. Retain and encourage adaptive re-use of historic shop fronts and avoid unnecessary screening through planting, signage or other works
 - iv. Retain and conserve the form and articulation of historic street frontages (such as the first structural bay/or first room to preserve inset verandas) and avoid 'facadism'
 - v. Ensure new work is designed to be clearly distinguishable from original fabric when undertaking extensions, alterations, reconstruction, or repairs
 - vi. Incorporate new doors and windows which are compatible with the position, size and proportions of original windows and doors
 - vii. Balance conservation works including the reinstatement and restoration of historic fabric with the and impact of any larger development on the site. Restoration works should enhance the quality of finishes, form and detail and incorporate materials, finishes and colours which are visually compatible with the heritage or contributory building and enhance its appearance
 - viii. Ensure that new services are discretely integrated within and behind retained street frontages and not above awnings
 - ix. Ensure new signage is located below, or no higher than street awning level, as signage above the awning detracts from the detail and quality of historic fabric.

New development adjacent to heritage items and contributory buildings

- f) Development adjacent to heritage items and contributory buildings should:
- i. Be designed to respect the historic scale, proportions and articulation of adjacent contributory built forms, including heights, solid-to-void ratios and alignment of street awnings
 - ii. Incorporate podiums and building elements that reference the principal height lines and architectural rhythm of historic streetscapes, ensuring cohesion with the established street frontage
 - iii. Be designed to incorporate setbacks which retain the profile and massing of exposed side elevations to retained contributory built forms
 - iv. Ensure new street elevations maintain the vertical articulation and segmented character of historic building groups which contribute to streetscape variety and a human scale. Avoid dominant unrelated horizontally articulation that is unrelated to the historic context
 - v. Provide contemporary new signage that complements the character of the contributory buildings
 - vi. Ensure that new finishes to side elevations are visually compatible and do not detract from detailing and finishes of the street-facing facades
- g) Development should reinforce the prominence of street corners by maintaining and reinstating historic height lines at, and adjacent to intersections
- h) Ensure corner treatments contribute to legibility, orientation and the architectural character of the precinct.

Part B

Site specific controls

9. Well Located Housing Areas (formerly Housing Investigation Areas)

The following section outlines the overarching vision and desired future character for the WLHAs. It establishes the strategic intent for the built form, public domain, landscape and access outcomes across the precincts.

Each WLHA section includes a dedicated sub-section that provides:

- Objectives and controls tailored to the precinct's context
- Specific design requirements for built form, public domain, landscape and access
- Block-by-block envelope controls to define the maximum extent of a building in height, length and depth.

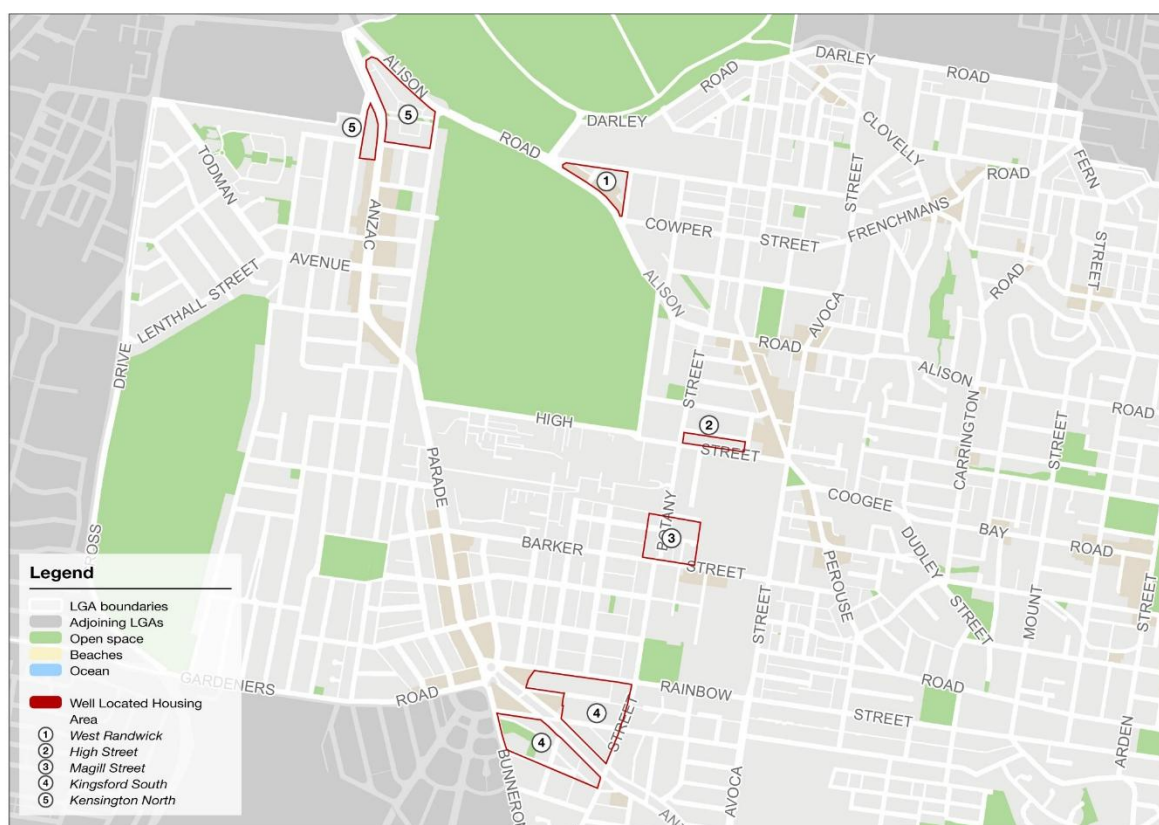
Alternative design approaches may be considered where it can be clearly demonstrated that the proposal

- Delivers improved urban design, amenity and sustainable outcomes
- Aligns with the desired future character for the relevant WLHA block
- Meets the intent of both the overarching and site - specific controls

As site consolidation outcomes are unknown, flexibility in the building length may be permitted in specific circumstances, as indicated on the block plan diagrams. All buildings must be designed to fit within the applicable building envelope.

These site specific block-by-block controls should be read in conjunction with the overall controls for the WLHAs in this section of the DCP, and the broader provisions in this DCP.

Figure 3: WLHA local context plan



Source: Randwick City Council 2025

9.1 West Randwick

WLHA (H1)

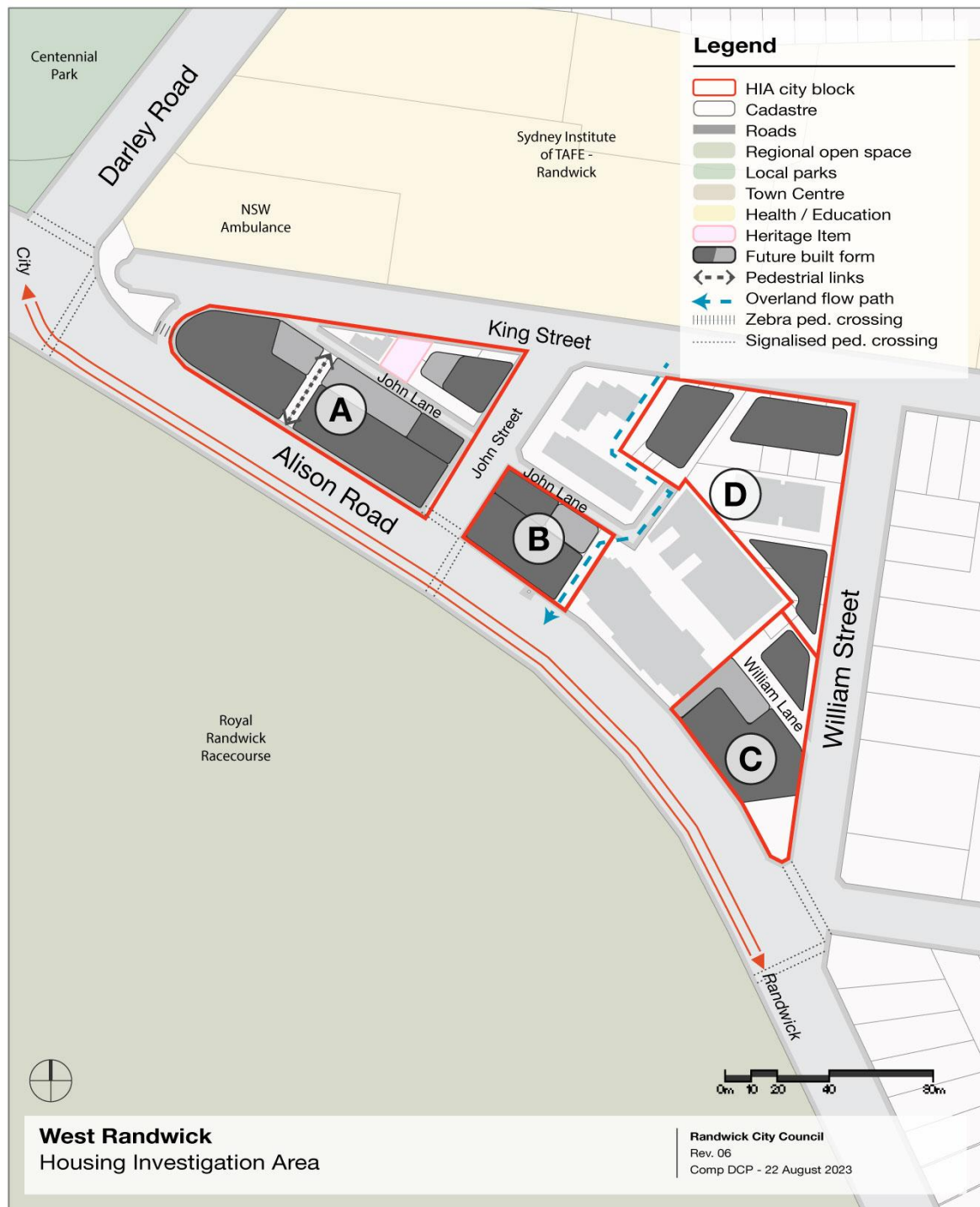
West Randwick WLHA will be a revitalised mixed use business 'strip' along Alison Road with an urban character and a new mid rise residential neighbourhood setback from these businesses overlooking a landscaped mid-block, that complements the surrounding residential, racecourse and parkland setting. The ground floor level business uses will benefit from the visibility along Alison Road, and the apartments above from the attractive outlook across the green landscape of Royal Randwick Racecourse. The WLHA will embody best practice urban design, architectural and landscape design, and showcase sustainable practices.

The WLHA will leverage the close proximity to public transport, to Centennial Park - one of Sydney's major parklands, the Randwick TAFE and UNSW Randwick campus, and the iconic sporting and entertainment precinct of Royal Randwick Racecourse. The WLHA will provide a new integrated opportunity to work and to live in Randwick City. The WLHA will provide quality apartment living, and at ground level, local businesses, including ground level cafes with alfresco seating will enliven the Alison Road streetscape.



West Randwick WLHA - Artist impression - View south along Alison Road

Figure 4: West Randwick WLHA plan



Source: Randwick City Council 2023

The West Randwick Well Located Housing Area (WLHA) is located in the north of the LGA, in the suburb of Randwick, and the subject city blocks are shown in Figure 4. The WLHA is defined by Alison Road, William Street and King Street.

9.1.1. Future character

The West Randwick WLHA will evolve into a vibrant mixed-use precinct that leverages its high visibility along Alison Road. Ground floor premises will attract businesses seeking high exposure and visibility to passing traffic, pedestrian and public transport users, while upper level apartments will enjoy expansive views across the racecourse.

The mid-rise residential building typology, setback from Alison Road, will define and enhance the character of the neighbourhood. This built form will support high quality architectural and design outcomes and contribute to a cohesive streetscape in a location with high amenity – close to public transport, major parklands, entertainment venues and to educational institutions.

Access

The West Randwick WLHA will prioritise active transport with safe pedestrian and cycling access supported by proximity to two light rail stations (Royal Randwick and Wansey Road) and to public bus services along Alison Road and several shared paths.

The fine urban grain of the area will be preserved through the retention of a series of mid-block laneways and pedestrian links which enhance permeability and local connectivity. Private car and service vehicle access for sites fronting Alison Road, William Street and King Street will be provided via John Lane and William Lane, ensuring minimal disruption to the public domain, vehicular and pedestrian movements.

Figure 5: Through site links can add urban activity



Source: Randwick City Council, 2022

Built form

The Alison Road frontage will be strengthened through the redevelopment of the two existing service stations and the Malaysia Hall accommodation site, better defining the key corners of the city block, enhancing pedestrian amenity through continuous built frontages and weather protection (such as awnings) and activating the street with increased commercial activity.

Existing business uses with active frontages along Alison Road will be complemented by new mixed-use buildings, which will locate commercial uses at ground level and residential apartments above. This will create a more consistent and vibrant streetscape.

Mid-rise buildings up to seven storeys will frame Alison Road, offering residents elevated views across Royal Randwick Racecourse, building upon the built form character of the existing six storey mixed use building at 34-52 Alison Road.

A new mid-rise residential neighbourhood of five storeys will be located behind the proposed mixed-use development fronting Alison Road. This built form will shield the quieter residential area from by the traffic and activity of Alison Road, while allowing them to overlook landscaped mid-block spaces and quieter local streets.

Street tree planting will be made consistent along Alison Road and the perpendicular cross streets to reinforce the identity of the city blocks. New street trees will be planted following a consolidated landscape theme, using species of appropriate scale to enhance the streetscape, support biodiversity and improved tree canopy cover.

Alison Road

A consistent building height along Alison Road will establish a strong street wall that reinforces the urban character of this busy thoroughfare. The maximum permitted building height of seven storeys will be expressed as a six-storey building form with the upper level set back to reduce visual bulk and improve amenity.

Commercial land-uses at ground level fronting Alison Road will provide increased services, activating the area, and contributing to a renewed public realm and enhanced urban amenity. Wider footpaths at the intersection of Alison Road and King Street offer opportunities for ground floor retail and cafes to open out into outdoor seating with a northerly aspect.

Street tree planting along Alison Road will be bold and scaled to match the width and prominence of the corridor, creating a green boulevard effect.

Interface with R3 zone to north and Heritage Item

A sensitive building height transition will be achieved by focusing taller built form along Alison Road and stepping down toward the R3 zoned residential area to the north. This approach to transition will reduce the perceived scale of new development when viewed from adjoining residential streets.

The two-storey scale of the heritage listed house at 3 King Street will be respected and integrated into the overall WLHA built form strategy. New development within the WLHA will provide an appropriate backdrop and transition in scale, ensuring the heritage item remains a prominent and valued element of the streetscape.

9.1.2. Local character area

The West Randwick WLHA is located within the North Anzac Local Character Area (LCA) which includes parts of Kensington and Kingsford, the Royal Randwick Racecourse and the Randwick Health and Education Precinct. This area is defined by its mixed of institutional, residential and commercial uses and its proximity to major transport infrastructure, including light rail and frequent bus services. Development requirements relating to the character area principles are contained in the Local Character Section of this DCP and must be read in conjunction with the site-specific controls for the WLHA. Proposals should demonstrate how they contribute to the desired future character of the North Anzac LCA and respond to the area's unique social, environmental, and economic context.

9.1.3. Built form

Objectives

The built form objectives for the Randwick WLHA are to:

1. Define well-scaled streetscapes, laneways and small urban plazas that support pedestrian activity and local identity
2. Provide variety and visual interest in streetscapes through articulated building forms within the permitted development envelope
3. Reduce the perceived height and bulk of buildings by setting back the upper level of buildings
4. Transition sensitively from taller built form along the Alison Road to the lower scale residential areas northeast of John Lane and William Lane
5. Integrate existing built form elements, including the two storey heritage-listed property at 3 King Street and the existing six storey strata building at 34-52 Alison Road into the overall built form WLHA composition
6. Support orderly site consolidation to achieve optimum urban and building design outcomes that are ADG compliant and do avoid the creation of isolated sites
7. Incorporate flood planning considerations, such as overland flow paths into the design and layout of new development in the WLHA.

Controls

- a) Reduce building heights along John Lane and William Lane to one and part six storeys to avoid excessive bulk and maintain a fine urban grain
- b) Focus taller built form along the Alison Road frontage to minimise overshadowing of public spaces between 10am-2pm in winter solstice and reduce the visual bulk of the new buildings when viewed from surrounding residential streets and public vantage points
- c) Provide a 2m setback along the south side of John Street to retain existing trees and to provide outdoor dining/seating area opportunities with a northwest aspect
- d) Accommodate a 6m wide overland flow path between Alison Road and John Lane to support flood resilience and landscape integration
- e) Retain vegetation and open space at the corner of Alison Road and William Street to retain diagonal views from 9-15 and 17 William Streets westward to the racecourse and establish a local park that enhances community amenity
- f) Establish a six-storey street wall along Alison Road and provide a 2m upper-level setback for the seventh storey to reduce perceived building height and massing
- g) Define street corners through architectural treatments, including corner elements and detailing, weather protection (e.g awnings) and variations in materials and finishes to enhance visual interest and legibility
- h) Introduce breaks between new and existing buildings along the Alison Road frontage to break up the bulk and avoid a continuous wall of built form, improve pedestrian access and permeability and accommodate overland flow paths and landscape features
- i) Amalgamated redevelopment sites within the West Randwick WLHA shall have a minimum street frontage of 20m. For corner sites, both frontages must achieve this minimum dimension to support viable and well-scaled development.

9.1.4. Public domain and access

Objectives

The public domain and access objectives for the West Randwick WLHA are to:

1. Improve pedestrian permeability through city blocks by incorporating new and improved publicly accessible pedestrian links 24 hours a day
2. Improve the quality and consistency of landscaping along Alison Road, John Street, King Street and William Street footpaths to create more attractive and comfortable pedestrian environment
3. Ensure new buildings respond positively to potential new public domain opportunities at the junction of Alison Road and Darley Road (existing street closure), and the potential future street closure of John Lane at its northwest extent, where it meets King Street.

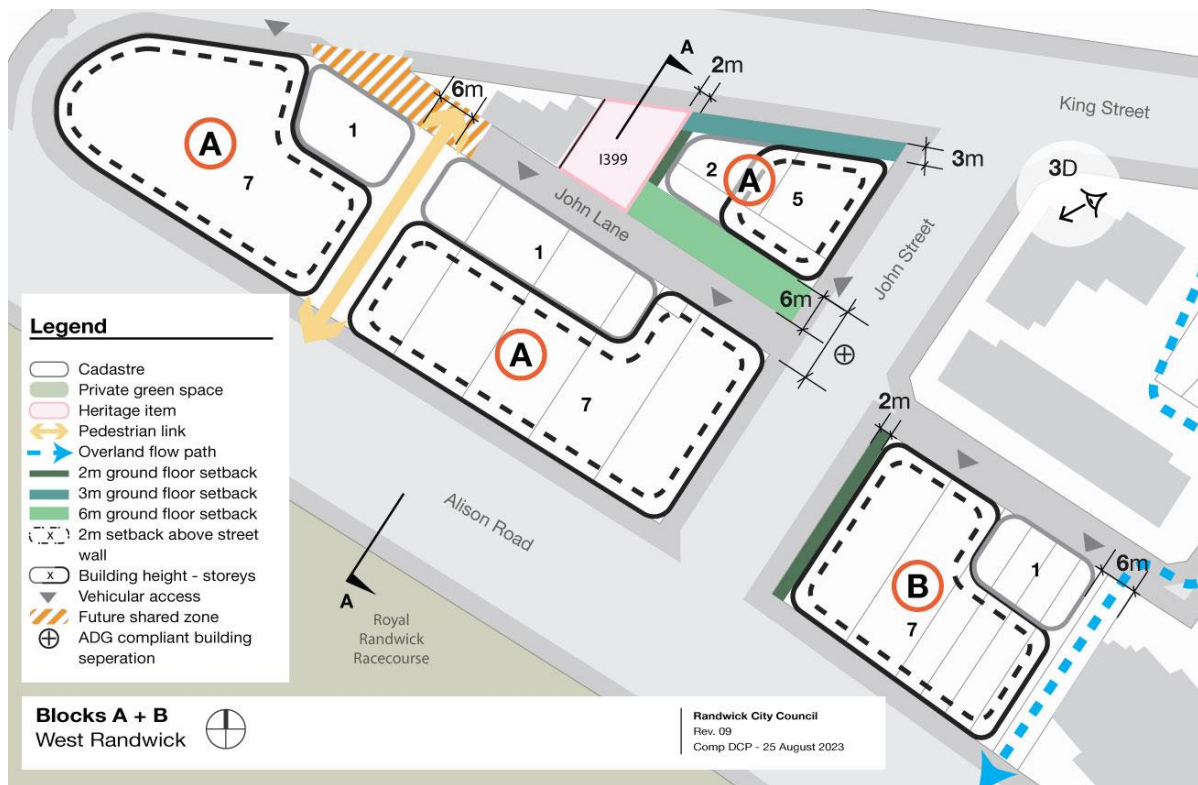
Controls

- a) Deliver publicly accessible pedestrian through-block link from Alison Road to John Lane in accordance with Figure 5: Block A and B Plan
- b) Create a publicly accessible green space at the corner of Alison Road and William Street to enhance local amenity and preserve view corridors
- c) Create an attractive widened landscaped footpath zone with an additional width of 2m along the south side of John Street to support outdoor seating, tree planting and pedestrian comfort
- d) For development at the junction of Alison Road and King Street, ensure the architectural expression responds to the context of the approved Royal Randwick Racecourse Hotel to the west reinforcing the corner's prominence and character
- e) Reinstall the bus stop shelter along Alison Road (prior to intersection with William Street) to support public transport accessibility and comfort
- f) Locate active ground floor uses along Alison Road and at the northwest corner of Alison Road and King Street to activate the public realm, encourage pedestrian movement and support business activity.

9.1.5. City block plans

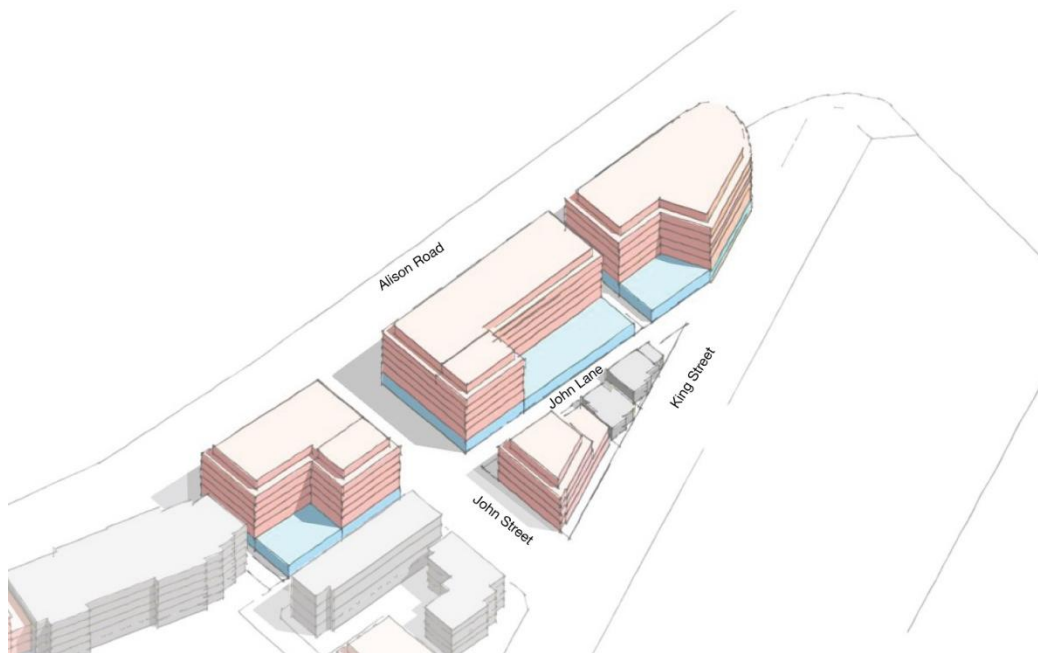
Block A and B

Figure 6: Block A and B control plan



Source: Randwick City Council 2023

Figure 7: Block A & B – 3D perspective



Source: Randwick City Council 2023

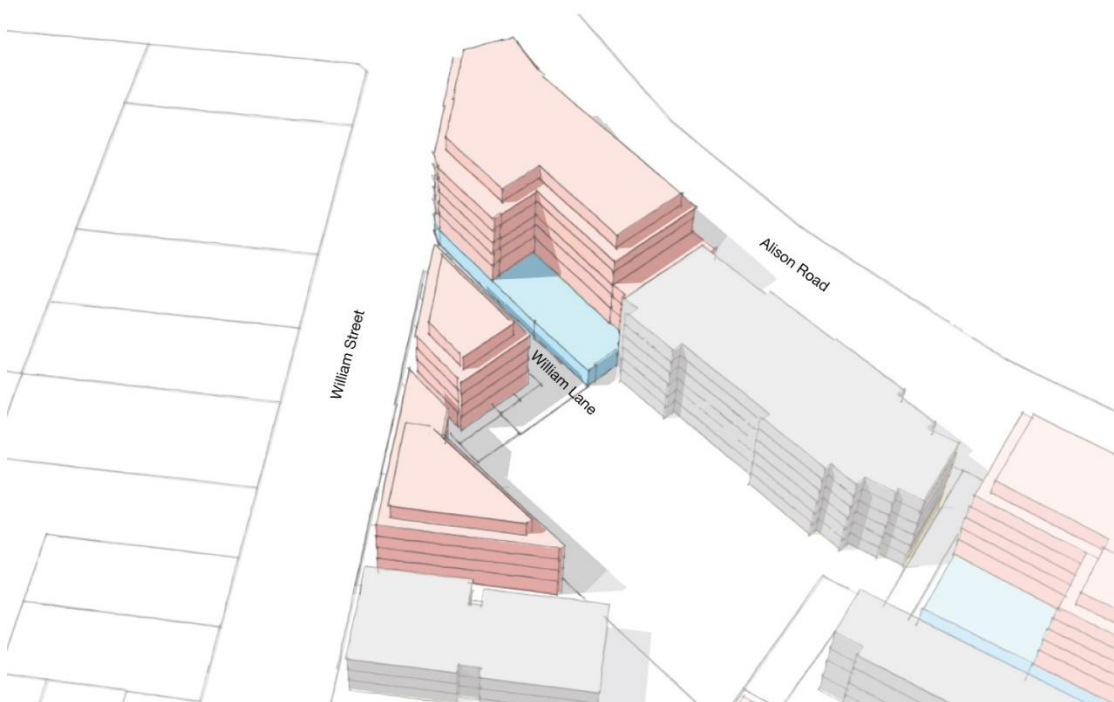
Block C

Figure 8: Block C control plan



Source: Randwick City Council 2023

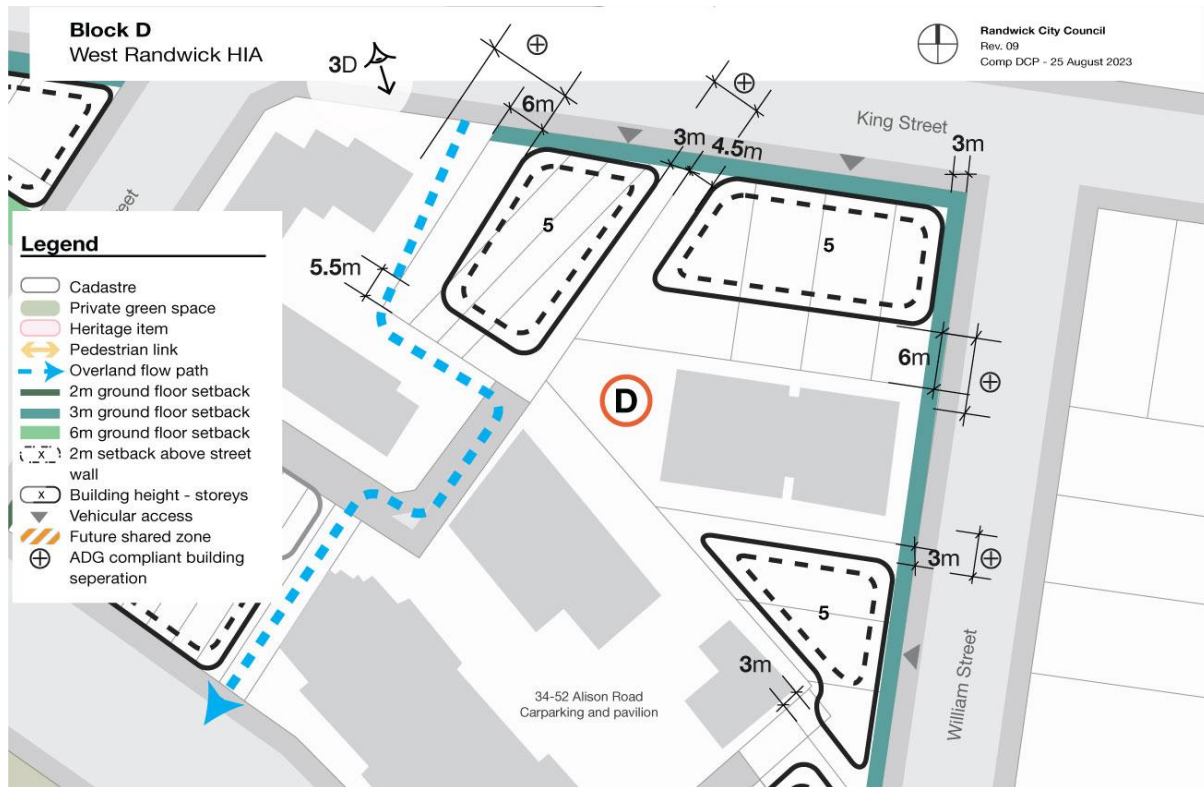
Figure 9: Block C – 3D perspective



Source: Randwick City Council 2023

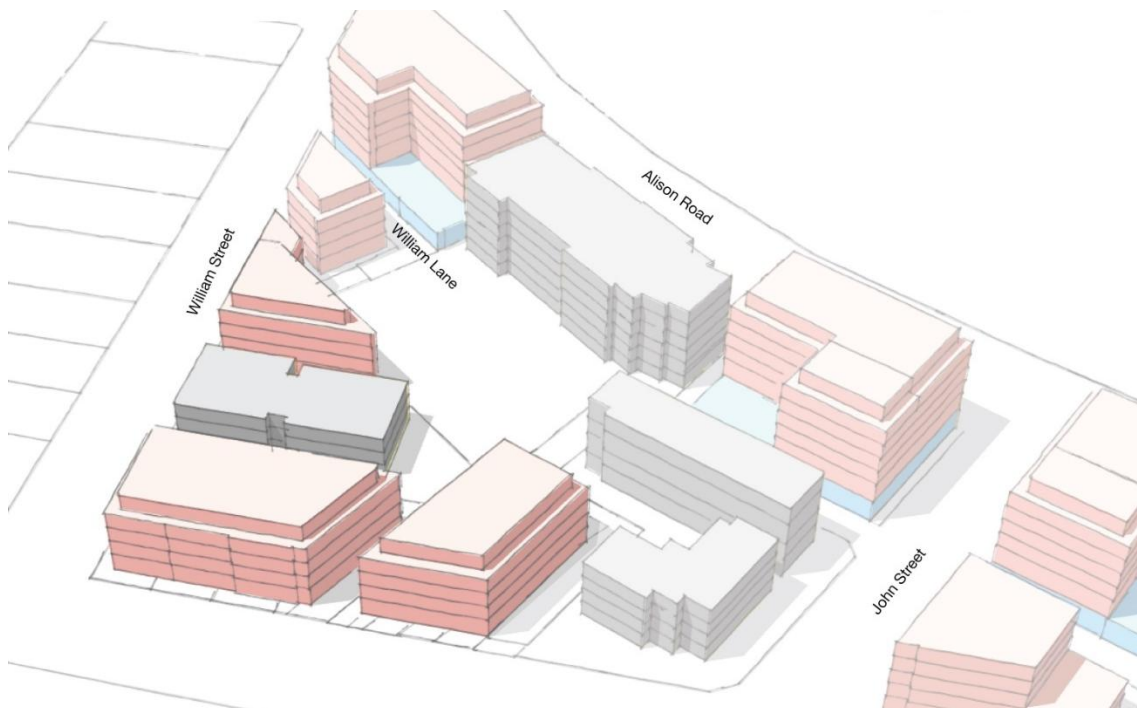
Block D

Figure 10: Block D control plan



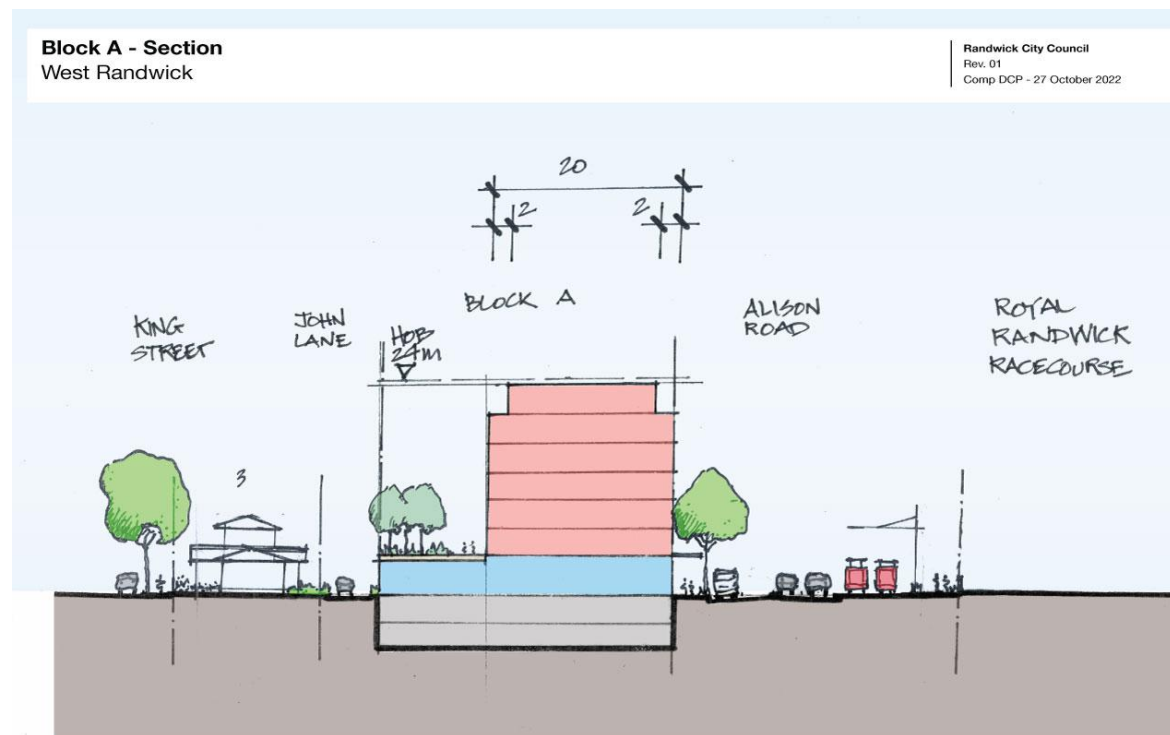
Source: Randwick City Council 2023

Figure 11: Block D – 3D perspective



Source: Randwick City Council 2023

Figure 12: Typical cross section A-A



Source: Randwick City Council 2022

9.2 High Street WLHA (H2)

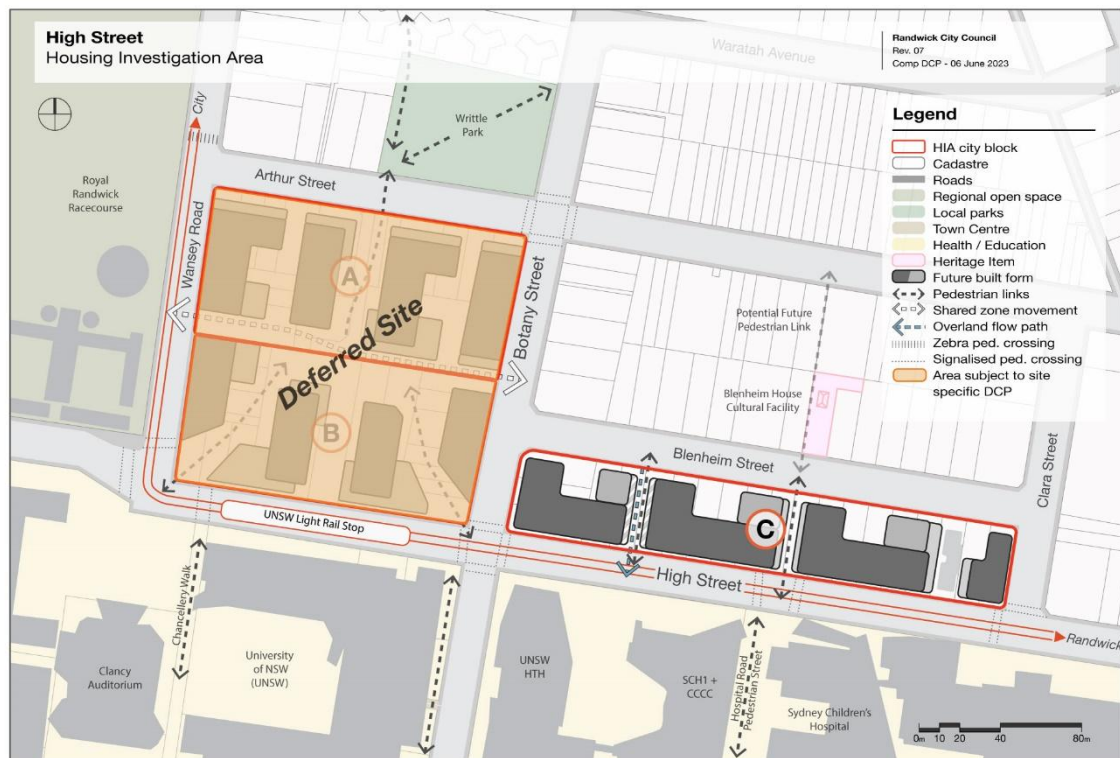
High Street WLHA will be a new sustainable urban precinct drawing on the opportunities presented by its proximity to the growing employment hubs of Randwick Junction Town Centre, Randwick Hospital and the University of NSW. The WLHA will embody best practice urban planning, architectural and landscape design, and champion sustainable practices, that leverages the precinct's close proximity to public transport, parks, plazas and services to establish a new integrated way of living.

The precinct will complement the adjoining employment hubs by providing a vibrant mix of residential and student accommodation, small scale innovative health services facilities start-ups and learning spaces, and will be enlivened at ground level with local cafes.



High Street WLHA - Artist impression - View east along High Street

Figure 13: High Street WLHA plan



Source: Randwick City Council 2022

The High Street Well Located Housing Area (WLHA) is located in the northern part of the LGA, within the suburb of Randwick. The city blocks are illustrated in Figure 13.

The block defined by High Street, Botany Street, Arthur Street and Wansey Road is identified a Deferred Site (not subject to uplift). Further detailed assessment and will be undertaken by Council, in consultation with stakeholders in accordance with Randwick City Council resolution of 30 August 2022.

9.2.1. Future character

The High Street WLHA will evolve into a vibrant, mixed use precinct that supports the residents, students visitors and businesses drawn to the area's accessibility to major education, health and retail services and the unique urban qualities of the precinct. Its strategic location offers convenient access to the Sydney CBD, Bondi Junction, Coogee Beach and to iconic recreational and entertainment destinations enhancing its appeal as a place to live, work, shop, dine and study.

The built form will define the surrounding streets and street corners with appropriate scaled buildings, create new courtyard green spaces, and pedestrian links, respond to the various adjoining street and pedestrian thoroughfares and provide an appropriate scale and transition in height to the surrounding urban conditions.

Access

The precinct will prioritise active transport (pedestrian and bicycle use and access). The precinct will be permeable, providing continuity with adjoining streets, responding to the various

pedestrian desire lines through well designed through block links, so as to create an integrated and connected place. Private car and service vehicle access will be discretely provided at basement level and when through-block vehicular access is required, applying a shared zone approach where necessary.

In the long term, Council will explore the potential for a through-block pedestrian link continuing north from Blenheim Street to Arthur Street, aligned with Blenheim House (as part of future redevelopment of the adjoining properties).

Built form

The built form will reflect a human scale achieved through introducing variations in the heights of buildings along each street (to avoid a large and bulky wall of buildings) limiting the overall length of each building, introducing breaks and articulation of the building facades, stepping back at the upper level and by incorporating steps and recesses along the length of building facades and changes in material and finishes.

Buildings will be articulated into base, middle and top components with setbacks and changes in materiality. The roof level/s of buildings should be set back above the six storey street wall to reduce the apparent building height and ensuring they are visually recessive.

Roof levels of buildings (above the six storey street wall height) should be expressed in a contemporary mansard roof style, that is visually recessive.

Ground floor levels of buildings with a non-residential uses, should be transparent and visually open, with widened footpaths and ground floor frontage should be shaded with contemporary elegant steel awnings that are refined in their expression and detailing to support outdoor dining opportunities.

High Street

A maximum height of eight storeys applies with a six storey street wall – the upper two levels are to be setback from the street wall. Along the High Street frontage occasional breaks in the eight storey buildings and the six storey street wall are required to accommodate the overland flow path, through block pedestrian links and the retention of existing recently completed buildings such as the four storey development at 30 Blenheim Street. Breaks in the High Street elevation, help to mitigate building bulk and allow sunshine through to the High Street streetscape.

A break in the High Street frontage will be provided by a through-block pedestrian link aligned with the pedestrianised Hospital Road to the south and with Blenheim House (a cultural facility owned by Council) to the north. A second through-site pedestrian connection is aligned with the existing low point in High Street where there is an existing overland flow flood path, from Blenheim Street to High Street.

Blenheim Street

Private green, north oriented court gardens with deep soil areas are proposed to alternate along Blenheim Street. This will provide residents with a sunny green common space and break up the scale of the buildings as they will be interspersed with landscaped gardens.

Deferred site – west of Botany Street

The urban block bounded by Arthur Street, Botany Street, High Street and Wansey Road contains a significant number of UNSW owned properties that by Council Resolution has been deferred from Amendment 9 of the Randwick LEP. The potential for site consolidation presents opportunities for coordinated urban planning of the precinct. The future vision includes four integrated building ‘quarters’ aligned with the surrounding streets and pedestrian connections, reinforce visual axis and pedestrian desire lines and provide quieter, apartment accommodation oriented around green urban court gardens.

Figure 14: Garden courtyard example



Source: Google Images 2022

By contrast the southern two quarters will have plazas at their heart with ground level retail / commercial activity opening onto them.

Figure 15: Urban courtyard example



Source: Google Streetview 2022

They will open to High Street with public plaza spaces with commercial/retail ground floor levels that responding to the diagonal pedestrian crossing movements from UNSW Chancellery Walk and Botany Street (and the light rail station) to the south, through the block, north to Arthur Street, Botany Street and Writtle Park to the north.

A generous mid-block north-south orientated pedestrian street will open the middle of the urban block with a new sunny landscaped space that visually connects the UNSW High Street light rail stop, north to Writtle Park.

9.2.2. Local character area

The High Street WLHA spans two distinct Local Character Areas (LCAs) identified in Randwick City Council's Local Character Statements:

- Block C is located within the Randwick Local Character Area, which is characterised by a mix of institutional, residential, and commercial uses, proximity to major health and education facilities, and a strong civic identity.
- Deferred Blocks A and B are located within the North Anzac Local Character Area, which includes parts of Kensington and Kingsford and is defined by its strategic

6. Support orderly consolidation of sites to realise optimum urban and architectural building design outcomes that comply with the ADG.

Controls

- a) Introduce breaks in the High Street frontage to avoid a continuous, bulk (monolithic) wall of buildings and to improve permeability and solar access
- b) Establish a consistent six storey street wall height to define the streetscape and maintain a human scale
- c) For buildings up to eight storeys, provide a minimum 2m upper-level setback above the six-storey street wall to reduce visual bulk and improve amenity
- d) Locate north facing, private courtyard gardens with deep soil zones along Blenheim Street to maximise solar access, provide attractive outlook for residents and support a transition in scale between new development and the existing streetscape
- e) Define street corners by including architectural corner elements, weather protection (e.g. awnings) and variations in materials and finishes to enhance legibility and visual interest
- f) Ensure that amalgamated redevelopment sites within the High Street WLHA a minimum street frontage less of 30m, except for properties at 32 and 34 Blenheim Street, where a minimum frontage width of 20m applies. For corner sites, both frontages shall achieve this minimum length to support viable and well-scaled development.

9.2.4. Public domain and access

Objectives

The public domain and access objectives for the High Street WLHA are to:

1. Enhance pedestrian permeability across the city blocks through the delivery of new and improved 24 hour publicly accessible pedestrian links
2. Establish new sightlines between existing public spaces and public transport infrastructure to improve wayfinding and visual connectivity
3. Consider future development opportunities and potential pedestrian connections west across Wansey Road to the Royal Randwick Racecourse training and stabling facilities
4. Improve the quality of footpaths and landscaping in the surrounding streets and pedestrian links to enhance comfort, safety and amenity for all users.

Controls

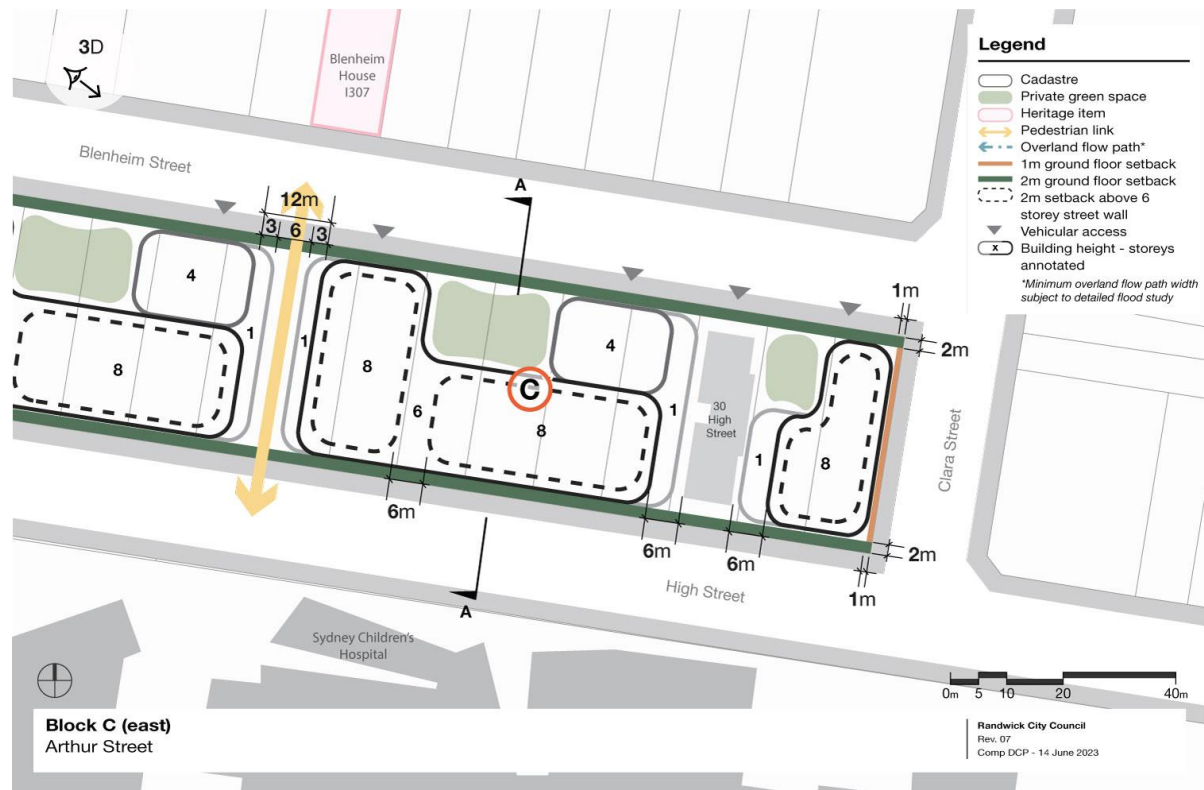
- a) Deliver multiple publicly accessible pedestrian links from High Street to both Arthur Street and Blenheim Street by providing through-block links in accordance with Figures 17 and 19: Block C control plans
- b) Position built form west of Botany Street to enable pedestrian pathways aligned with existing pedestrian crossings and desire lines from the UNSW Randwick Campus across High Street, to Arthur Street and to Writtle Park
- c) Activate the public realm by locating active ground floor uses such as health service facilities along High Street, at key street corner locations and around southern courtyard spaces
- d) Create a new north-south pedestrian street that incorporates new green space and visual sightlines between the UNSW High Street Light Rail Station and Arthur Street
- e) Introduce a pedestrian refuge island on Botany Street at the intersection with Blenheim Street to improve pedestrian crossing safety
- f) Setback built form by 2m along High Street and Blenheim Street, and 1m along Clara Street and Botany Street to widen the footpaths to accommodate street tree planting and landscape improvements

- g) Require landowners to dedicate any required pedestrian links and street setback strips to Council as a condition of development consent. FSR and deep soil calculations will be based on the original site area inclusive of the required pedestrian link/s and setback strip area/s
- h) Provide vehicular access as illustrated in Figures 17 and 19 avoiding crossing over major pedestrian footpaths and proximity to vehicular intersections. Where site constraints exist, alternative access points may be considered on merit, subject to detailed design and safety detailed analysis.

9.2.5. Individual city block plans

Block C

Figure 17: Block C control plan east



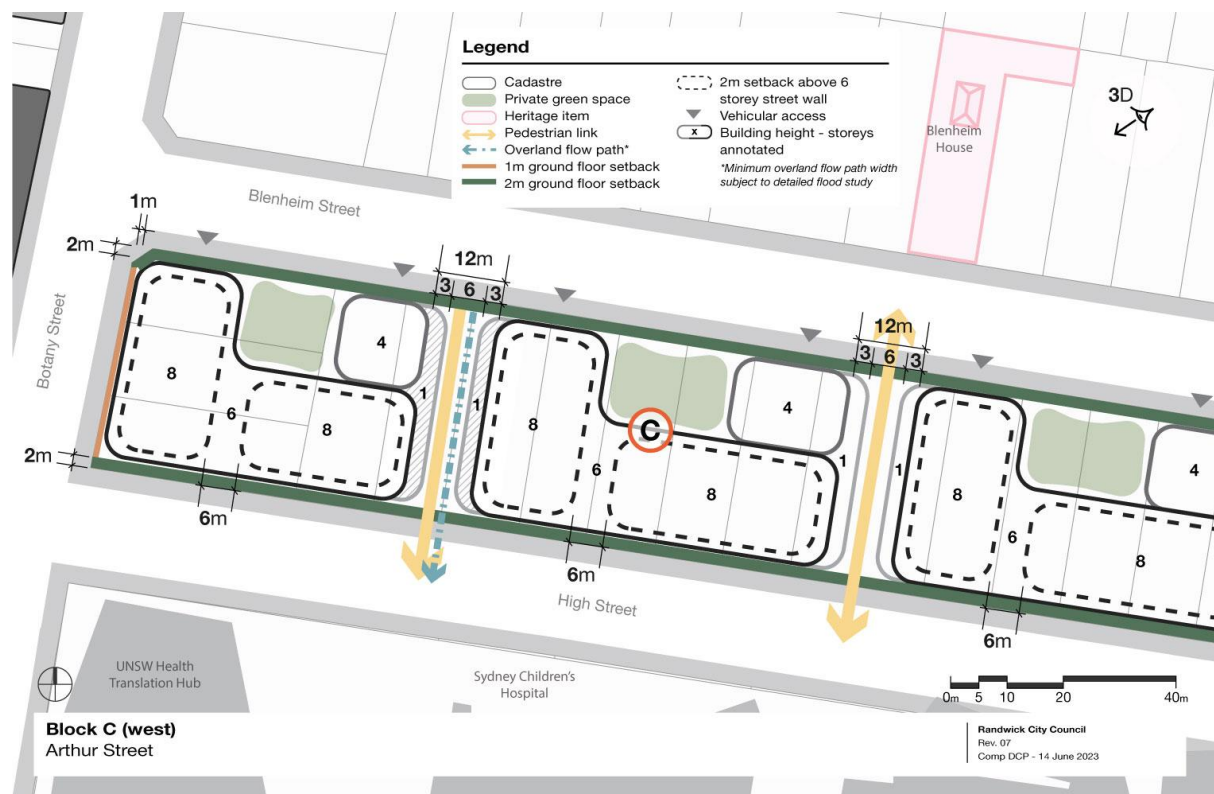
Source: Randwick City Council 2023

Figure 18: Block C East – 3D perspective



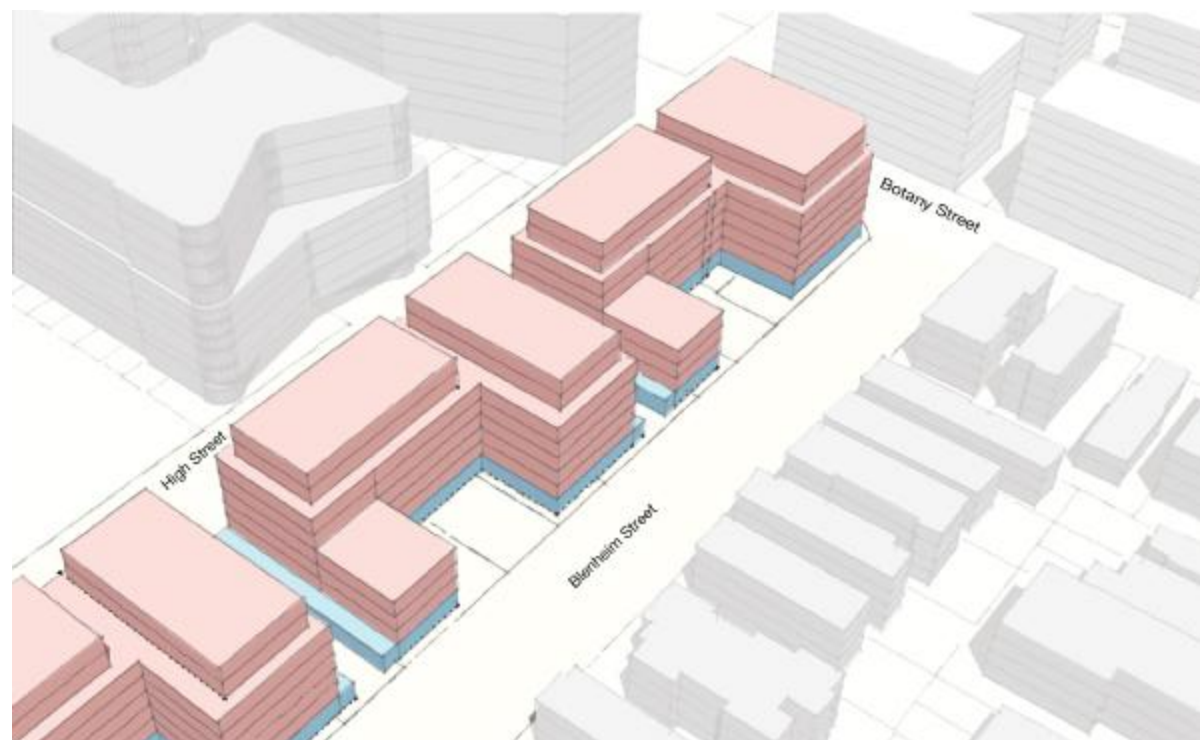
Source: Randwick City Council 2023

Figure 19: Block C control plan west



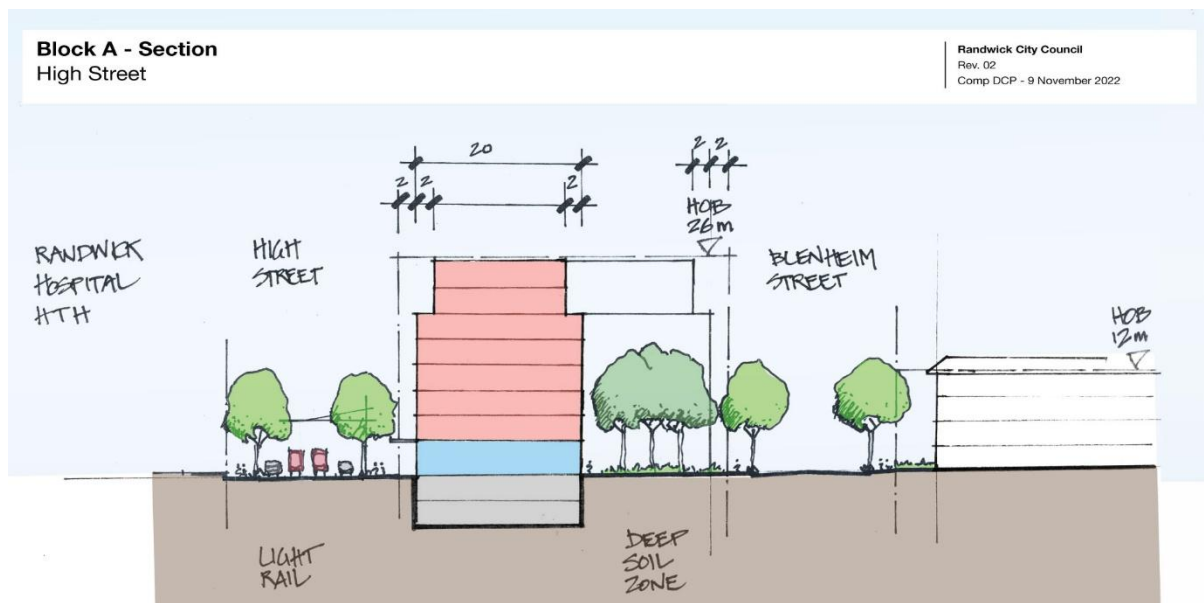
Source: Randwick City Council 2023

Figure 20: Block C West– 3D perspective



Source: Randwick City Council 2023

Figure 21: Typical cross section



Source: Randwick City Council 2023

9.3 Magill Street WLHA (H3)

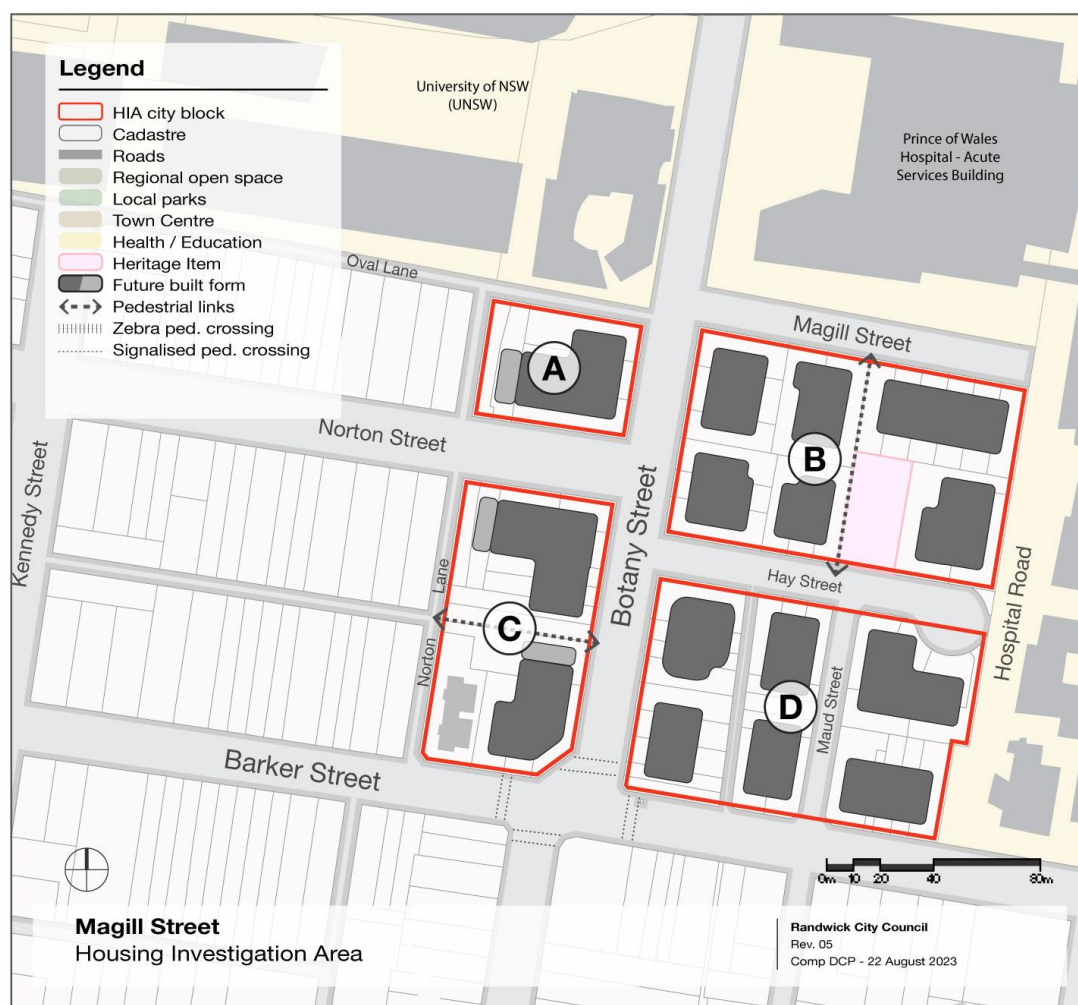
Magill Street WLHA will be a new midrise residential neighbourhood drawing on the opportunities presented by the adjoining educational and health employment hubs of the University of NSW and Randwick Hospital and by convenient public transport. A heritage property and an existing RFB will be integrated within the new neighbourhood. Setbacks and steps in building height will provide a transition to the residential area to the west. The WLHA will embody best practice urban planning, architectural and landscape design, and showcase sustainable practices.

The residential apartment buildings will be set back from the street, with parking provided in basements. There will be communal green spaces at ground and roof level, and ground floor apartments will enjoy private court gardens. Corner cafes with alfresco seating will enliven key street corners within the neighbourhood.



Magill Street WLHA - Artist impression - View northeast of Botany Street and Barker Street corner

Figure 22: Magill Street WLHA plan



Source: Randwick City Council 2023

The Magill Street Well Located Housing Area (WLHA) is located in the northern part of the LGA, in the suburb of Randwick. The subject city blocks are illustrated in Figure 22 and are defined by Magill Street / Oval Lane, Hospital Road, Barker Street and Norton Lane.

9.3.1. Future character

Magill Street WLHA will evolve into a mid-rise residential precinct that offers convenient access to education, health and retail services, and public transport, while enhancing the landscape character of the precinct. The precinct will attract new residents through its proximity to major institutions and its potential for high quality urban living.

Small-scale health services facilities or private medical clinics may be accommodated along Botany Street and Barker Street, complementing the area's institutional context.

The desired future character of the WLHA is for a consistent six story built form, with a two-storey transition to the lower scale residential neighbourhood to the west, generous setbacks to accommodate large canopy trees and private gardens, courtyard style development with buildings located around the perimeter of blocks, allowing for central communal green spaces, built form will defines key street frontages (Barker Street, Hospital Road and Magill Street) and reinforces the identity of street corners of the WLHA.

Site consolidation will enable the delivery of communal open spaces with deep soil areas providing significant tree canopy cover and urban amenity.

Access

The precinct will prioritise active transport with safe and convenient pedestrian and cycling access. Key features include proximity to bus stops and the light rail station supporting sustainable travel choices, future cycling infrastructure that connects directly to the broader Randwick LGA cycling network and a permeable street layout that supports pedestrian movement and integrates with surrounding streets and desire lines.

Figure 23: Through site link



Source: Randwick City Council 2022

The Magill Street WLHA will be designed to support a highly permeable and connected urban environment. The precinct will maintain existing street and laneway connections and respond to the various pedestrian desire lines by introducing new, safe and convenient through-block pedestrian pathways. This will create a cohesive and walkable neighbourhood that integrates seamlessly with surrounding areas.

Private vehicular access will be provided via rear laneways and secondary streets with parking located at basement level to minimise disruption to the public domain and prioritise pedestrian movement.

Built form

The built form will consist of mid-rise residential apartment buildings with a maximum height of six storeys. Key design features include 6m setbacks from primary and secondary street frontages to accommodate private ground floor courtyard gardens for apartments and allow landscaping to permeate the WLHA.

The block layout will support communal gardens with deep soil areas for tree planting, providing green, social spaces for residents and breaking up building mass.

Enhanced street tree planting along Botany Street, Hospital Road, Barker Street, Hay Street, Norton Street and Magill Street with interplanting of new street trees, following a consolidated landscape theme. Mid-block gardens that include mature tree planting are encouraged to create a refuge from busy surrounding streets, such as Botany Street and Barker Street.

Interface with sensitive surrounding areas

The precinct will provide a transition in scale between surrounding land uses. Randwick Hospital Expansion Area, located immediately north of the WLHA, comprises institutional buildings up to 11 storeys in height. The new residential precinct will provide a transition in

height from the hospital and university buildings to the north, stepping down from six storeys along Botany Street and Barker Street, to two storeys adjacent to Norton Lane, aligning with the low density residential areas to the west and south of the WLHA.

Generous setbacks and landscaped areas will be required to the west, north and east of the heritage-listed property at 4 Hay Street, ensuring an appropriate setting and respectful integration of the heritage item into the precinct.

9.3.2. Local character area

The Magill Street WLHA is located within the North Anzac Local Character Area (LCA). This character area is defined by its proximity to major institutions (UNSW, hospitals), active transport infrastructure and opportunities for improved public domain, economic growth and landscape outcomes. Development within the WLHA must respond to the North Anzac character principles which include:

- Enhanced pedestrian and cycling connectivity
- Supporting tree canopy expansion and biodiversity
- Promoting design excellence and sensitive transitions between built form and heritage
- Reinforcing the area's identity as a mixed use, health and education-oriented precinct

For further information on the relevant character principles refer to the Local Character Section of this Randwick DCP.

9.3.3. Built form

Objectives

The built form objectives for the Magill Street WLHA are to:

1. Position built form with generous setbacks to the surrounding streets, to support well-scaled streetscapes, private and communal gardens, and deep soil permeable areas for landscaping and tree planting
2. Ensure built form is orientated and designed to achieve a high standards of environmental performance, daylight access and sustainability
3. Deliver residential buildings that demonstrate design excellence that respond positively to the surrounding residential character and landscape setting
4. Provide variety and visual interest in streetscapes through articulated building forms within the permitted development envelope
5. Ensure built form respects the lower scale residential areas west of Norton Lane and the setting of the heritage-listed property at 4 Hay Street
6. Position built form to retain existing mature trees and vegetation wherever possible
7. Achieve orderly site consolidation to realise optimum urban and building design outcomes that are ADG compliant.

Controls

- a) Setback buildings 6m from primary and secondary street frontages to accommodate private and communal garden areas, retain existing mature trees and vegetation and enhance the landscape character of the precinct
- b) Transition building heights from a maximum six-storeys across the precinct stepping down to two storeys (7m maximum) along Norton Lane to provide a sensitive interface with the adjoining low-density residential area
- c) Intersperse buildings along Botany Street with landscaped gardens and pedestrian links to avoid a continuous wall of buildings and improve permeability and amenity

- d) Use the built form to define primary and secondary frontages and reinforce the identity of key street corners within the WLHA and surrounding streets
- e) Define street corners through architectural treatments including corner elements and detailing including where relevant (e.g. when a commercial use is incorporated), weather protection (e.g. awnings) where commercial uses are proposed and variations in materials and finishes to enhance visual interest and legibility
- f) Ensure that amalgamated redevelopment sites within the WLHA meet the following minimum street frontage dimensions: 28m for the majority of sites except for properties in the block between Hay and Maud Street (3, 5 and 7 Hay Street and 1 Maud Street and 129/129A Barker Street) where a minimum frontage of 25m is required. Properties at 32, 34, 43 and 45 Norton Street must not be isolated and they should be incorporated within a consolidated redevelopment fronting Botany Street. For all corner sites, both frontages shall achieve this minimum length.

9.3.4. Public domain and access

Objectives

The public domain and access objectives for the Magill Street WLHA are to:

1. Provide generous and well-connected footpath between the Magill Street WLHA linking the WLHA to surrounding residential areas, institutions and services
2. Improve permeability and wayfinding across city blocks via new through-block links that open up sightlines between residential areas and key destinations
3. Enhance quality and quantity of landscaping along all streets and pedestrian links to create a more attractive, shaded and comfortable the pedestrian environment.

Controls

- a) Locate commercial ground floor uses at high visibility locations in the WLHA, such as the corner of Botany Street and Barker Street to activate the public realm and support local services and employment opportunities
- b) Deliver a new north-south through-block pedestrian link from Hay Street to Magill Street, aligned with the western edge of the heritage-listed property at 4 Hay Street (I387) to improve connectivity and reinforce the site's heritage setting
- c) Create a new east-west pedestrian link between Norton Lane and Botany Street to improve access between residential areas and Botany Street, to enhance the public domain and visual sightlines.

9.3.5. Individual city block plans

Block A

Figure 24: Block A control plan

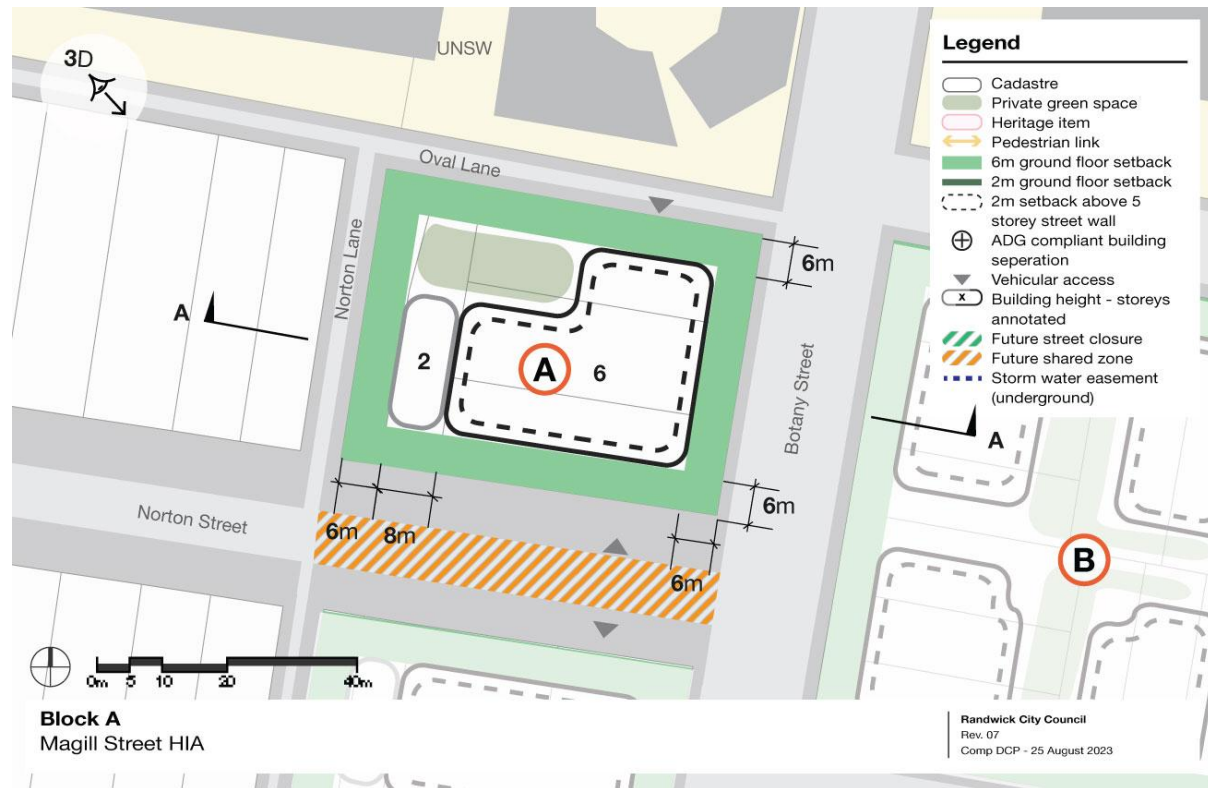


Figure 25: Block A – 3D perspective

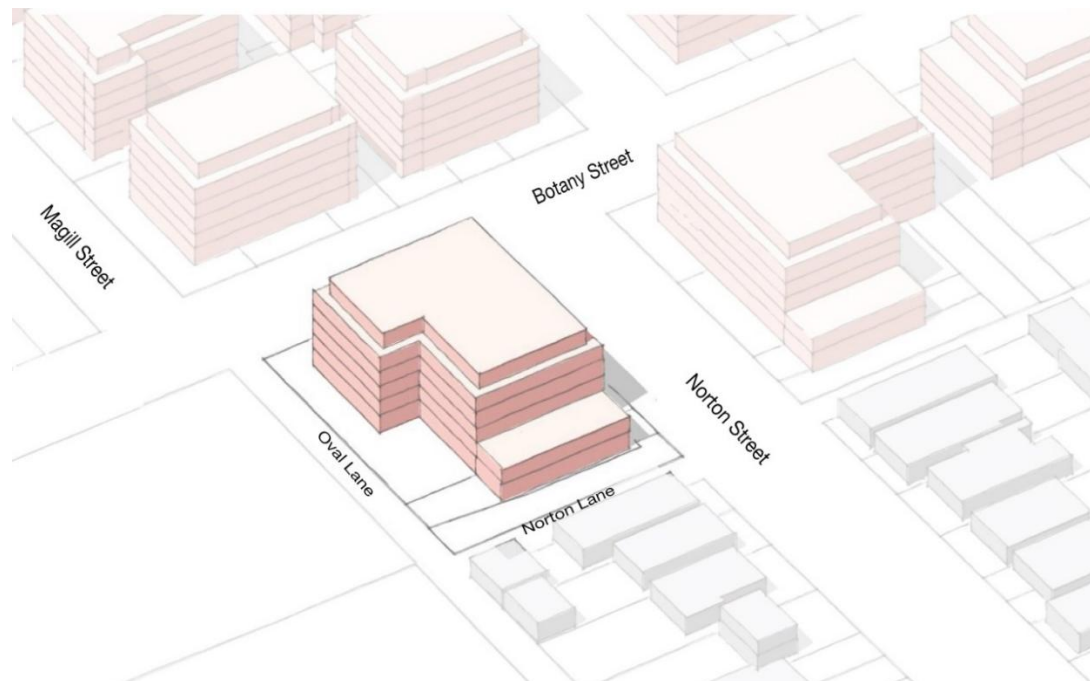
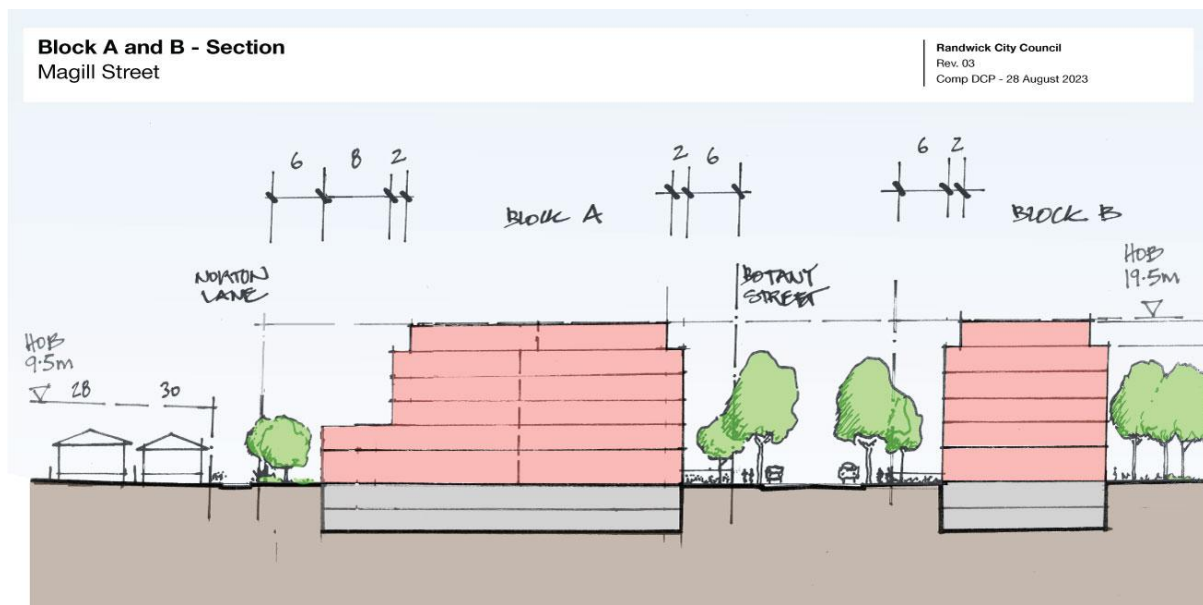


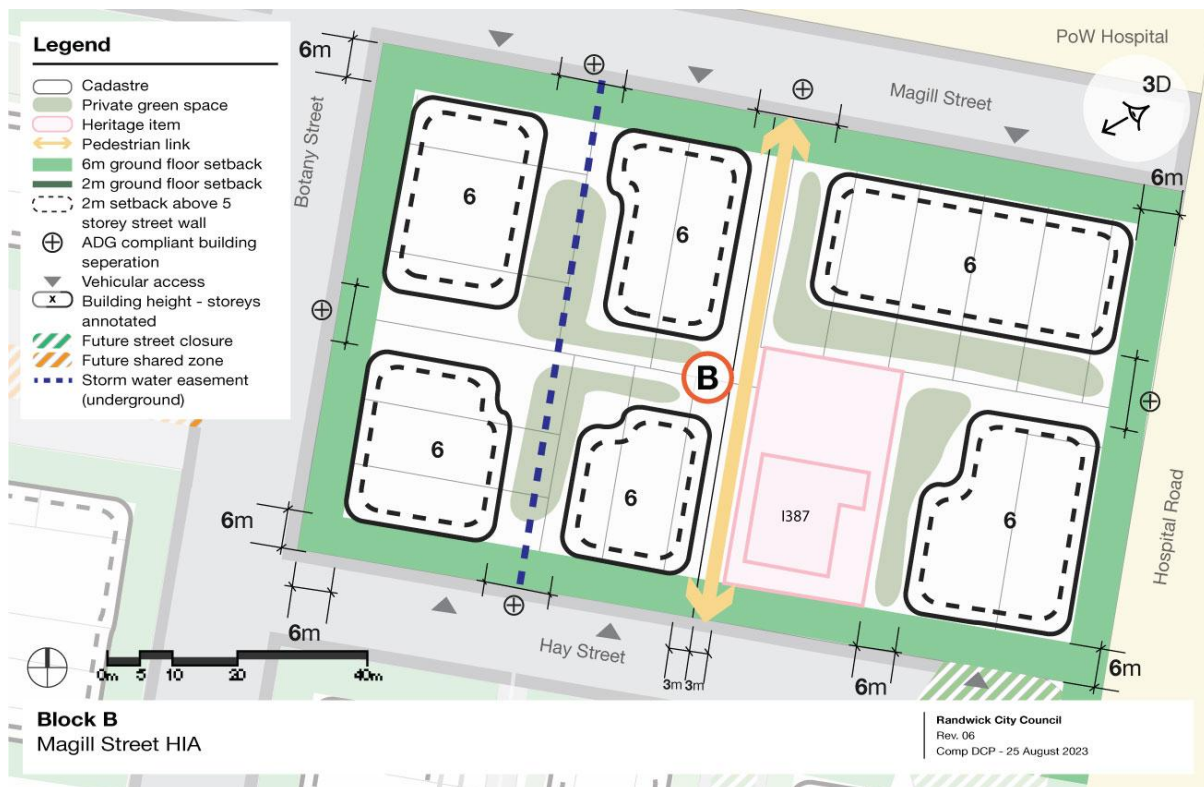
Figure 26: Typical cross section A-A



Source: Randwick City Council 2023

Block B

Figure 27: Block B control plan



Source: Randwick City Council 2023

Figure 28: Block B – 3D perspective



Source: Randwick City Council 2023

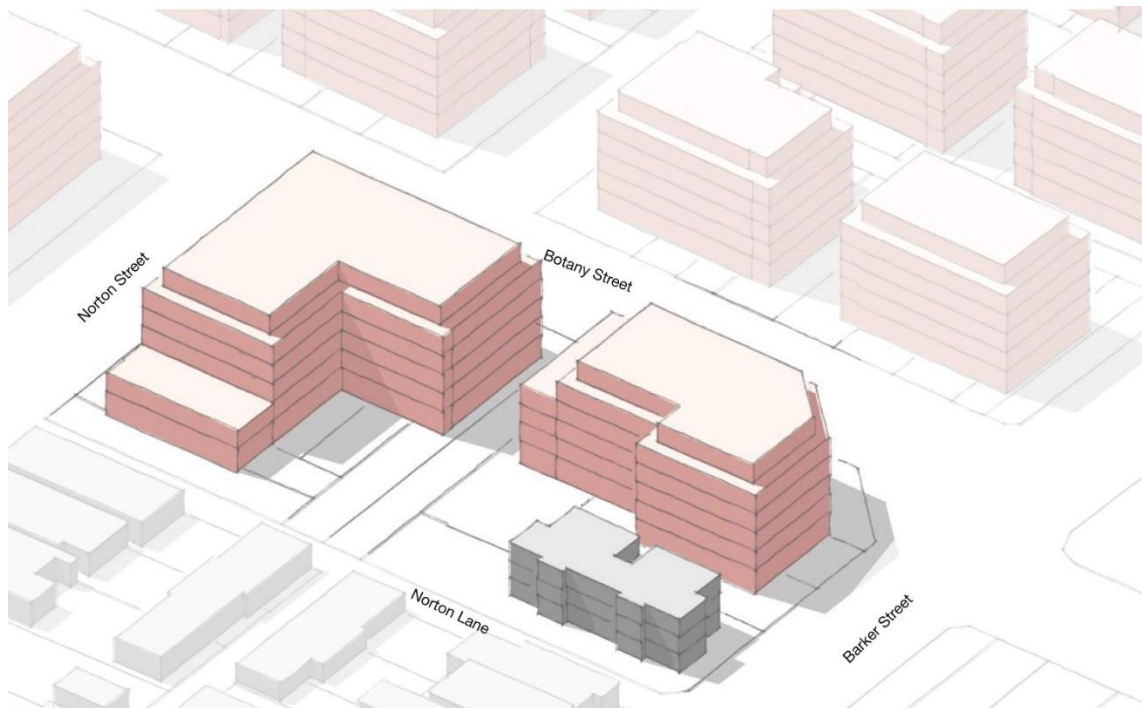
Block C

Figure 29: Block C control plan



Source: Randwick City Council 2023

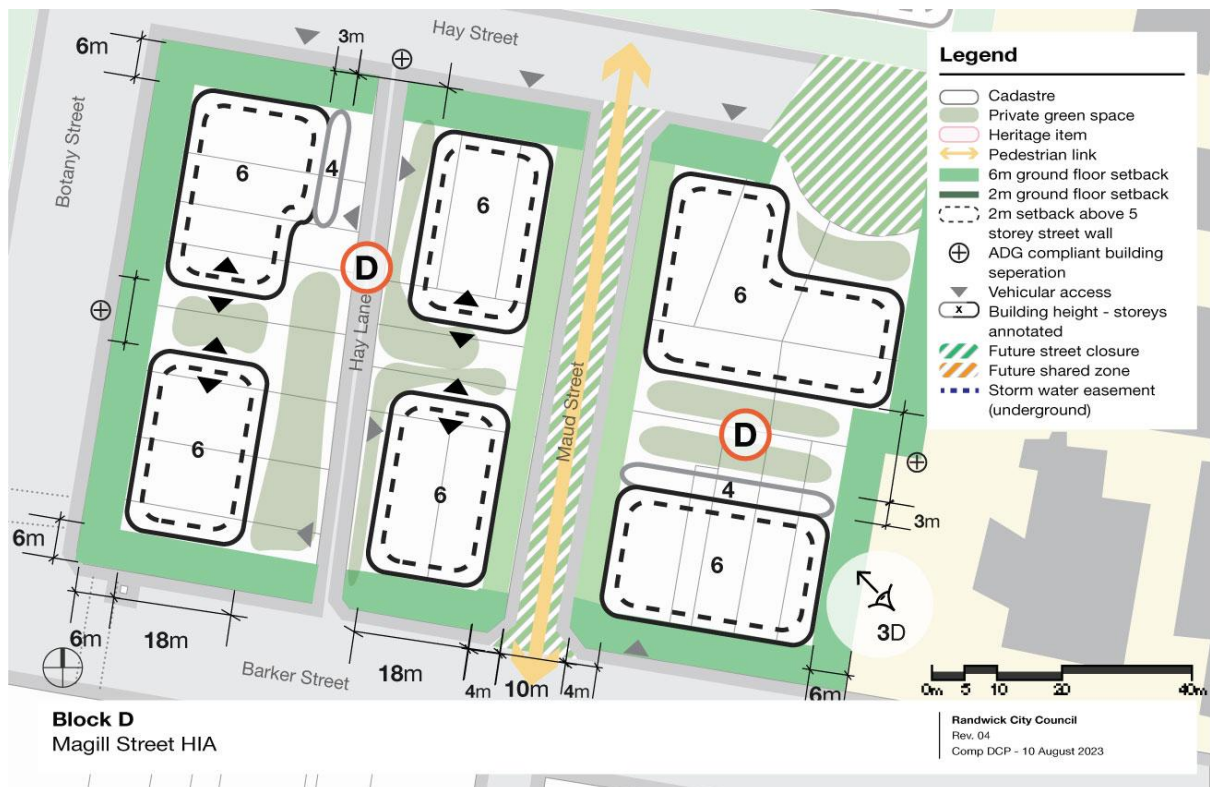
Figure 30: Block C – 3D perspective



Source: Randwick City Council 2023

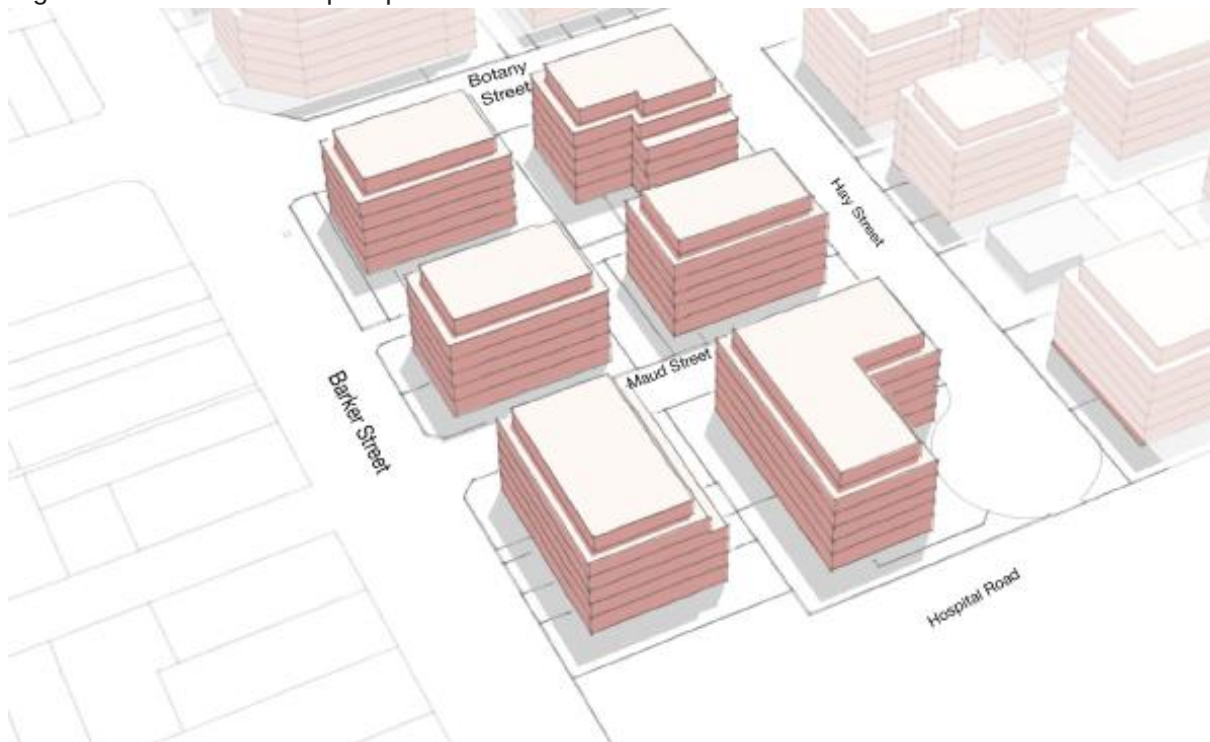
Block D

Figure 31: Block D control plan



Source: Randwick City Council 2023

Figure 32: Block D – 3D perspective



Source: Randwick City Council 2023

9.4 Kingsford South WLHA (H4)

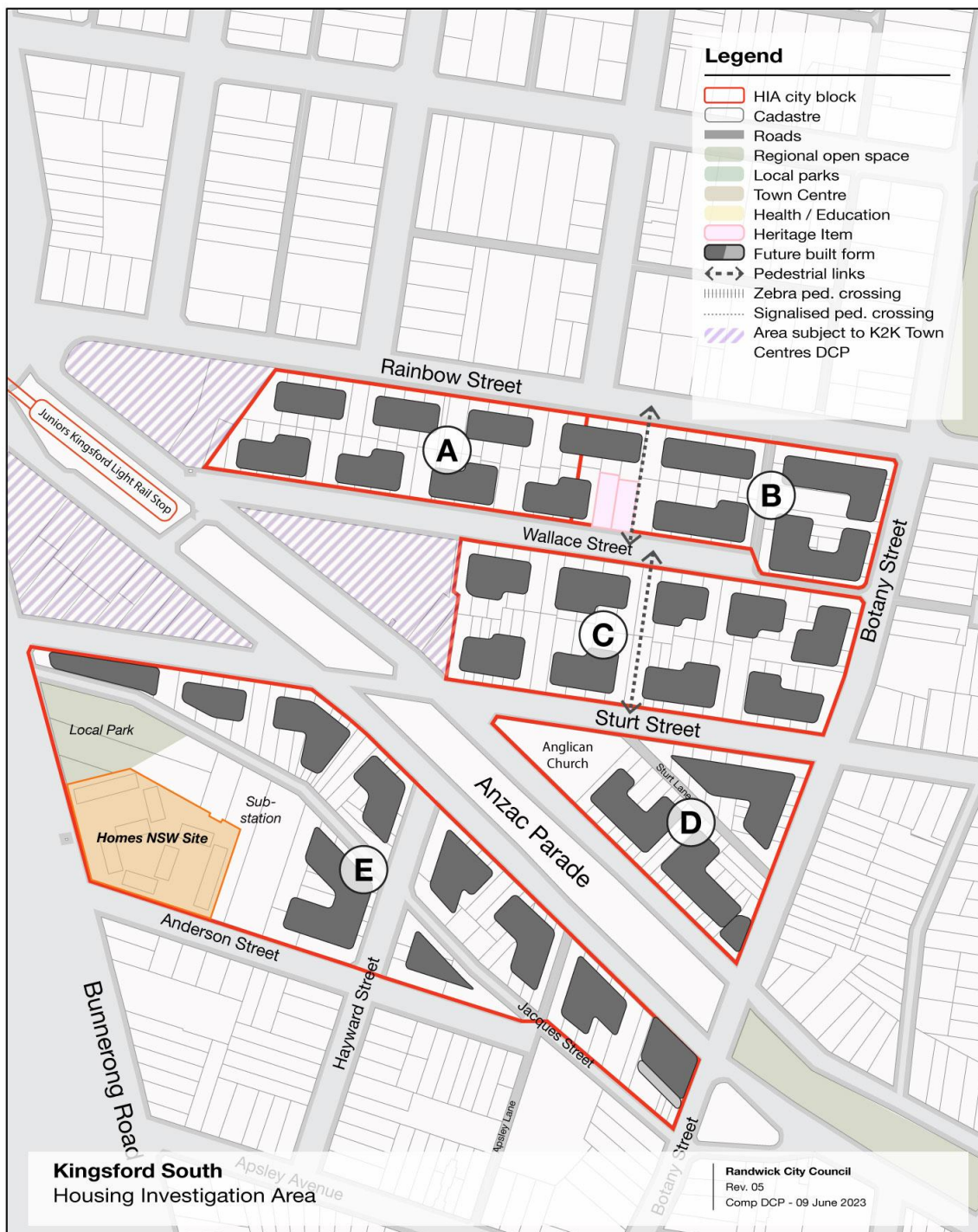
The Kingsford South WLHA will be a new midrise residential neighbourhood drawing on the opportunities presented by ready access to the Juniors Kingsford Light Rail transport hub, proximity to Kingsford Town Centre, The Juniors club, and to Dacey Gardens and Jacques Street Park. Heritage properties, church buildings, an electricity substation and social housing will be integrated within the new neighbourhood. New pedestrian links will improve access through the WLHA, breaking down the existing large block structure, and upgraded local parks will improve access to quality open space. The WLHA will embody best practice urban planning, architectural and landscape design, and showcase sustainable practices.

The residential apartment buildings will be set back from the street, with resident parking provided in basements. Communal green spaces will be provided at ground and roof level, and ground floor family apartments will open out to private court gardens. Corner shops and cafes with alfresco seating will enliven key street corners within the neighbourhood.



Kingsford South WLHA - Artist impression - View north along Anzac Parade

Figure 33: Kingsford South WLHA plan



Source: Randwick City Council 2022

The Kingsford South Well Located Housing Area (WLHA) is centrally located within the LGA, in the suburb of Kingsford. The subject city blocks are illustrated in Figure 33 and are generally bounded by Rainbow Street, Botany Street, Anderson Street and Bunnerong Road.

The HomesNSW site at 47-55 Bunnerong Road was rezoned in June 2025 as part of a State Significant pathway. The rezoning increased the residential density on the site to a maximum height of 28m (from 3 storeys to 8 storeys), and increased the maximum floor space ratio to 2.7:1 (from 0.75:1). Under cl 6.28 of the Randwick LEP, future redevelopment at the site must

include 50% social and affordable housing. The proposal will deliver 185 dwellings. Future character

The WLHA will evolve into a renewed residential neighbourhood, that offers a variety of medium density housing types complemented by small-scale retail businesses that meet local needs. The proposed mid-rise typology will enhance the character of the area by promoting high quality outcomes in urban design, architectural and landscape design.

The key features of the desired future character include:

- generous setbacks to support natural light, landscaping and residential amenity
- a permeable pedestrian network that responds to existing street patterns and desire lines
- built form and building heights that transition appropriately to surrounding urban conditions

Given its accessible location, most of the Kingsford South WLHA is expected to undergo progressive redevelopment. The Anglican Church group of buildings at the corner of Anzac Parade and Sturt Street, and the electricity substation at 12-14 Anderson Street are expected to remain unchanged over the medium to long term.

Access

The precinct will prioritise active transport with safe and convenient pedestrian and cycling access supported by proximity to the light rail terminus and to public bus services operating along east-west and north-south corridors.

Planned cycling infrastructure will provide direct connections into the broader Randwick LGA integrated cycling network. The WLHA benefits from access to major roads such as Anzac Parade, Bunnerong Road and Rainbow Street.

The precinct will be highly permeable for pedestrians and cyclists, maintaining existing street connections and introducing new convenient and safe through-block pedestrian links aligned with desire lines. These will enhance and create a safe, integrated public domain.

Private vehicle access will be via local streets with basement parking provided within new developments to minimise visual and spatial impacts at street level.

Built form

The proposed new built form of the precinct will be mid-rise in scale, with residential buildings up to five storey height. Key design elements include setbacks between buildings to allow for landscaping, natural light and cross ventilation. The block layout will support residential buildings with gardens on all sides of buildings, with deep soil zones for mature tree planting.

A consistently of 6m setback from the primary and secondary street frontages will allow ground floor apartment courtyard gardens, communal open space and areas for mature tree planting. New apartment buildings will have generous front, side, and rear gardens.

Small scale mixed-use buildings (with ground floor shops and apartments above) are proposed at the northwest and southwest corners of the Anzac Parade and Botany Street intersection (where shops are currently located). These new mixed-use buildings will also be of five storey height and built to the street edge, reinforcing the local character with active street frontages, will service the local community and provide apartment accommodation above.

The mid-block areas will feature sunny private and communal gardens with mature tree plantings in deep soil conditions. These green spaces will provide a buffer from traffic along Anzac Parade and other busy streets contributing to a leafy, residential character and improved amenity.

Figure 34: Corner cafes in residential areas can provide a social focus and bring street activation



Source: Randwick City Council 2022

Interface with surrounding areas

The Kingsford South WLHA will provide a graduated transition in built form from the taller buildings of the Kingsford Town Centre situated to the northwest of the WLHA to the surrounding low-density residential areas. The built form will step down from the Juniors Kingsford Light Rail station of 9 and 17 storeys to a consistent five storey scale within the WLHA. This transition in scale will ensure a sensitive interface with the established low-density residential neighbourhoods to the south and east of the WLHA.

There are currently many examples of three and four storey apartment buildings along the north side of Rainbow Street. New development on the south side of Rainbow Street will be built to five storeys, providing a balanced and appropriate scale for the streetscape and reinforcing the area's evolving residential character.

9.4.1. Local character area

The Kingsford South WLHA is located within the North Anzac Local Character Area (LCA which encompasses parts of Kensington and Kingsford along the northern section of Anzac Pde. The area is defined by its proximity to major institutions such as UNSW, the Randwick Hospitals campus and the Royal Randwick Racecourse as well as its evolving urban form shaped by recent infrastructure investment including the light rail.

Further information on the relevant character principles are contained in the Local Character Section of this Randwick DCP. Proponents must demonstrate how their proposals align with the desired future character and contribute to the distinctive identity of the North Anzac LCA.

9.4.2. Built form

Objectives

The built form objectives of the Kingsford are to:

1. Position built form with generous setbacks to surrounding streets, to support well-scaled streetscapes, private and communal gardens and deep soil zones for vegetation
2. Ensure buildings are orientated and designed to achieve a high environmental performance and sustainability outcomes
3. Deliver residential buildings that demonstrate design excellence and respond positively to the surrounding residential, parkland and streetscape context

4. Ensure that new buildings, in height and scale, provide a transition between the higher buildings proposed in K2K and the lower scale residential areas to the south, and west
5. Provide a graduated transition in height and scale between taller buildings of the K2K corridor and the lower scale residential areas to the south and west
6. Ensure built form transitions sensitively at the interfaces with existing sensitive land uses, such as the Anglican Church properties
7. Position buildings to wherever possible to retain on the site existing mature trees and vegetation
8. Position buildings to retain existing mature trees and vegetation on-site wherever possible
9. Support orderly site consolidation to realise optimum urban and built form outcomes that are ADG compliant
10. Respect the residential amenity and character of adjacent lower scale residential areas to the west, east and south, and the heritage-listed properties at 42 and 44 Wallace Street
11. Provide visual interest and variety in the streetscape through articulated building design within the permitted development envelope.

Controls

- a) Setback buildings in zone R3 must be setback 6m from the primary and secondary street frontages to accommodate private and communal garden areas and retain mature trees and vegetation
- b) Architectural corner elements and detailing (awnings and material variation) must be used to define street corners at Botany Street and Anzac Parade
- c) The minimum site dimensions of amalgamated redevelopment sites within the WLHA shall have no street frontage less than 40m, and minimum depth of 25m. For triangular sites the minimum dimension of the consolidated site shall be no less than 25m at the mid-point. E1 zoned properties are excepted from this control
- d) Reduce the visual bulk at the top level of buildings (above the fourth storey of the building) by setting back 2m on all sides
- e) Building separation must comply with ADG standards and at least one of the building-to-building faces must be designed as a habitable facade.

9.4.3. Public domain and access

Objectives

The public domain and access objectives for the Kingsford South WLHA are to:

1. Improve pedestrian permeability through the city blocks by incorporating new and enhanced public pedestrian links
2. Enhance city block wayfinding by introducing new through-block connections that open sightlines between residential areas and key destinations
3. Improve the landscape quality along all streets to enhance the pedestrian experience
4. Investigate options to strengthen the landscape design quality and connectivity of existing local parks and green spaces.

Controls

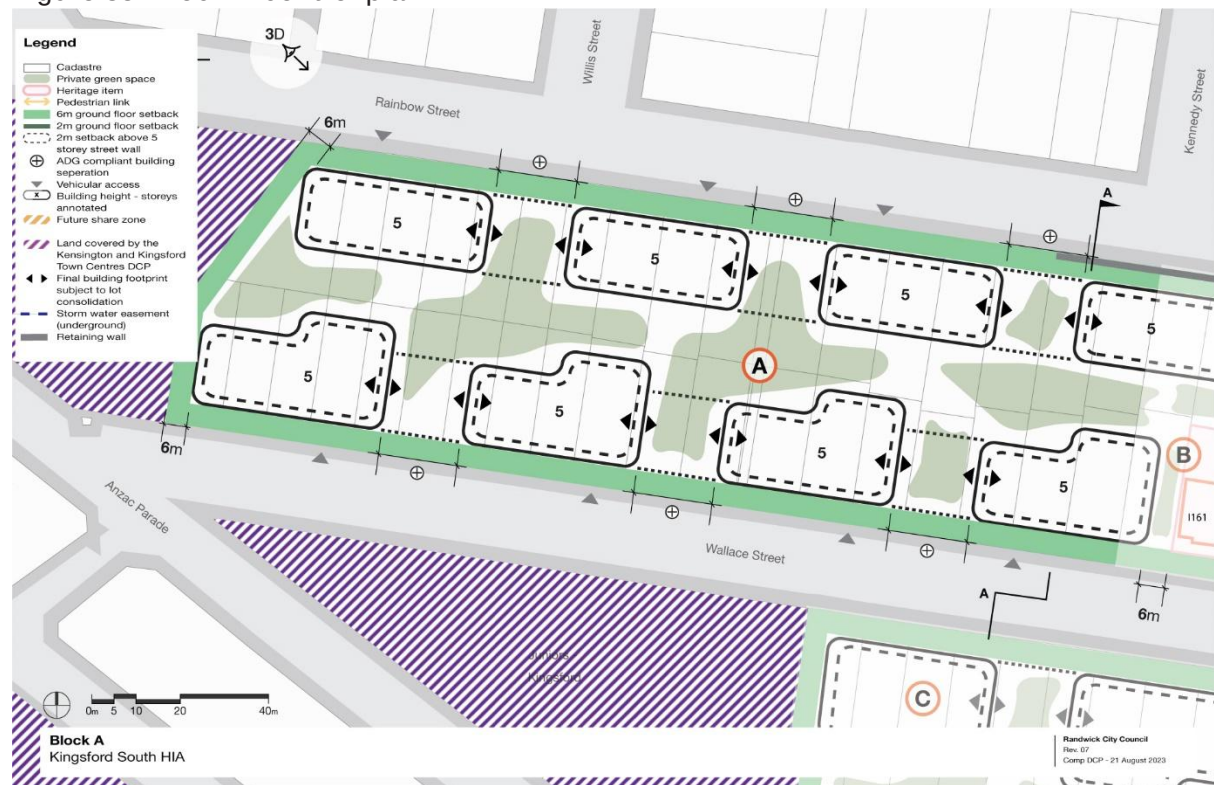
- a) Create a public pedestrian link from Sturt Street to Rainbow Street, aligned with heritage-listed properties at 42 and 44 Wallace Street (I161 and I162) by providing two aligned through-block links in accordance with Figures 38 and 40: Block B and C control plans

- b) Locate active ground floor uses at the northwest and southwest corners of Botany Street and Anzac Parade to activate the public realm and support local retail and employment
- c) Support connectivity and useability of Jacques Street Park to facilitate local recreation and outdoor activities, enhancing its role as a neighbourhood green space for the growing community.

9.4.4. Individual city block plans

Block A

Figure 35: Block A control plan



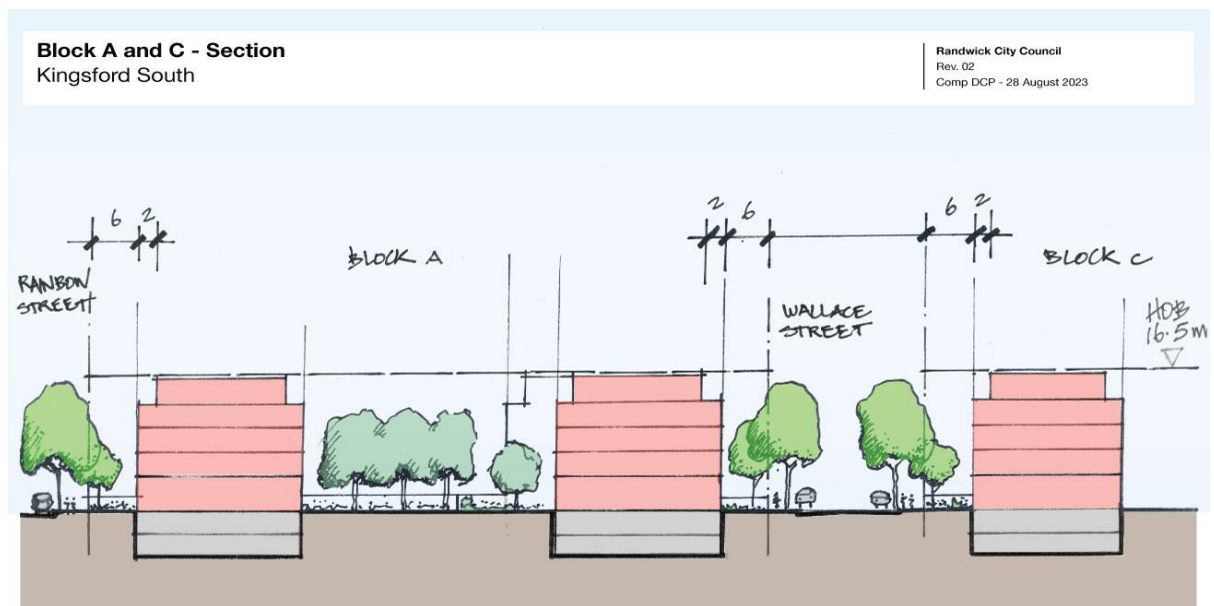
Source: Randwick City Council 2023

Figure 36: Block A – 3D perspective



Source: Randwick City Council 2023

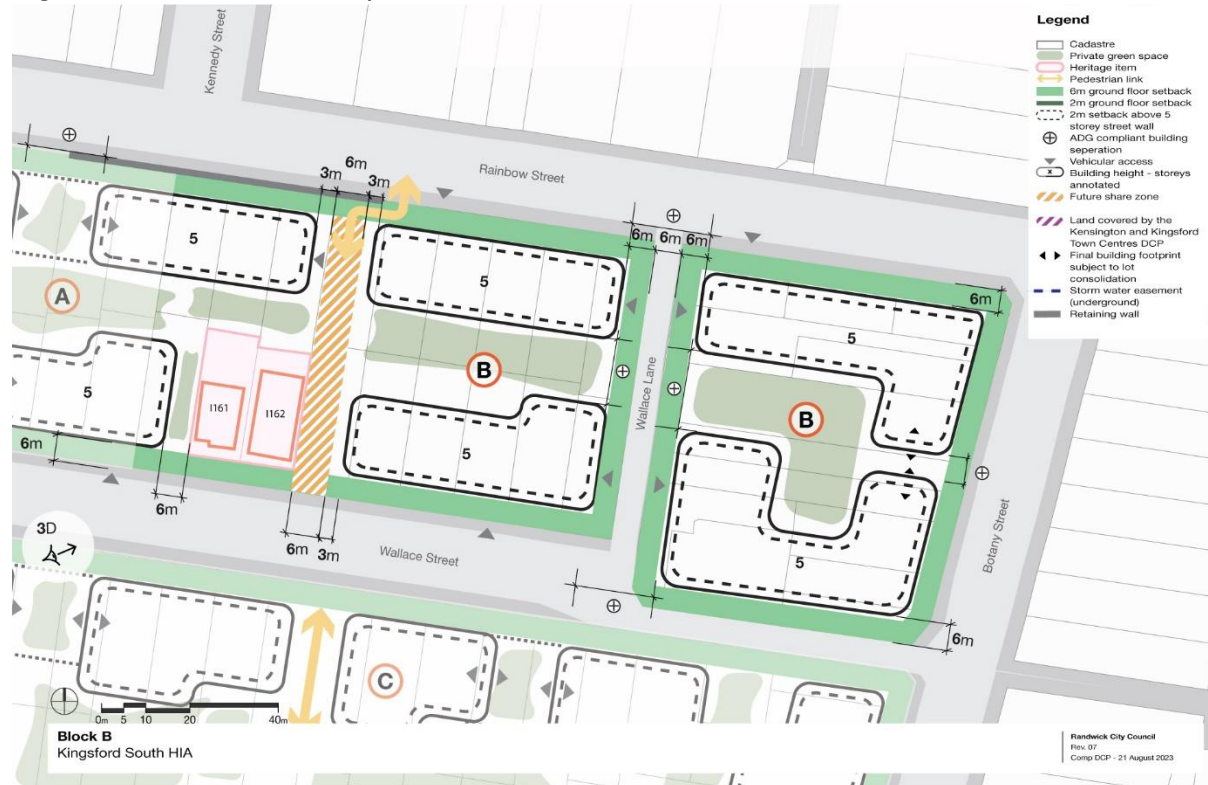
Figure 37: Typical cross section A-A



Source: Randwick City Council 2023

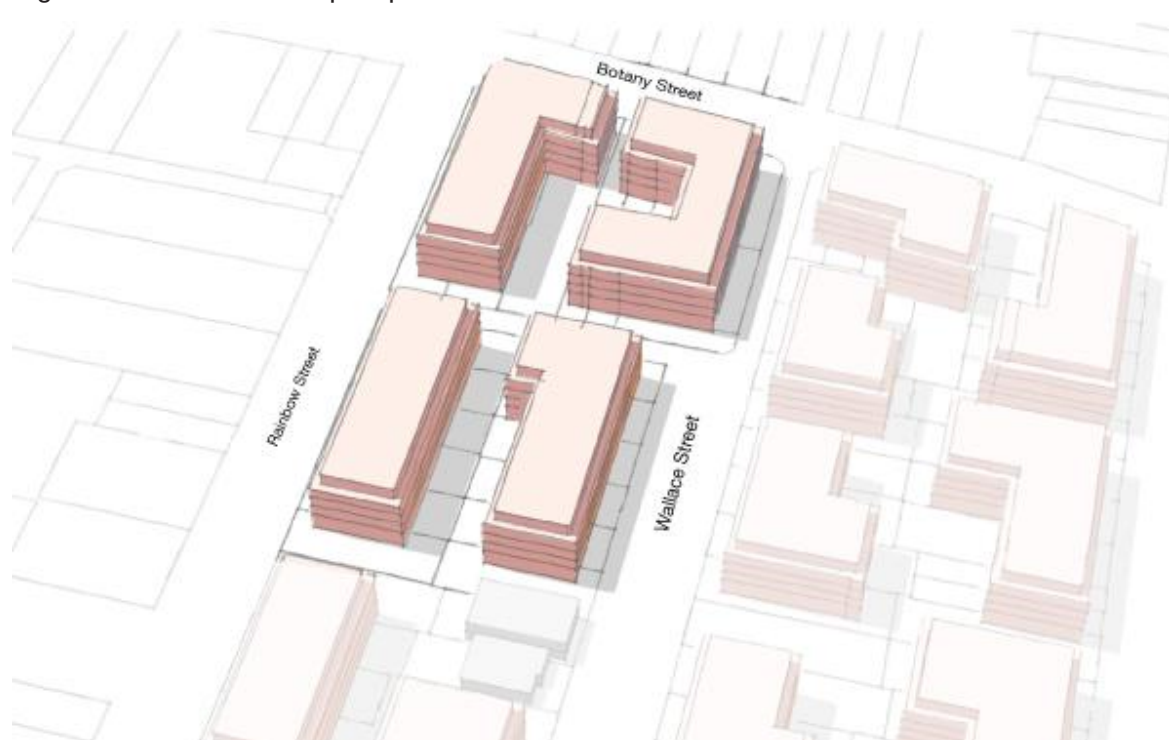
Block B

Figure 38: Block B control plan



Source: Randwick City Council 2023

Figure 39: Block B – 3D perspective



Source: Randwick City Council 2023

Block C

Figure 40: Block C control plan



Source: Randwick City Council 2023

Figure 41: Block C – 3D perspective



Source: Randwick City Council 2023

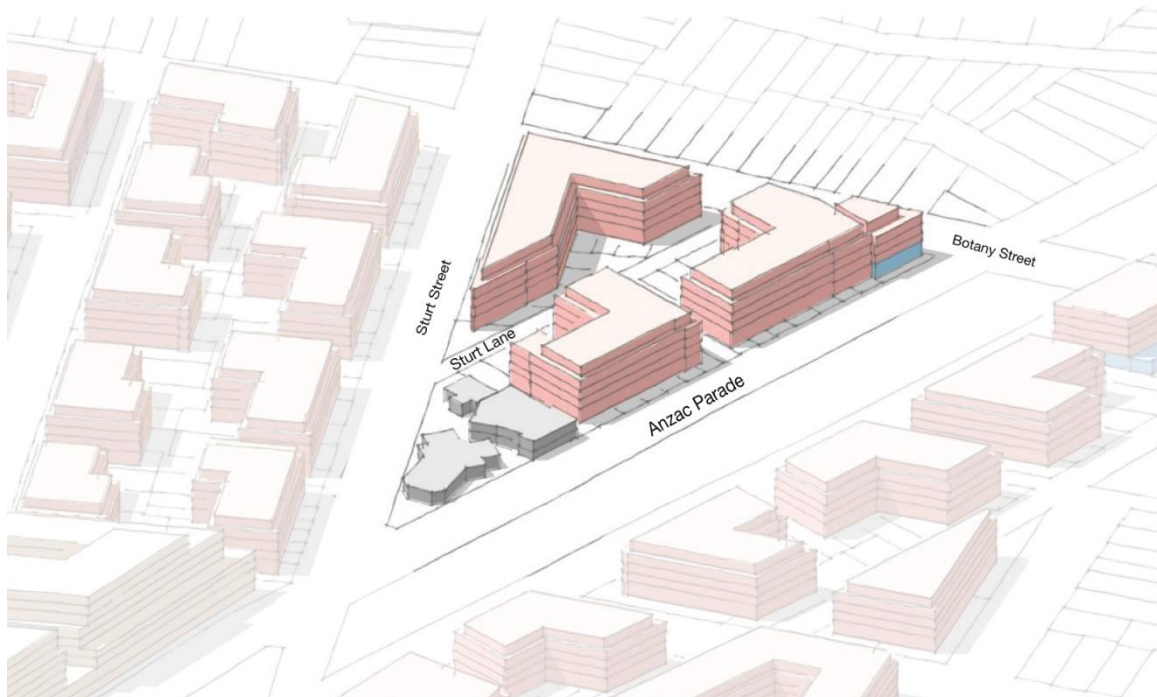
Block D

Figure 42: Block D control plan



Source: Randwick City Council 2023

Figure 43: Block D – 3D perspective



Source: Randwick City Council 2023

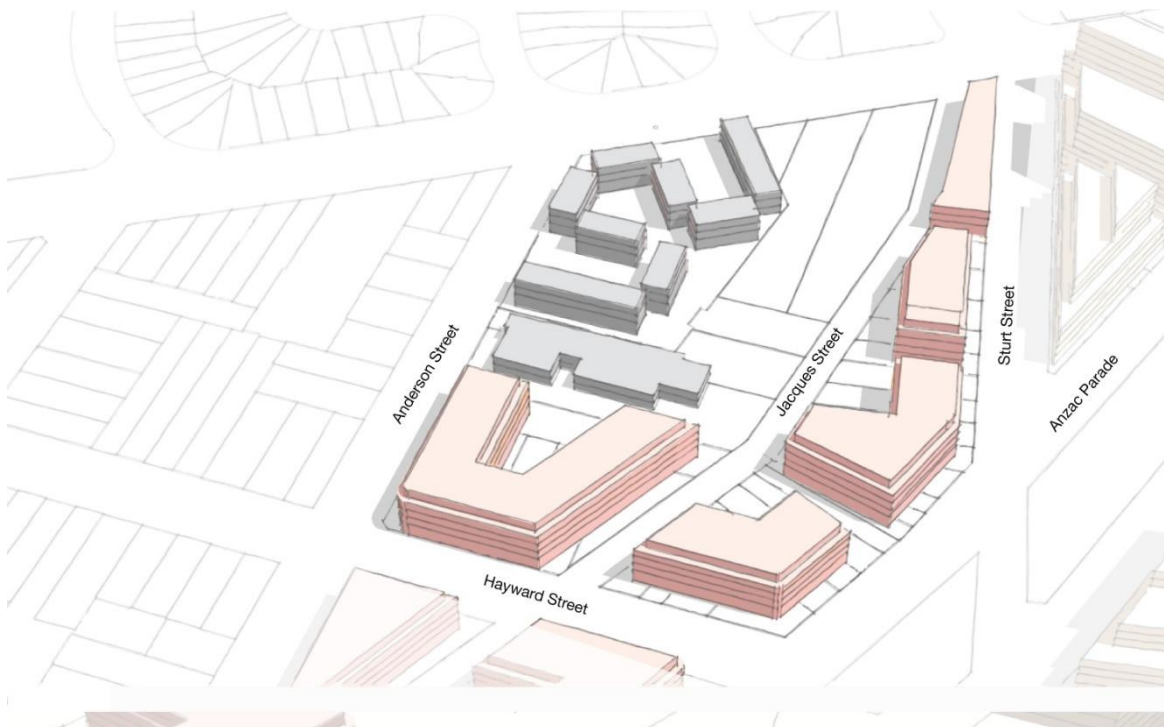
Block E

Figure 44: Block E control plan (north)



Source: Randwick City Council 2023

Figure 45: Block E (north) – 3D perspective



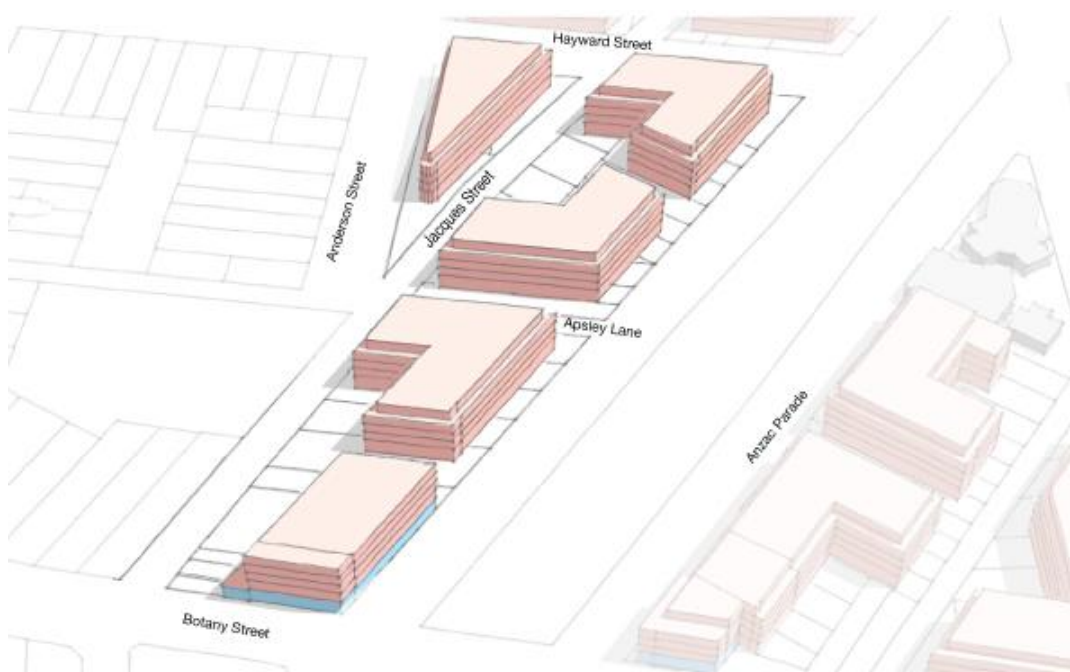
Source: Randwick City Council 2023

Figure 46: Block E control plan (south)



Source: Randwick City Council 2023

Figure 47: Block E (south) – 3D perspective



Source: Randwick City Council 2023

9.5 Kensington North WLHA (H5)

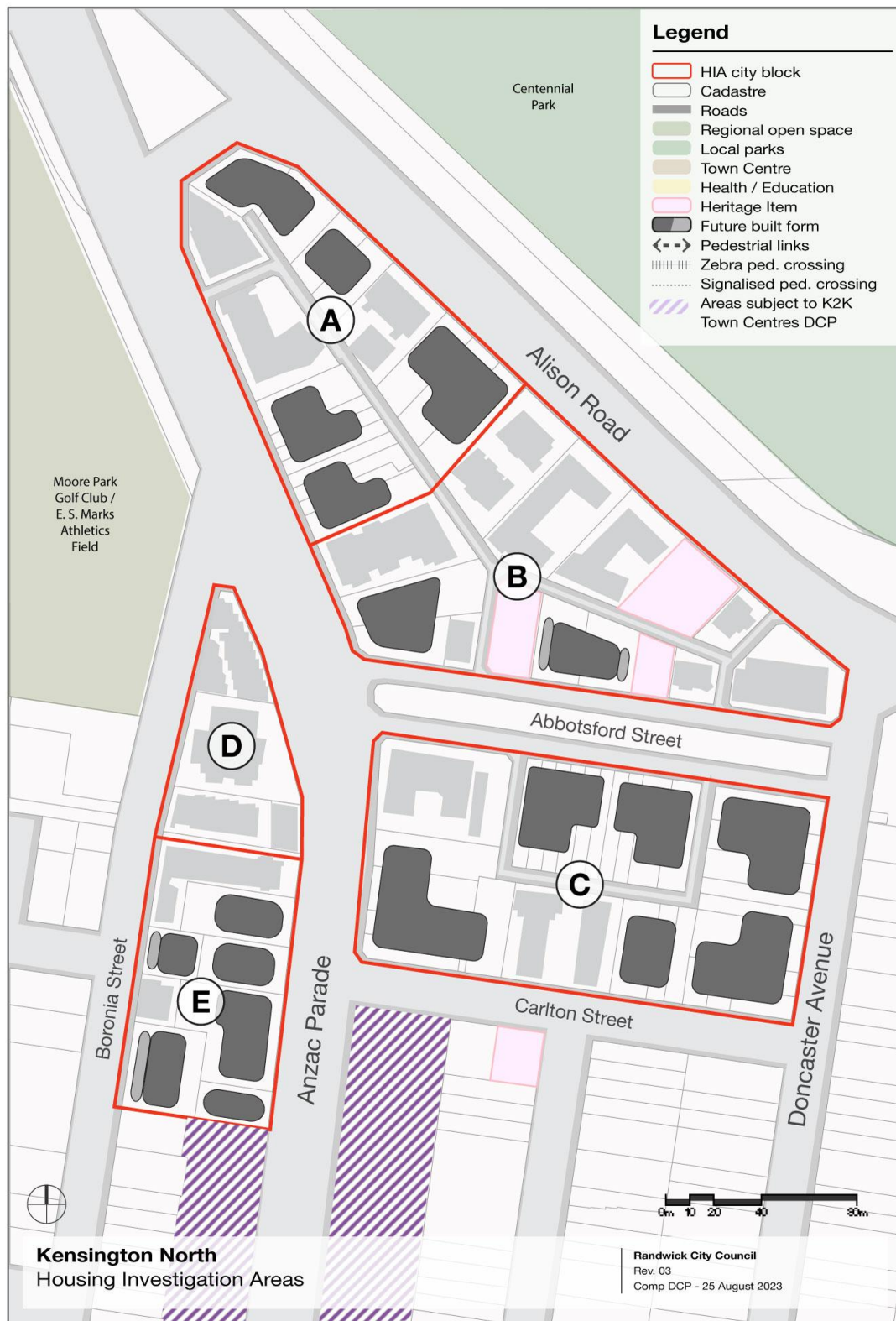
The Kensington North WLHA will be a new midrise residential neighbourhood drawing on the opportunities presented by convenient access to two Light Rail stops (ES Marks and Royal Randwick), an interface with Kensington Town Centre and proximity to Centennial Park, Royal Randwick Racecourse and the ES Marks Athletics Field. Heritage buildings and existing large apartment buildings in strata ownership will likely remain in the medium term and will be integrated within the new neighbourhood. Development will respond to the local topography and the sense of an arrival 'gateway' formed at the junction of Anzac Parade and Alison Road, when travelling south. Buildings will step down in height to integrate within the adjoining lower scale streetscapes of Boronia Street and Doncaster Avenue.

The residential apartment buildings will be set back from the street, with resident parking provided in basements. Communal green spaces will be provided at ground and roof level, and ground floor family apartments will open out to private court gardens. The WLHA will embody best practice urban planning, architectural and landscape design, and showcase sustainable practices.



Kensington North WLHA - Artist impression - View north of Carlton Street and Doncaster Avenue.

Figure 48: Kensington North WLHA plan



Source: Randwick City Council 2023

The Kensington North Well Located Housing Area (WLHA) is located in the northern part of the Kensington, generally bounded by Alison Road, Doncaster Avenue, Carlton Street, Boronia Street and Anzac Parade. The subject city blocks are illustrated in Figure 48.

9.5.1. Future character

The future desired character of the WLHA is a mid-rise residential neighbourhood, offering a variety of medium density housing types that responds to the unique conditions of each location. These include views over Centennial Park, the Tay Street corner and gateway to Kensington defined by the two existing residential towers, topographical transitions such as the level change between Boronia Street and Anzac Parade and sensitive interfaces with low scale and/or heritage streetscapes.

The proposed mid-rise typology (5-7 storeys) will enhance the character of the neighbourhood by promoting high quality urban design, architectural and landscape design. These will be achieved through generous setbacks to support natural light, landscaping and high residential amenity. Site consolidation will enable communal open space with deep soil zones for significant tree canopy. A design excellence approach will respond to the surrounding context, including parks, heritage properties and existing residential character. The precinct will be attractive to residents due to its proximity to the light rail, proximity to the CBD, Centennial Park and the Kensington Town Centre.

While most of the Kensington North WLHA is expected to undergo progressive redevelopment, the following are expected to remain in the medium term:

- heritage listed properties
- residential strata buildings of eight apartments or more
- recently completed apartment buildings
- established residential towers are expected to remain

These assumptions are reflected in the block control plans.

Access

The Kensington North WLHA precinct will prioritise active transport (pedestrian and bicycle use and access) with bus stops and a light rail station within easy walking distance. Future cycleway infrastructure will connect directly to the Randwick LGA cycling network.

The precinct will be highly permeable, maintaining existing street and laneway connections and enhancing pedestrian links to create an integrated and connected place. Private car access will be via rear laneways and secondary streets and basement parking will be required to minimise impacts on the public domain.

Built form

The proposed built form will help define the Anzac Parade 'spine', the key residential street frontages (Alison Road, Doncaster Avenue, Abbotford Street, Carlton Street and Boronia Street) and the street corners of the WLHA. Prominent built form features include the Tay Street corner at the intersection of Anzac Parade and Alison Road and two residential tower buildings (9 and 12 storeys), immediately south of Abbotford Street that form a 'gateway' to Kensington Town Centre.

New mid-rise residential apartment buildings (5 and 7 storey), will be setback between 4.5m - 6m from street frontages, as indicated in the block control plans, allowing for ground floor private courtyard gardens, landscaping that permeates the WLHA, and communal gardens incorporating deep soil areas for tree planting. These green spaces will provide social and

recreational amenity for residents, break up the built form and contribute to leafy character of the precinct.

At the interface with heritage properties at 29 and 31 Alison Road, and 5, 5A, 11 and 13 Abbotford Street, generous side setbacks and landscaped areas are required to ensure a transition in building height and an appropriate heritage setting.

Interface with surrounding areas

The WLHA provides a graduated transition in building height along Anzac Parade. From the 9 storey buildings in the Kensington Town Centre to the south, to 7 storey buildings in the WLHA. There is a further stepping down to 5 storey buildings, at the eastern interface with Doncaster Avenue and Carlton Street. The surrounding R3 zoned areas to the west and south are generally characterised by 3-4 storey residential buildings and the WLHA built form must respond sensitively to this context.

9.5.2. Local character area

The Kensington North WLHA is located within the North Anzac Local Character Area (LCA) which forms part of the broader Anzac Parade corridor. This area is undergoing transformation in response to infrastructure investment, population growth and evolving community aspirations.

The North Anzac LCA is defined by its proximity to major institutions such as UNSW, Centennial Park, and the Kensington Town Centre, and is characterised by a mix of residential, educational, and recreational uses. The area's identity is shaped by its built form, landscape, cultural heritage, and community values.

Proponents must demonstrate how their proposals align with the desired future character and contribute to the distinctive identity of the North Anzac LCA.

Further information on the relevant character principles are contained in the Local Character Section of this Randwick DCP.

9.5.3. Built form

Objectives

The built objectives for Kensington North WLHA are to:

1. Position buildings with generous setbacks to surrounding streets, to support well-scaled streetscapes, private and communal gardens, and deep soil zones for vegetation
2. Ensure built form is orientated and designed to achieve a high levels of environmental performance and sustainability
3. Deliver residential buildings that demonstrate design excellence and respond positively to the surrounding urban, landscape and heritage context
4. Provide visual variety and interest in the streetscape through articulated building forms within the permitted development envelope
5. Respect the lower scale residential character along Boronia Street and Doncaster Avenue, and ensure sensitive interfaces with heritage-listed properties at 29-31 Alison Road and 5, 5A, 11 and 13 Abbotford Street
6. Retain existing mature trees and vegetation wherever possible to enhance the green character of the precinct
7. Support orderly site consolidation to enable optimum urban and built form outcomes that are ADG compliant.

Controls

- a) Consider landmark properties of buildings, located at key urban nodes, such as the Tay Street corner and the 'gateways' to the town centre formed by the two existing residential tower buildings along Anzac Parade
- b) Set buildings back between 4.5m and 6m from primary and secondary street frontages, as shown in the block control plans, to accommodate private and communal garden areas and to maintain existing mature trees and vegetation
- c) Where adjacent to heritage buildings, provide a minimum 3m setback, and stepping down building height to match the 1 and 2 storey heritage houses along Alison Road (29 and 31) and Abbotford Street (5, 5A, 11 and 13) as indicated in the block control plans
- d) Along the west side of Anzac Parade, the ground floor setback zone of buildings must incorporate landscaped terraces to screen basement carparking and building services. Vehicular entries for buildings must be consolidated with a maximum width of 6m. No individual garage doors are to be visible from the street. All retaining walls visible from the public domain must be constructed or faced with natural sandstone
- e) Use the built form to define the primary and secondary frontages and reinforce the identity of street corners within the WLHA and surrounding streets
- f) Architectural corner elements and detailing (e.g., changes in materiality or finishes) must be used to define prominent street corners
- g) The minimum street frontage for an amalgamated redevelopment site within the Kensington North WLHA is 20m. Individual sites with less than the required frontage width, must be incorporated within a consolidated redevelopment. For corner sites, both frontages shall achieve this minimum length.

9.5.4. Public domain and access

Objectives

The public domain and access objectives for the Kensington North WLHA are to:

1. Improve pedestrian permeability through the city blocks by upgrading existing 24/7 public laneways and introducing open to the sky pedestrian links
2. Enhance the quality of footpaths and landscaping in surrounding streets and pedestrian links to improve the pedestrian experience and support active transport.

Controls

- a) Upgrade the existing pedestrian link from Anzac Parade to Boronia Street, ensuring clear sightlines, high quality surface finishes
- b) Upgrade the paved surfaces, landscaping and lighting of laneways to improve their aesthetic appeal and safety supporting their role as pedestrian corridors.

9.5.5. Individual city block plans

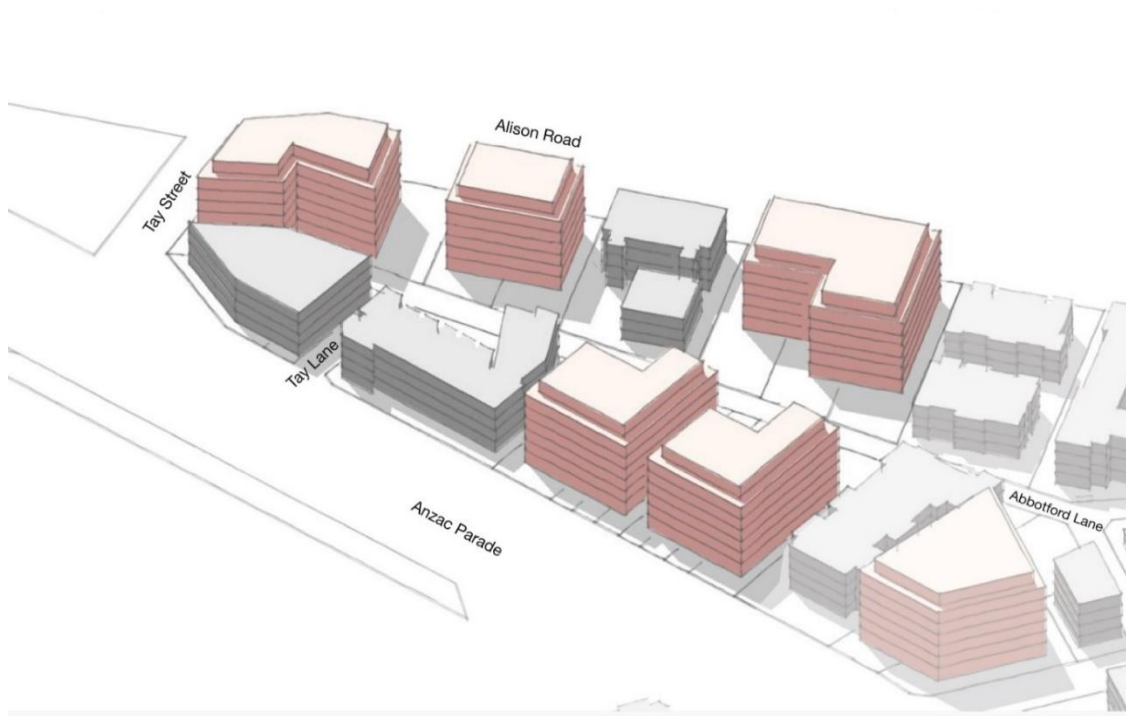
Block A

Figure 49: Block A control plan



Source: Randwick City Council 2023

Figure 50: Block A – 3D perspective



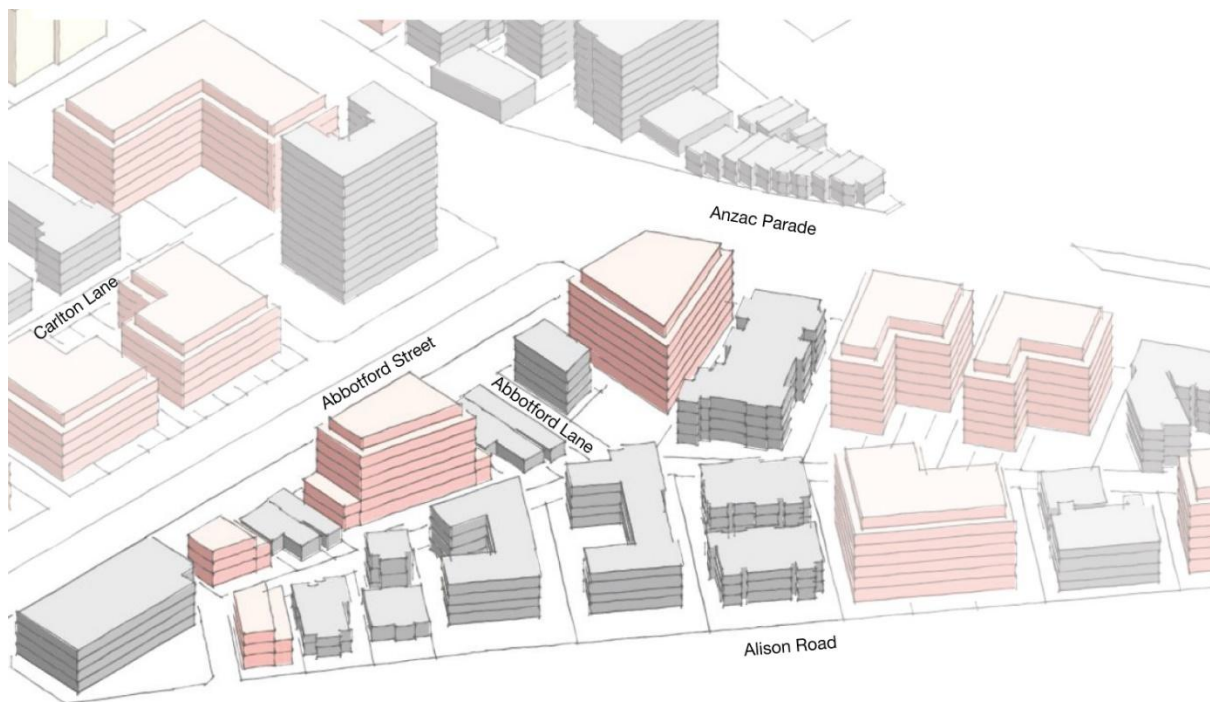
Source: Randwick City Council 2023

Figure 51: Block B control plan



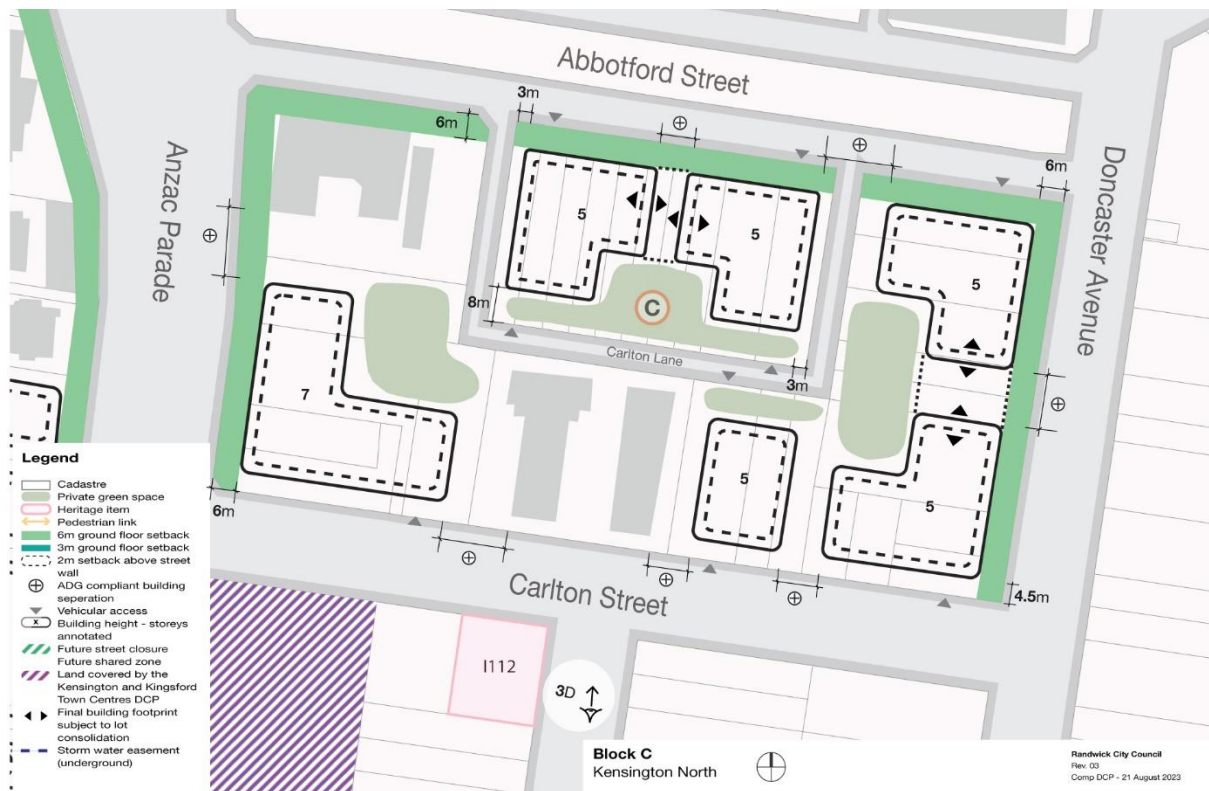
Source: Randwick City Council 2023

Figure 52: Block B – 3D perspective



Source: Randwick City Council 2023

Figure 53: Block C control plan



Source: Randwick City Council 2023

Figure 54: Block C – 3D perspective



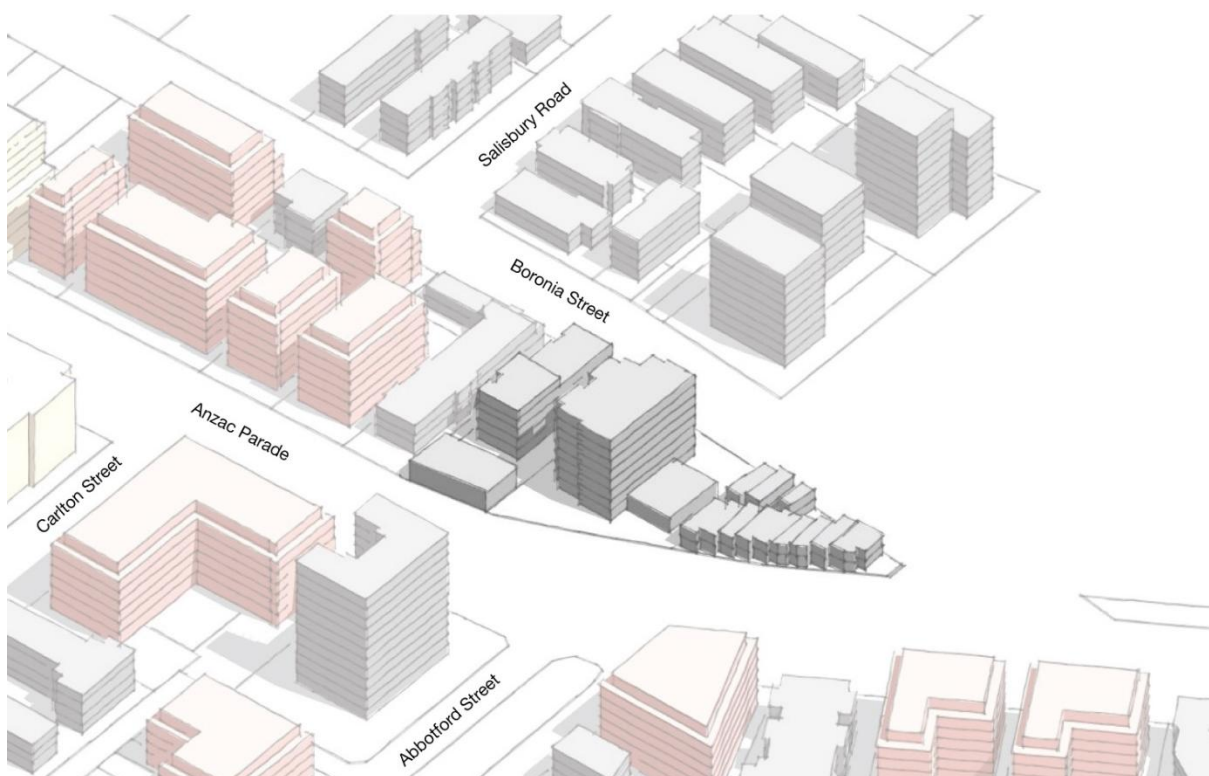
Source: Randwick City Council 2023

Figure 55: Block D control plan



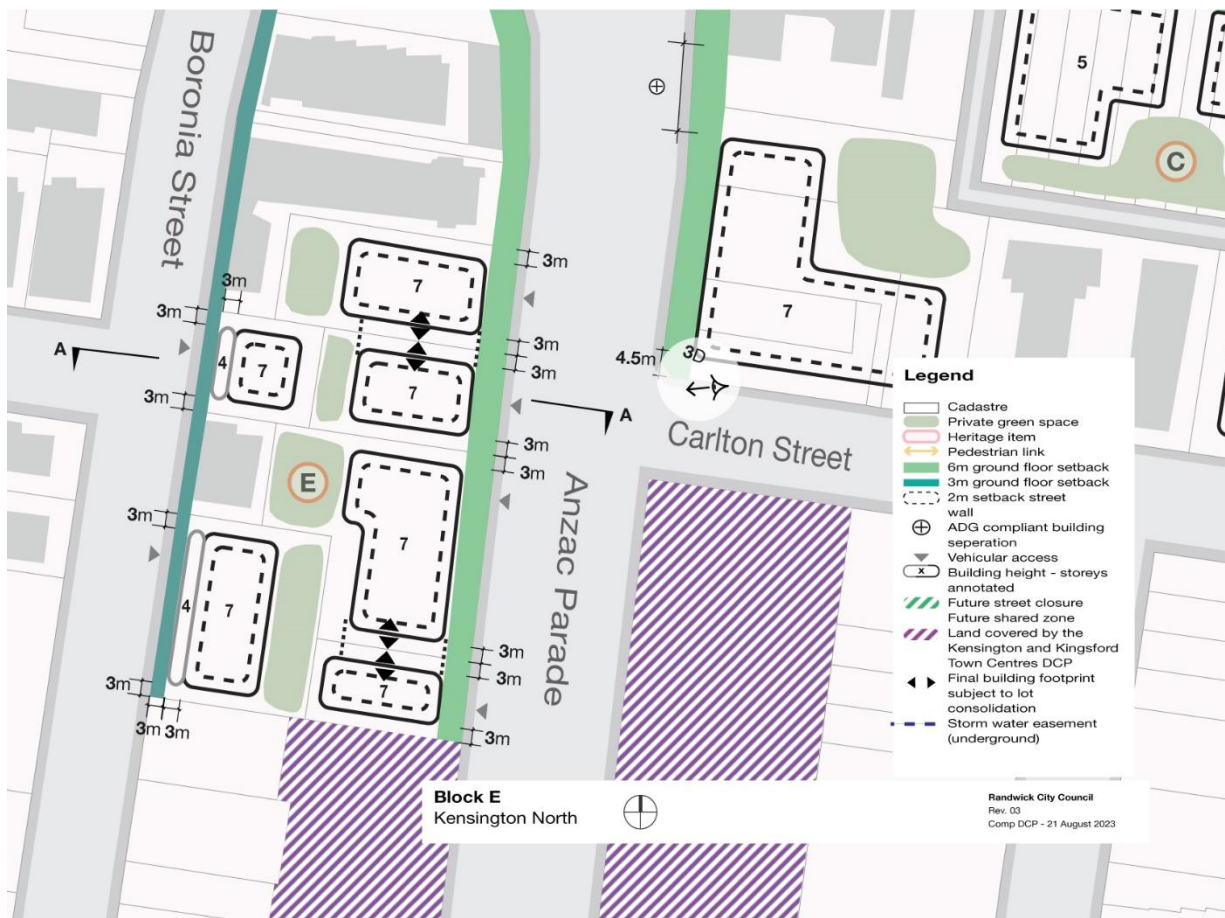
Source: Randwick City Council 2023

Figure 56: Block D – 3D perspective



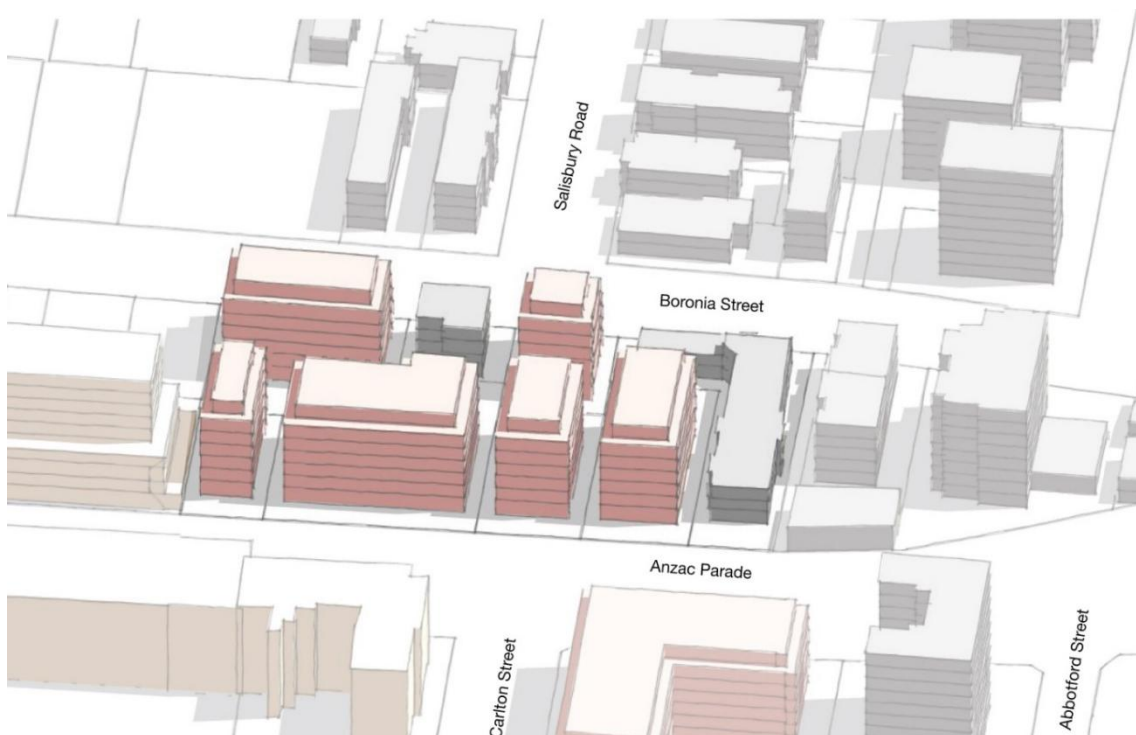
Source: Randwick City Council 2023

Figure 57: Block E control plan



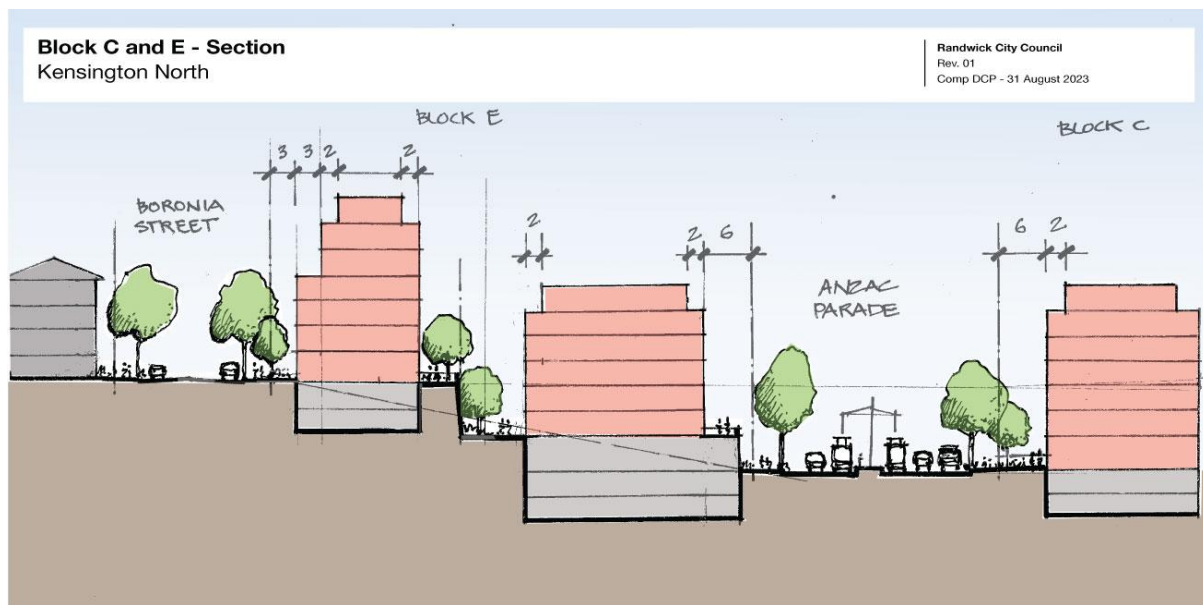
Source: Randwick City Council 2023

Figure 58: Block E – 3D perspective



Source: Randwick City Council 2023

Figure 59: Typical cross section A-A



Source: Randwick City Council 2023

Part C

Design detail

10. Housing mix

Explanation

As the population grows and changes there is a greater demand for apartment living within well serviced, high amenity areas within Randwick City. The WLHAs are designed to meet this demand, being located within easy walking distance of high-quality, high frequency public transport that provides access to services, jobs and proximity to the Sydney CBD.

As outlined in Vision 2040, the Randwick Local Strategic Planning Statement (LSPS) the future population will comprise a mix of household types including single, couples only and families with children.

It is therefore essential that residential flat buildings and mixed-use developments provide dwelling diversity to ensure the market caters for different living needs, expectations and household budgets. A mix of one, two and three bedroom apartments are needed to help meet the specific needs of people of different age groups, lifestyles, incomes, physical abilities and life stages.

Note

For controls relating to Housing Mix, please refer to Part C2 - Medium Density Residential DCP.

11. Floor to ceiling heights

Explanation

Ceiling height together with room sizes and balconies or terraces are important elements of good design and enhanced resident amenity. Adequate ceiling height can create a sense of spaciousness and provide greater access to sunlight and daylight, improving sustainability and also allowing flexibility for future uses.

Floor-to-ceiling heights for apartments are to comply with the requirements of the Apartment Design Guide (ADG).

Figure 61: Building cross section showing higher ground floor and potential commercial use



Source: Randwick City Council 2022

Objectives

The objectives for floor to ceiling heights are to:

1. Promote daylight access and cross ventilation of building interiors and contribute to the flexible use of buildings
2. Provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3. Allow the lower levels of buildings, near commercial zones, to be converted from a residential to a non-residential use in the future
4. Allow adequate space between floors for acoustic treatment
5. Ensure that buildings are well proportioned and contribute to ground level activation.

Controls

- a) Minimum floor-to-ceiling heights (in accordance with the ADG) are to be provided as follows:
 - i. Ground Floor – 3.3m
 - ii. First Floor and above – 2.7m
- b) The minimum floor-to-floor height of residential building levels should be 3.1m, unless detailed cross sections and engineering justifications are provided that establish the feasibility of a lesser height.

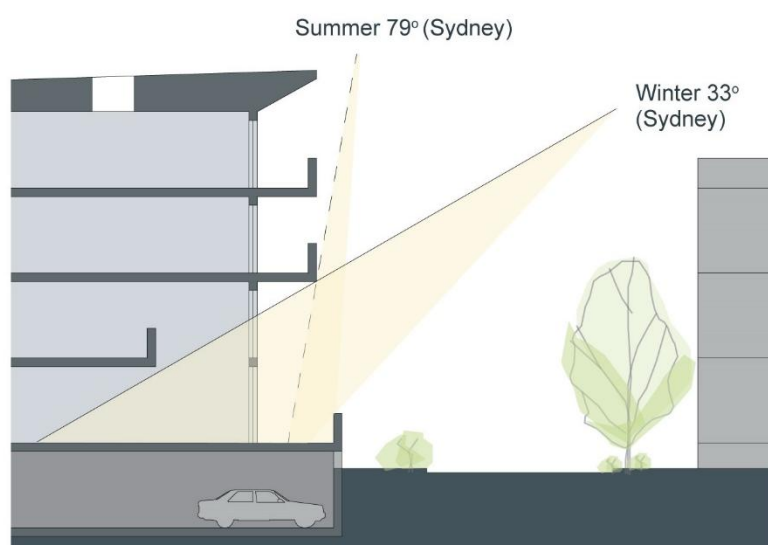
12. Solar and daylight access

Explanation

Direct solar access to living spaces and open spaces is a key factor influencing residential amenity and is integral to achieving a good design outcome. Good solar access reduces the reliance on artificial lighting and heating, improves energy efficiency and environmental sustainability.

Given the north-south orientation of many lots within the WLHAs, it is important to design new buildings that optimise sunlight access and achieve or exceed the minimum standards specified in the ADG. Solar access requirements for student accommodation and boarding houses will differ from the ADG as the bedroom layouts are more constrained in this building type.

Figure 62: Solar access



Source: Adapted from Apartment Design Guide

Objectives

The objectives for solar and daylight access are to:

1. Achieve a high standard of solar access in residential apartments, co-living and boarding house developments
2. Maximise solar and daylight access in mid-winter throughout open spaces, communal living areas and lounge rooms.

Controls

- a) Developments must be designed and constructed to reduce the need for active heating and cooling systems by incorporating passive design measures through site planning and building design
- b) Developments must be orientated to achieve optimum solar access and natural ventilation. To achieve this:
 - i. Shade north facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs
 - ii. Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun

- c) Solar access is to be provided in accordance with the recommendations of the Apartment Design Guide (ADG)
- d) Buildings must ensure that areas of private or public open space are oriented to achieve the ADG recommended level of solar amenity
- e) In relation to Co-Living (or student accommodation) proposals:
 - i. The design is to ensure that at least 60% of rooms achieve solar access during mid-winter for sites that have a north-south orientation
 - ii. Common spaces such as lounge rooms or communal study areas are designed with a northerly aspect where possible
 - iii. Atriums, roof windows, skylights or slots in the façade are to be designed to maximise solar access to rooms.

13. Acoustic amenity

Explanation

Protection from unreasonable noise is an important quality of life consideration for new development. Developments should consider the orientation, siting, and material construction of buildings to maximise the degree of acoustic mitigation.

Additional examples of controls and criteria to achieve an appropriate level of internal amenity in residences in the Randwick LGA are found for road and rail noise in the Infrastructure SEPP and for aircraft noise in Australian Standard AS 2107. Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

For new development in proximity to town centres and licensed premises (particularly those that operate at night) the adoption of the same approach at the design stage is required to address acoustic issues and maintain a vibrant environment for town centres.

Internal noise limits are set for residential receivers to address noise from external commercial sources that are both from an external source and from within a mixed-use building. Internal noise targets which align with the existing and future uses within the town centres, are set to assist in determining appropriate noise controls and a mechanism to limit future noise emission sources, whilst still permitting them to be viable.

Note

A comprehensive review of noise management is underway. The new DCP Part B13 – Noise Management will override the above controls, once endorsed by Council.

Objectives

The objectives for acoustic amenity are to:

1. Ensure a high level of acoustic amenity is achieved for residents occupying development adjacent to town centres and main transport routes, and at the same time not compromising the operation of the various business uses
2. Recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
3. Recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
4. Ensure consideration at the development stage of potential noise impacts as a result of commercial activities within a mixed-use building.

Controls

Residential uses

- a) All new development is to be constructed to achieve (at a minimum) the following acoustic amenity criteria for the residential component of the building in accordance with Australian Standard AS 2107:2016 based on an acoustic report specified in clauses d) and k). Applicants are encouraged to apply higher acoustic insulation to improve internal amenity for future occupants. For the purposes of this clause, the residential component includes dwellings situated within shop top housing, mixed use buildings, or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation

- b) In naturally ventilated spaces for the residential component, the repeatable maximum Leq (1hour) should not exceed:
 - i. 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
 - ii. 40 dB(A) in sleeping areas when windows are open (24 hours)
 - iii. 45 dB(A) in living areas (24 hours) when the windows are closed
 - iv. 50 dB(A) in living areas (24 hours) when the windows are open

- c) Where natural ventilation cannot achieve the limits listed in clause b) the development is to include mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2-2012), when doors and windows are shut. In such circumstances the repeatable maximum Leq (1hour) with the alternative ventilation operating should not exceed:
 - i. 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
 - ii. 46 dB(A) in living areas (24 hours)
 - iii. 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm

- d) Notwithstanding the general noise criteria for environmental noise set out in clauses b) and c) for habitable rooms in the residential component of the proposed development, the building designer is to incorporate noise control measures to ensure the standard LA10 Condition imposed by Liquor & Gaming NSW is satisfied inside those occupied spaces with doors and windows closed and the alternative ventilation is operating as follows:
 - i. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 7am and midnight
 - ii. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between midnight and 7am
 - iii. The noise from licensed premises shall be inaudible in any habitable room of any residential premises between the hours of midnight and 7am
 - iv. For this clause, the LA10* can be taken as the average maximum deflection of the noise level emitted from the licensed premises

- e) For the purpose of acoustic assessment with respect to clauses a), b), c) and d) the assessment must identify the noise environment for the site as a result of the existing situation (including any business operations that include outdoor areas for use by patrons, and/or the provision of music entertainment) and noise generated by commercial premises within the mixed use building (this may involve consideration of potential uses if the commercial use is unknown at the time of the application for the mixed-use building)

- f) All development is to be designed to minimise noise transition between apartments by adopting general noise concepts of:
 - i. Locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms
 - ii. Locating bedrooms away from busy roads and other existing or potential noise sources
 - iii. Using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas

- iv. Minimising the amount of party (shared) walls with other apartments
- g) Noise transmission is to be reduced from common corridors by providing seals at entry doors
- h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing, operable screening and ventilation taking into account noise targets for habitable rooms as identified in clauses b), c) and d) above being assessed inside the rooms with doors and windows closed and ventilation operating
- i) The design of the building is to address the requirements of clause d) with respect to noise from licensed premises and noise/vibration from mechanical plant and ventilation ducts associated with plant and equipment (including kitchen exhausts) serving the commercial spaces
- j) The design of new buildings or substantial alterations to existing buildings are to take into account the following noise conditions that would apply to each commercial tenancy in the development:
 - i. Noise from commercial plant and the use of the premises when assessed as an LAeq, 15 minute must not exceed the LA90, 15 minute background noise level by more the 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises when in use
 - ii. Noise from the provision of entertainment and patron noise when assessed as an LA10* enters any residential use through and internal to internal transmission path is not to exceed the existing internal LA90, 15 minute level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use within the mixed use development between the hours of 7am and midnight, and is to be inaudible between midnight and 7am
 - iii. For any gymnasiums or similar facilities in mixed use development the above noise conditions would apply, noting that the noise limits include the creation of noise as a result of any vibration induced into the building structure is to be inaudible in any residence between the hours of 10pm and 7am the following day
 - iv. The noise limits in this clause applies with doors and windows closed and mechanical ventilation operating
- k) A noise and vibration assessment report, prepared by an appropriately qualified acoustic consultant/engineer, is to be submitted with DAs for new buildings or substantial alterations to existing buildings that include residential units or occupancies in co-living (or student housing), boarding houses, serviced apartments, hotel and motel accommodation and any other sensitive land uses, addressing appropriate measures to minimise potential future noise and vibration impacts permissible in business zones including amplified music associated with restaurants, small bars, cafes, and noise from light rail movements. This assessment is to:
 - i. Be prepared having regard to the NSW Environmental Protection Authority's Noise Policy for Industry, the DECC (EPA) Assessing Vibration, a Technical Guideline, and relevant Australian Standards pertaining to noise measurements and the noise conditions identified above
 - ii. Incorporate an assessment of external noise sources and internal noise sources (such as mechanical ventilation) with respect to the criteria specified in b), c) and d)

- iii. Address relevant standards relating to road noise and rail operations or vibration for developments with sensitive noise as contained within the State Environmental Planning Policy (Transport and Infrastructure) 2021
- iv. Detail the design measures needed to achieve the required internal acoustic amenity specified in b), c) and d)

Note

The Noise and Vibration Assessment report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent assessments of the entire mixed use building (or existing buildings subject to substantial alterations). Any individual DAs for commercial occupation within the mixed-use building or the altered existing building (for an accompanying acoustic assessment) is required to rely on the acoustic benchmark described above.

- v. To maintain the intent of the acoustic objectives, prior to the issue of a Construction Certificate or an Occupation Certificate, a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building or alterations to existing buildings is to be submitted to Council

Commercial Uses

- l) The assessment for consideration of the future development within a business zone is to also consider an external noise target of 70 dB(A) for general noise and an L10* level of 80 dB(A)/ 88 dB(C) when assessed at 1 metre from the future development, noting that future venues where entertainment is to be provided will be subject to the standard LA10 Condition in relation to the operation of those premises
- m) The site and building layout for new development in a business zone is to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.

Note

The Noise and Vibration Report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent acoustic assessments of that building.

To maintain the intent of the acoustic objectives prior to the issue of a Construction Certificate or an Occupation Certificate there will be a requirement for a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design baseline for the mixed use building.

14. Natural ventilation

Explanation

Passive buildings are designed so that windows, walls, and floors can collect, store, and distribute solar energy in the form of heat in winter and reject solar heat in summer. A passive house reduces the need for the use of mechanical and electrical (active heating and cooling) systems, saving energy and running costs. For more information on passive design refer to:

<http://www.yourhome.gov.au/passive-design>

Natural ventilation is the movement of fresh air through internal spaces enabled by the provision of suitable openings. Achieving adequate cross ventilation to habitable rooms is an essential building design criteria because it contributes to thermal comfort, allows for passive cooling and creates a comfortable and healthy indoor environment. Cross ventilation can be maximised by suitable building orientation, good apartment layout, suitable room depth, higher ceilings and appropriately located and sized window openings.

Objectives

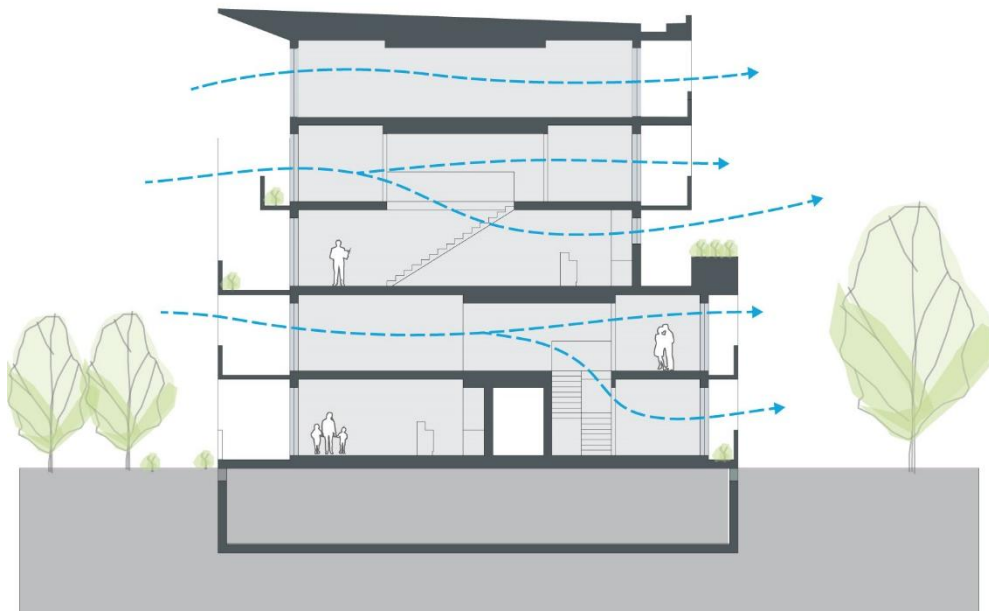
The objectives for natural ventilation are to:

1. Ensure that all habitable rooms are designed with direct access to fresh cross air flow to assist in promoting thermal comfort for occupants
2. Provide occupants the choice and flexibility to manage natural ventilation of dwellings and avoid the need to use mechanical ventilation or air conditioning
3. Provide natural ventilation to other spaces such as communal areas and basements
4. Reduce energy consumption and contribute to sustainable building design.

Controls

- a) Building must be designed to comply with the ADG to maximise opportunities for natural ventilation by providing a combination of:
 - i. corner apartments
 - ii. dual aspect apartments
 - iii. shallow, single-aspect apartments
 - iv. openable windows and doors
 - v. other ventilation devices
- b) Window placement, size, glazing selection and orientation are to maximise opportunities for cross ventilation and the capture of prevailing breezes in summer
- c) Internal corridors, lobbies, communal circulation spaces and communal areas shall incorporate adequate natural ventilation
- d) Basements levels, including spaces used for storage, garbage areas or commercial activities, are to be designed to include natural ventilation wherever possible
- e) Apartment configuration and apartment depth is to be limited to maximise the opportunity for cross ventilation and airflow
- f) Where mechanical ventilation is considered necessary, prioritise 'low-tech' solutions, such as ceiling fans, over more complex and high energy use air conditioning systems.

Figure 63: Showing cross flow ventilation



Source: Adapted from Apartment Design Guide

15. Articulation and modulation

Explanation

New buildings in the WLHAs should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and in relation to heritage and contributory items and surrounding lower scaled residential neighbourhoods.

Modulation and articulation of street facing building façades is important as it assists with the perception of scale and the impact upon the public domain. For side and rear facades, articulation and modulation is important in achieving a high level of amenity for adjoining buildings and private garden spaces.

Corner buildings should be thoughtfully designed to reflect their prominent location, ensuring they address all street frontages, provide interest, and express their residential and retail functions and maximise passive surveillance.

Objectives

The objectives for articulation and modulation are to:

1. Create visually interesting, well-articulated building facades that make a positive contribution to the residential character of the WLHAs and respect the scale and character of heritage and contributory buildings
2. Ensure a human-scale response is provided through the design of the building and its component elements
3. Promote high architectural quality in buildings
4. Ensure corner buildings are well designed and respond to the different characteristics of the streets they address.

Controls

- a) All buildings are to provide articulation by incorporating a variety of window openings, balcony types, balustrades, fins, blade walls, parapets, sun-shade devices and louvres to add visual interest and light and shade to the façade
- b) The design of buildings should include modulation to a similar dimension as the historical subdivision pattern of the site
- c) The design of buildings are to avoid large areas of blank walls. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to the public domain
- d) Building articulation should respect and complement the adjoining built form and contribute positively to the streetscape
- e) Corner buildings are to be expressed by giving visual prominence to elements of the façade e.g. a change in building articulation, material or colour, roof expression or increased height
- f) Corner buildings should be designed to add variety and interest to the street and mark an important junction in the urban fabric.

Note

Where fronting a light rail corridor, the design of new development should consider TfNSW AMB Standard: T HR CI 12090 ST Airspace and External Developments.

16. Materials and finishes

Explanation

Well-designed developments using high quality materials, finishes and detailing contribute to, and enhance the character and quality of an urban area. They also contribute to the longevity and long term appearance of development and represent a more sustainable design approach (as per Randwick DCP Part B3 Sustainability and Resilience). The materials used in construction, renovation and/or refurbishment can significantly enhance or impact on the environment and/or the health and wellbeing of building occupants.

Objectives

The objectives for materials and finishes are to:

1. Ensure building materials and finishes complement and enhance the streetscape character of the WLHAs and surrounds
2. Ensure high quality, contemporary building materials are adopted for new development
3. Provide healthy indoor environments
4. Encourage the use of materials that are non-polluting in manufacture, use and disposal.

Controls

- a) External walls are to be constructed of high quality and durable materials and finishes
- b) Materials that may be subject to corrosion, degradation or high maintenance are to be avoided
- c) The architectural treatment of street facades is to provide a well-resolved composition that breaks down the building scale and expresses a clear hierarchy of architectural elements
- d) A complimentary combination of finishes, colours and materials are to be used to articulate building facades
- e) The design of windows should be such that they can be cleaned from inside the building
- f) For sites adjoining heritage and contributory buildings, materials and finishes of the new building is to compliment and respect the heritage or contributory building
- g) Roof levels of buildings should be expressed in a contemporary mansard roof style, employing sloped faces, ribbed metal finish and be of a colour that is mid-to-dark grey (i.e. visually recessive). The mansard roof form should have windows and balconies that are crisp and simply detailed, and expressed as secondary elements to the overall mansard roof form
- h) The use of face brickwork and or stone is encouraged for medium to large buildings (up to 9 stories). Rendered masonry is also supported to a limited extent, to complement face brickwork materials palette. This is due to brickwork and stonework's capacity to contribute scale, detail, texture and a rich colouring to the building facade – a limited and well considered palette is encouraged
- i) For residential and commercial buildings, the extensive use of fixed panel grills, perforated metal, louvres, expanded mesh and the like, as the primary facade finish/material are to be avoided
- j) Box-like or monolithic forms, that present as large unarticulated cubes, are not supported, as they are institutional or industrial in character, and therefore unsuited to town centre or residential areas
- k) Materials with low embodied energy and comprised of recycled content should be prioritised

- l) Low Volatile Organic Compound (VOC) emitting materials should be selected e.g. paints, adhesives, sealants and flooring (as per Randwick DCP Part B3 Section 2)
- m) The adaptive re-use of existing building facades, building structures and fittings should be considered
- n) FSC certified timber from plantation or sustainable managed re-growth forests, should be utilised wherever possible.

17. Building awnings, entry and circulation

Explanation

Well-designed building entries and circulation provide intuitive wayfinding, improve the presentation of the development to the street and help create a sense of identity. Well-designed entries and generous circulation are welcoming, encourage social interaction and support safe and convenient access for occupants and visitors.

Objectives

The objectives for building awnings, entry and circulation are to:

1. Ensure safe, clear and weather protected access for occupants and visitors
2. Create buildings with clearly defined entry points
3. Promote building entry design that improves building identity
4. Encourage the design of entryways that prevent pollutants from entering the building.

Controls

- a) Design building entry points to be clearly identifiable and visible from the public domain, provide shelter from elements and assist in defining public and private space
- b) Provide clear sightlines into and out of building entries (consider CPTED)
- c) Building entry points and circulation spaces should be naturally lit and have a source of natural ventilation
- d) Position stairs to provide a convenient and intuitive alternative to mechanical lifts for vertical movement throughout the building
- e) Where ground floor dwellings face street frontages, encourage individual entrances to assist in modulating of the building frontage and to improve passive surveillance
- f) Locate utility services away from building entries and main street frontages to reduce presenting blank walls to public areas
- g) Building signage should contribute to the contemporary architectural expression, rather than detract
- h) A building entrance should include a system to capture pollutants from occupants' shoes and from outdoor air which can be easily maintained e.g. entryway grills, mats and air seals.

18. Landscape

Explanation

Well-designed landscaping of open spaces, gardens, terraces, and rooftops of buildings contributes significantly to our quality of life and experience of spaces. It can also help to reduce the urban heat island effect, maintain a comfortable environment during hotter months and reduce stormwater run-off.

In addition, as the WLHAs are located within established residential areas, landscaping will assist the WLHAs to integrate within their surroundings and to provide buffers and transitions in building scale, and to heritage items.

Refer to Part C2 Medium Density Residential and B4 Landscaping and Biodiversity of the Randwick DCP for further explanation of landscaped area requirements.

Objectives

The objectives for landscaping are to:

1. Enhance the quality of life and attractiveness of the WLHAs by providing landscaped spaces for shared amenity and green spaces for relief from urban environments
2. Bring about environmental benefits such as mitigating the urban heat island effect, reducing flooding impacts and improving localised air quality
3. Result in a net gain of vegetation and canopy cover with consideration for the existing vegetation within the WLHAs, whether provided horizontally or vertically.

Controls

- a) The minimum Gross Landscape Area, Deep Soil Permeable Area and Tree Canopy Cover must be met for development proposals, as per Table 2 below.

Table 2: Gross landscape area, Deep soil permeable area and Tree canopy cover requirements

WLHA	Gross landscape area	Deep soil permeable area	Tree canopy cover
West Randwick (E1) and Kingsford South (E1)	50%	7%*	25%
High Street	50%	15%	25%
West Randwick (R3), Magill Street (R3), Kingsford South (R3) and Kensington North (R3)	60%	35%	25%

*Note – Minimum as required by ADG

- b) Green walls can only contribute up to 10% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified landscape architect
- c) Green walls require a Maintenance Plan to be provided by a qualified Landscape Architect and/or Horticulturalist at DA stage to identify the method of accessing the wall during the establishment period and ongoing life, including the maintenance regime for the plant

material, the ongoing maintenance of any irrigation system and plant media and the regular replacement of sick or dead plants as necessary

- d) Deep soil permeable surfaces must have a width of not less than 900mm
- e) Native species must comprise at least 50% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area
- f) Rooftops may include communal food farms and food production areas
- g) Technical, structural and ongoing maintenance arrangements of proposed roof top gardens and green walls are to be documented by a qualified Landscape Architect and incorporated into the Development Application (DA) documentation
- h) Where green roofs and green walls are provided, these shall comply with requirements contained in Part B4 – Landscaping and biodiversity of the Randwick DCP
- i) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in Part 15 of this E7 section of the DCP

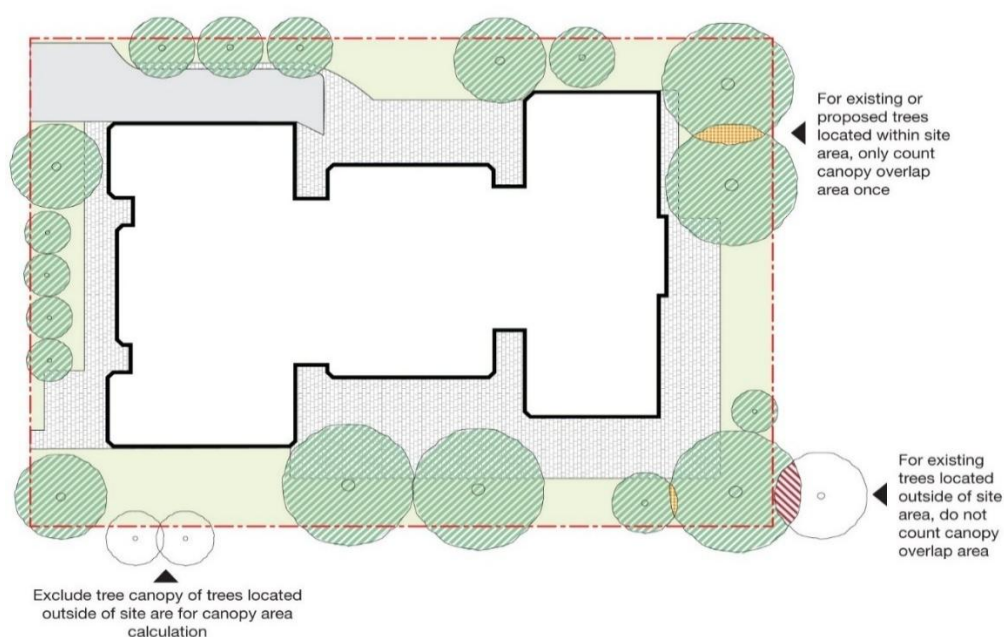
Definitions

Gross Landscape Area - is the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.

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.

Tree Canopy Cover - includes trees with a minimum mature height of 5m after 10 years from the completion of development, that have trunks located within the site area.

Figure 64: Calculating canopy cover - typical apartment development with 25% canopy cover



Source: Randwick City Council 2022

- j) In addition to the requirements of Section B4 Landscaping and Biodiversity of the Randwick DCP, all DAs for sites within the WLHAs must submit a Landscape Plan addressing the following requirements:
- i. Quantity of landscaping provided on site
 - ii. Scaled drawings of all areas
 - iii. How landscaping would complement the architectural style of the building and assist in its presentation to the streetscape and surroundings
 - iv. Rainwater harvesting and other irrigation methods proposed
 - v. Full construction details of soil profile, method of attachment to the building, and drainage/waterproofing
 - vi. Engineering certification confirming the building can withstand planting and associated structures
 - vii. Where planting is proposed 'on structure' i.e. on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space must be designed and constructed to contain a minimum soil depth of:
 - 450mm for grass and ground covers
 - 600mm for shrubs
 - 900mm for small trees
 - 1200mm for large trees
- k) A minimum of one indigenous canopy street tree that will attain a minimum mature height of 6m, must be planted at maximum spacing of 7.5m, at a minimum distance of 600mm from the kerb and/or footpath, and/or masonry fence or retaining wall. Street trees must be selected in accordance with Council's Street Tree Masterplan.

Note

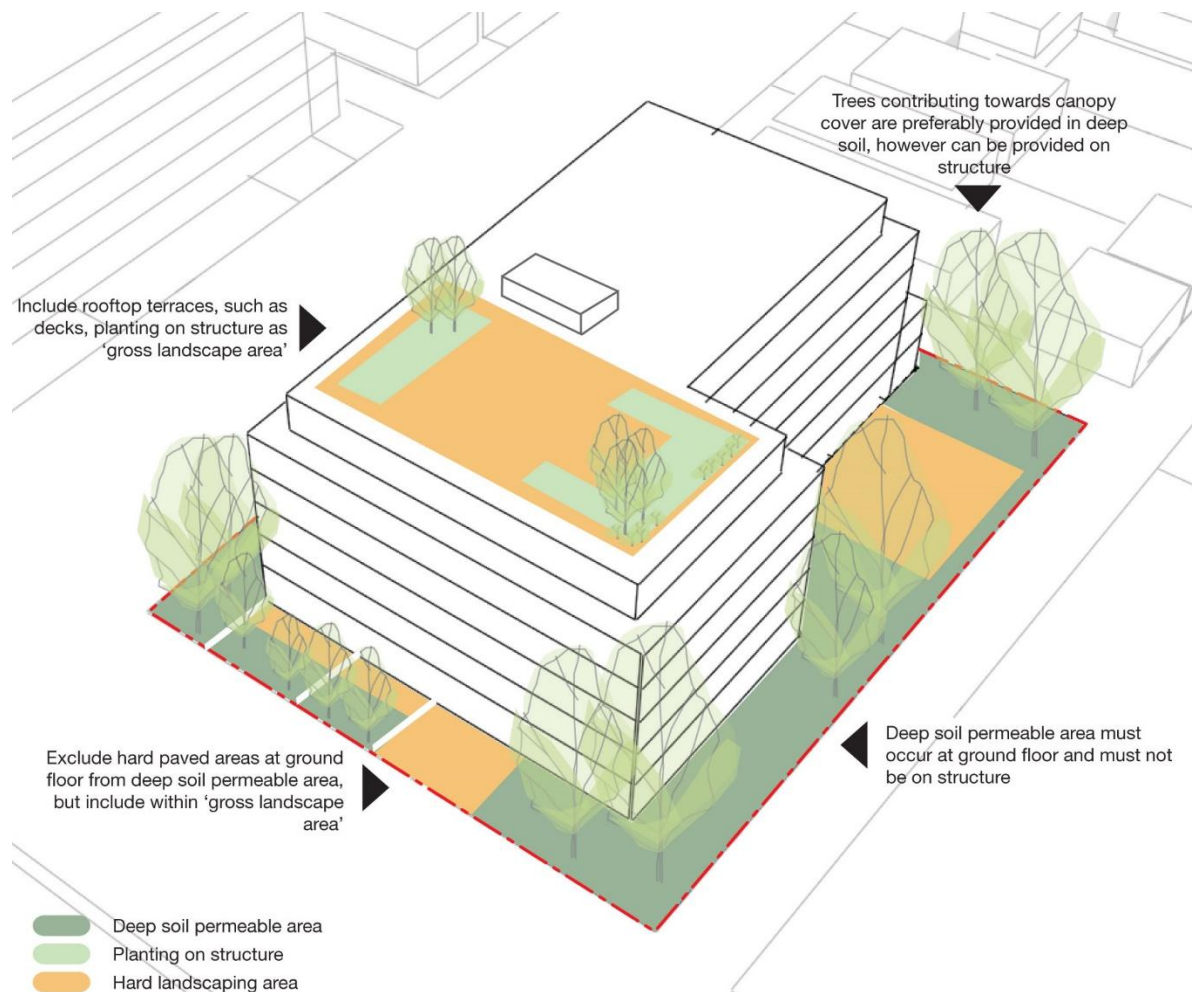
Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link -

<https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees>

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - <https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5>

Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat) and they generally require less water and are more drought tolerant.

Figure 65: Landscape area components



Source: Randwick City Council 2022

19. Transport, parking & access

Explanation

An increase in sustainable transport use, decreases reliance on private vehicles, improves health and well-being outcomes and the efficiency of existing transport networks. It also importantly reduces environmental impacts associated with greenhouse emissions, improves localised air quality and reduces congestion.

The strategic aim for the Well Located Housing Areas (WLHA) is to increase sustainable transport use, including walking, cycling, the use of public transport and car sharing initiatives. This aim brings benefits for the WLHAs and surrounding areas through reduced car use and the associated environmental benefits.

Part B7 – Transport, Traffic, Parking and Access of the Randwick DCP contains relevant objectives, controls and options for development proposals to investigate, design and manage parking demand, access and parking space allocation and provide for alternative modes of transport. In addition to Part B7, the following Objectives, Controls and parking rates apply to the WLHAs.

Note

For controls relating to Transport, parking and access, please refer to Part B7 – Transport, Traffic and Parking of the Randwick DCP. All development within WLHA must comply with the relevant controls specified in Part B7 of the Randwick DCP.

20. Sustainability

Explanation

Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide sustainability initiatives and standards will provide for the physical, mental and social well-being of residents, workers and visitors.

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

Note

In addition to the below controls, all development must comply with requirements outlined in Part B3 – Sustainability and Part B6 - Waste Management of the Randwick DCP.

Objectives

The objectives for sustainability are to:

1. Establish the WLHAs as model environmentally sustainable precincts demonstrating excellence in sustainable practices
2. Encourage the design of buildings that go beyond current minimum sustainable standards to benefit residents and the broader Randwick community
3. Adopt suitable design techniques in lighting, Water Sensitive Urban Design (WSUD), stormwater collection and re-use, and landscaping of the public realm
4. Provide innovative best practice waste solutions capable of reducing residential and commercial waste and increasing reuse, recycling and recovery of waste.

Controls

General

- a) All development must address the requirements of Part B3 – Sustainability of the Randwick DCP
- b) New development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence, particularly sustainable design principles, renewable energy sources and urban heat island effect mitigation

Energy

- c) New developments are to sign up to a minimum three-year 100% renewable power contract with an Australian Government endorsed energy provider and evidence of the future contract provided to Council at DA stage
- d) New developments are encouraged to be 100% electric (no natural gas)
- e) All development is encouraged to incorporate PV rooftop solar and battery storage for the capture and use of energy for lighting, ventilation and services within communal spaces and for residential apartments
- f) Where photovoltaic (PV) panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building
- g) Efficient lighting (LED), rainwater tanks and building insulation are to be included in the design of buildings

- h) New development must provide a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying
- i) All developments are to incorporate energy efficient fittings and systems for lighting including:
 - i. Natural lighting where possible
 - ii. Energy efficient lights such as LEDs
 - iii. Movement and lighting level sensors and timers to ensure lighting is only used when required

Waste

- j) All development must address the requirements of Part B6 Waste Management of the Randwick DCP
- k) All developments must provide a space for:
 - i. storage and sorting of problem waste such as E-waste, clothing, and residential hazardous waste
 - ii. FOGO (Food Organics and Garden Organics) household rubbish collection bin storage and handling
- l) New developments must provide an internal bulky waste storage area of 10m² with an additional 2m² per additional 10 units for the temporary storage of periodic bulky waste collection. The internal bulky waste storage area must:
 - i. Be situated in a location that is easily accessed by external waste collection services
 - ii. Be weatherproof and screened from public areas
 - iii. Remain visible from general waste / bin storage areas to encourage re-use of items by other residents

Materials

- m) New development construction is to be long-life, robust and use durable materials and finishes and utilise reduced carbon materials e.g. low carbon concrete, recycled aggregate, etc
- n) Use of recycled materials, such as bricks, timber and concrete, are encouraged
- o) All development must specify light coloured roof colours to reduce building heat load and energy use for cooling in summer months. Consideration is required of potential glare impacts on neighbours

Transport

- p) Reduced car parking rates apply to the WLHAs to reduce basement parking structure and in recognition of the proximity to public transport. Refer to Section 19 Transport, parking and access of this DCP for applicable rates
- q) Car share provision is strongly encouraged within a development and WLHA car parking rates can be further reduced when car share spaces are provided. Refer to Part B7 Transport, Traffic, Parking and Access of the Randwick DCP
- r) Electric Vehicle (EV) and bike charging facilities and electrical infrastructure is required to be provided on common property and must include signage and a fixed bicycle rack or rail in accordance with Section 19 Transport, parking and access of this DCP section

Design and landscaping

- s) ADG solar access and cross ventilation standards are to be met in the development
- t) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:

- i. Appropriate shading of the building's windows with fixed overhangs
 - ii. Shading blades for respectively north and east facing facades
 - iii. Limiting openings on the west facing facades of buildings
 - iv. Provision of ceiling fans to limit the need for air conditioning
- u) Minimum tree canopy requirements apply to new developments to realise the Randwick City 22% tree canopy target for the LGA by 2040. Refer to Table 2 in Section 18 of this DCP.

Note

In anticipation of proposed changes by the Green Building Council in 2026 to achieve a 4 Star Green Buildings certification rating, new developments are encouraged to be 100% electric (no natural gas).

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy website:

<http://www.environment.gov.au/climate-change/government/climate-active/certification>

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA).

Council provides sustainability rebates for electric vehicle charging, hot water systems, insulation, lighting, NABERS Ratings, pool pumps, rainwater tanks, rooftop solar, solar batteries, solar health checks, sustainability checks and waterfix. Refer to:

<https://www.randwick.nsw.gov.au/environment-and-sustainability/get-involved/sustainability-rebates> for further details.

Native plants may be sourced from Council's nursery. Refer to:

<https://www.randwick.nsw.gov.au/environment-and-sustainability/randwick-community-nursery> for further details.

The Australian Government requires a NatHERS 7 Star Rating for all new buildings.

21. Water management

Explanation

All development within the WLHAs will be required to promote the sustainable use of water including minimising potable water consumption, collecting and reusing rainwater, recycling water and improving the quality of stormwater. All development must address Part B8 – Water Management of the Randwick DCP in relation to water conservation, groundwater and flooding, overland flow paths, on-site detention and Water Sensitive Urban Design (WSUD).

WSUD is an approach that provides increased rates of water retention and detention and water efficiency. It also can assist in mitigating localised flooding and improve water quality and visual amenity.

Note

For controls relating to water management, please refer to Part B8 - Water Management of the Randwick DCP.

22. Aircraft operations

Explanation

The proximity of Sydney's Kingsford Smith Airport and the high frequency of aircraft movements over the area, triggers the need for development to consider aircraft safety, during the construction phase in relation to cranes and like structures.

Aircraft noise control is addressed in Part F3 – Sydney Airport of the Randwick DCP. This section relates specifically to the protection of airspace, also referred to as “prescribed airspace” under Commonwealth legislation. Commonwealth approval is required for any proposal within the corridor that exceeds “prescribed airspace”.

Note

For controls relating to Aircraft operations, please refer to Part C11 – Sydney Airport.

23. Affordable housing

Explanation

All new development within the WLHAs is required to make a contribution towards affordable housing to cater for a mix of income groups including very low, low and middle income households. Without provision of more affordable forms of housing, the market can be expected to continue to produce more expensive housing in the area, so that housing will only be affordable to households on relatively high incomes.

The HIA Affordable Housing Plan aims to ensure that lower income households continue to live and work locally within the Randwick LGA.

Objectives

The objectives for affordable housing are to:

1. Increase the amount of affordable rental housing for very low, low and moderate income households
2. Encourage housing diversity and choice
3. Help retain very low, low, and middle income households in the local area including key workers and students.

Controls

- a) All development within the WLHAs must contribute towards the provision of affordable housing at a contribution rate of either 3% or 5% as required in the Randwick LEP
- b) Affordable housing contributions are to be provided in accordance with the WLHA Affordable Housing Plan 2023
- c) The affordable housing contribution rate is to be calculated on the total residential floor area component of the development
- d) Contributions towards affordable housing are to be provided through a dedication of affordable housing units on site / 'in-kind' or as a monetary contribution 'in-lieu' of affordable housing units.

For further detail on affordable housing requirements, please see the Well Located Housing Areas: Affordable Housing Plan prepared by Randwick City Council.

Note

All units to be dedicated to Council for the purposes of affordable housing must be consistent with Council's Affordable Housing Design Guidelines.

24. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities.

The Transport and Infrastructure SEPP requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road. Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

Objectives

The objectives for air quality are to:

1. Encourage both new and existing development to be designed to provide good indoor air quality for occupants
2. Protect residents from the harmful effects of air pollution.

Controls

- a) All developments that adjoin a main road and at Council's discretion are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
- b) Applicants are to submit a statement which explains how the proposal has addressed the NSW Government 'Development Near Rail Corridors and Busy Roads – Interim Guideline'
- c) The air intakes for mechanical ventilation are to be located well away from major roads or the pollution source (e.g. on top of tall buildings) or provided with filtration to remove particulates
- d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated
- e) Vegetative screens should be investigated where appropriate to assist in maintaining local ambient air amenity and to improving aesthetics and visual impacts from an adjacent roadway.

STRATEGIC PLANNING

Randwick Development Control Plan D15 Specific Sites

D06208842

27 July 2026



File reference	D06208842	Date	Signature
Prepared by	PM	September 2025	
Coordinator Review	David Appleby	October 2025	
Manager Review	Stella Agagiotis	June 2026	

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1. Introduction

Throughout the Randwick LGA there are several 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.

This part of the DCP must be read in conjunction with:

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

To the extent of any inconsistency between this part and any other DCP parts, this part will prevail.

2. Coral Sea Park Estate, Maroubra

Explanation

The Coral Sea Park Estate is a distinctive and historically important precinct. It is 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 diverse population demographic 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 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.

Objectives

1. Ensure new development reflects the scale and massing of existing development in the Estate
2. Ensure new development maintains the characteristics of building setbacks and garden areas prevalent throughout the Estate
3. Maintain the planned neighbourhood and garden suburb characteristics of the Estate.

Controls

- a) Building materials and external finishes are to be consistent with the dominant themes in the Estate
- b) 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
- c) Sites have a minimum frontage of 20m for development of more than two dwellings.
- d) Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than 1m high
- e) 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.

Figure 1: Built form example



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

Source: Randwick City Council

Figure 2: Built form example



Row housing with open front yards and grassed roadside verges

Source: Randwick City Council

Figure 3: Built form example



Source: Randwick City Council

3. 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 Street: eight storey RFB, strata titled (with ground level parking)
- 62 Carr Street: two storey shop top building with café at ground floor and yoga studio on first floor
- 64 Carr Street: Private hotel (heritage listed)

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 north and east sections of the business centre providing an active street edge of commercial, retail and food related uses which services resident and visitor needs.

Figure 4: 58-64 Carr Street, Coogee



Source: Randwick City Council

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.

These sites are zoned R3 Medium Density 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 parts of this DCP relating to medium density residential.

Objectives

1. Enable ground level small scale neighbourhood shop, restaurant or cafe development whilst protecting the amenity of nearby residents
2. Ensure any development improves the public domain of Carr Street
3. Promote pedestrian activity and safety in the public domain
4. Encourage high quality design and enhance the street frontage of buildings.

Control

- a) 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
- b) Any outdoor seating must be limited to the Carr Street frontage only
- c) Business signage must address Carr Street only and must be limited to the ground or first floors
- d) 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
- e) The standard hours of operation for non-residential uses will be limited to 7am – 10pm
- f) Outdoor lighting must limit light spillage, including light emitted from signage to minimise impacts on residents, living on, or adjoining the subject sites
- g) High quality awnings, complimentary to the adjoining building design shall be provided along Carr Street to achieve a continuous awning with adjoining properties
- h) Awnings should be a minimum three metres deep and setback a minimum 600mm from the kerb
- i) Cantilever awnings from the building must have a minimum soffit height of 3.5m
- j) Colonnades along the street edge are inappropriate
- k) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection
- l) Signage on canvas blinds is inappropriate
- m) Ensure all awnings are structurally sound and safe and comply with relevant NCC requirements
- n) The minimum floor to ceiling heights for the ground floor must be 3.5m
- o) 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
- p) 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

Any proposal for 58-60 Carr Street will be referred to the Randwick Design Excellence Advisory Panel (DEAP). The ADG is relevant to development proposals for upgrading works to this building. Refer to:

- q) 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)
- r) Any alterations and/or refurbishment proposals for 58-60 Carr Street must address the following:
 - i. Retain current side and rear building setbacks for residential uses onsite
 - ii. Minimise change to the size and location of balconies
 - iii. Minimise overlooking and privacy impacts on other balconies and adjacent dwellings.
- s) Any proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street must be within the developable area as shown in Figure 5, subject to meeting all other site requirements including parking assessment, and:
 - i. Provide for a continuous street façade and zero lot line to Carr Street and extend to the corner of Carr Street and along Kurrawa Avenue, as shown in Figure 5
 - ii. Remove the existing driveway crossing along Carr Street to improve pedestrian amenity and safety
 - iii. The street facade should display proportions and detailing which respect the prevailing building facades of the sites at 62 and 64 Carr Street.

Outline of 'developable area' for a neighbourhood shop, restaurant or cafe at 58-60 Carr St

Randwick Development Control Plan - D15 Specific Sites – Final

4. Barker Street / Willis Street, Randwick

Explanation

This subject site 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 RFB to the east and four storey RFB 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 7m to 9m 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 RFB to the east of the site is unlikely to redevelop.

There are excellent views from the block towards the city to the northwest and outlook to the southwest 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

1. Encourage residential uses including affordable housing that reflect the needs of key workers and students in the adjacent Randwick Education and Health Specialised Centre
2. Reinforce Kennedy Lane as part of the urban structure
3. Maintain public pedestrian access and visual connection along Kennedy Lane
4. Locate residential lobbies along Kennedy Lane
5. Locate private open space at ground floor.

Controls

- a) Building envelope plan: The building envelope plan shows the maximum envelope including balconies (while excluding the roof structure and roof envelope). DAs are to demonstrate that the proposed building fits within the envelope. Sites must be developed holistically as shown in the plan for Blocks A and B
- b) Height: Randwick LEP 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
- c) Building depth: Refer to setbacks

e) Setbacks:

Block A

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

- f) 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
- g) Building Uses: Residential only
- h) 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.

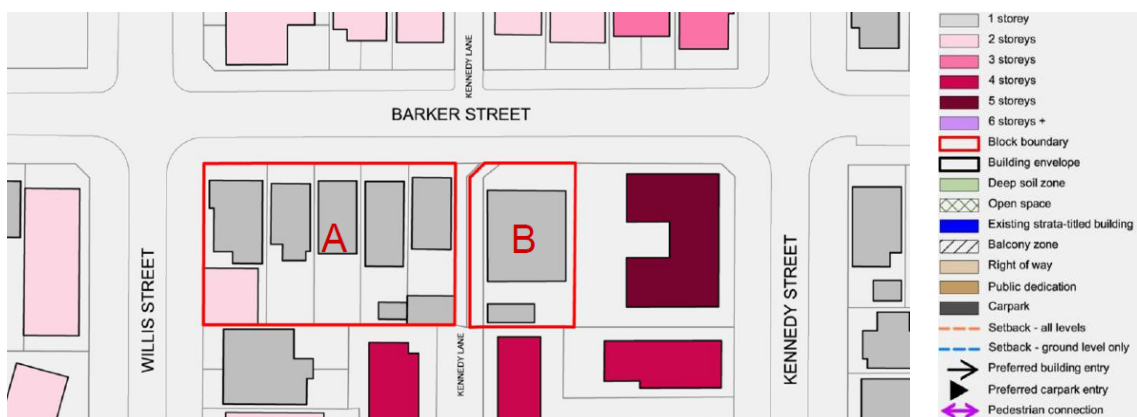
- i) Parking and access: Access to parking is to be provided from Willis Avenue. Depending on how these sites are amalgamated, there are two options:
- Develop the two blocks concurrently and provide all parking in a basement within Block A, or
 - Provide parking directly to each Block. At grade parking may be provided for Block B provided it is not visible from the public domain

j) 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.

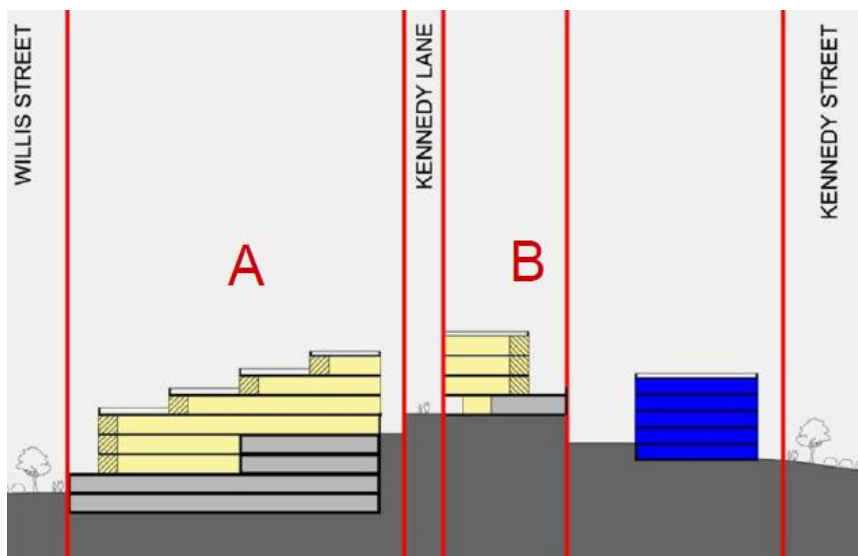
- k) Public dedication: A public dedication is to be provided in the form of a 2.5m road widening to Kennedy Lane to provide better pedestrian amenity and visual connection along Kennedy Lane.

Figure 6: Existing site plan



Source: Randwick City Council

Figure 7: Building envelope - plan



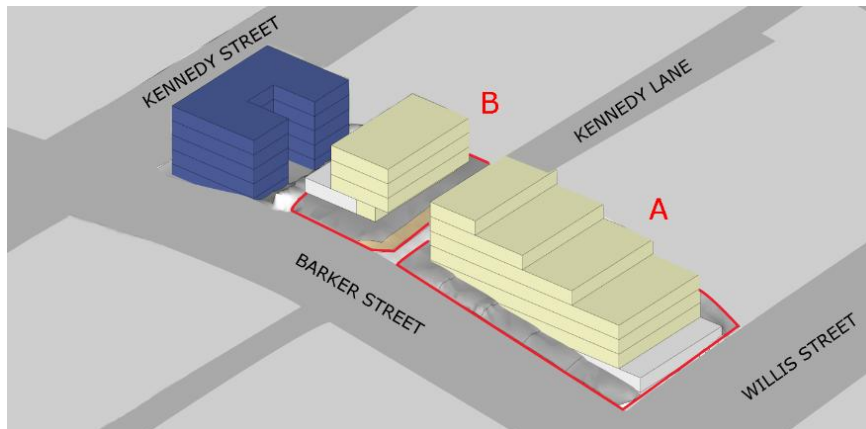
Source: Randwick City Council

Figure 8: Building envelope – typical section



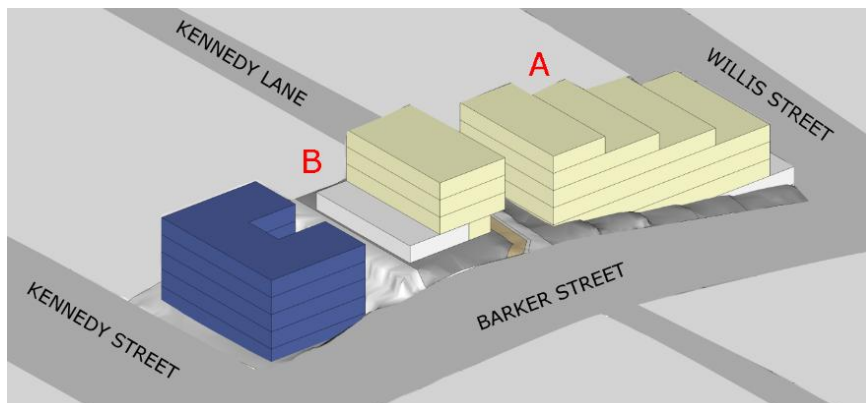
Source: Randwick City Council

Figure 9: Building envelope – 3D view from northeast



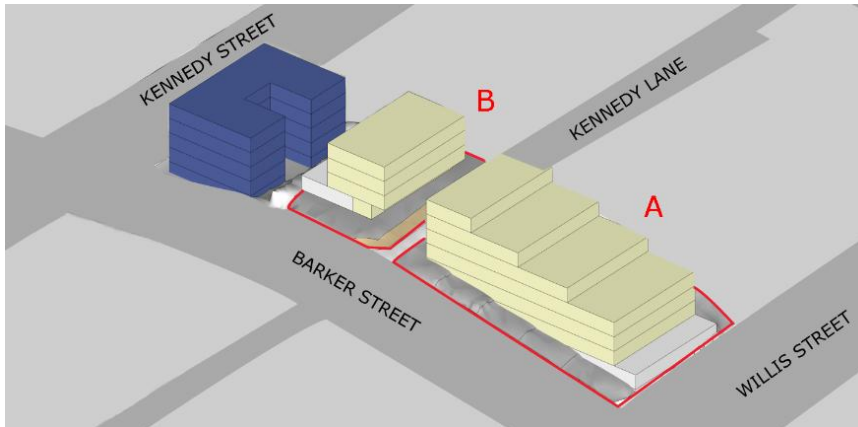
Source: Randwick City Council

Figure 10: Building envelope – 3D view from northwest



Source: Randwick City Council

Figure 11: Building envelope – 3D view from southwest



Source: Randwick City Council

15 Blenheim Street, Randwick

Explanation

Located at 15 Blenheim Street is a single lot, rectangular in shape with a single frontage to Blenheim Street. It is bound by a four storey RFB to the west, single detached dwellings and a three storey RFB to the north. Immediately to the east is Blenheim House and its former stables building, listed as heritage items under Randwick LEP 2012. The site falls approximately 1m 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 RFBs, 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 1.6ha 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 west 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 the existing RFB 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 the 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

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

Controls

- a) 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
- b) Height: Four storeys along Blenheim Street and two storeys at the rear of the site
- c) Building depth: Refer to building envelope plans

d) Setbacks:

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

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

e) Building uses:

All levels	Residential
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f) 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.

g) 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

h) Open space

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

Figure 12: Site plan - existing



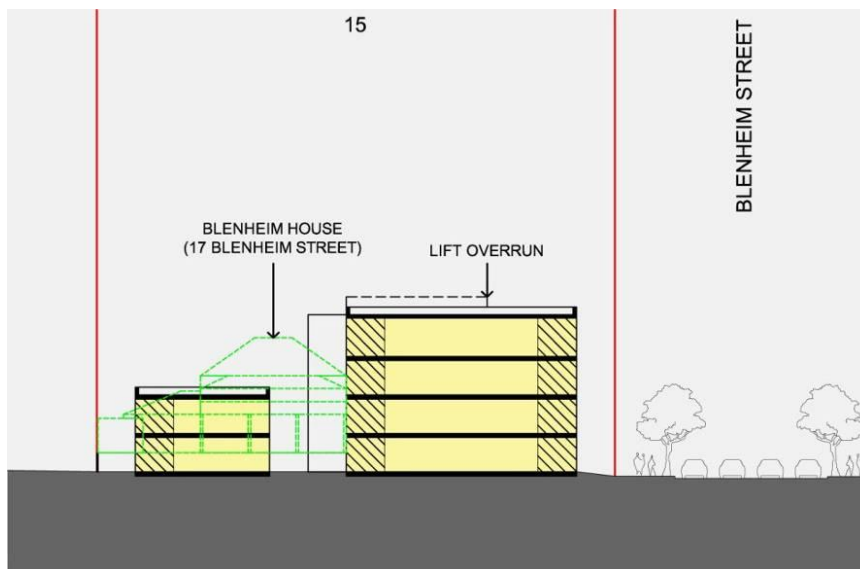
Source: Randwick City Council

Figure 13: Building envelope - plan



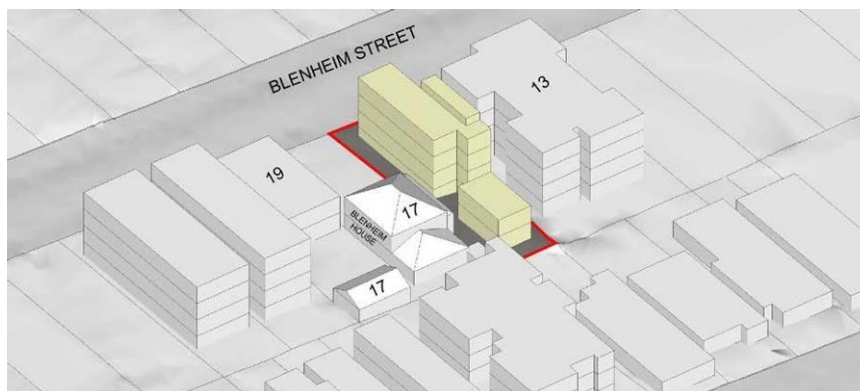
Source: Randwick City Council

Figure 14: Building envelope – section through Block A



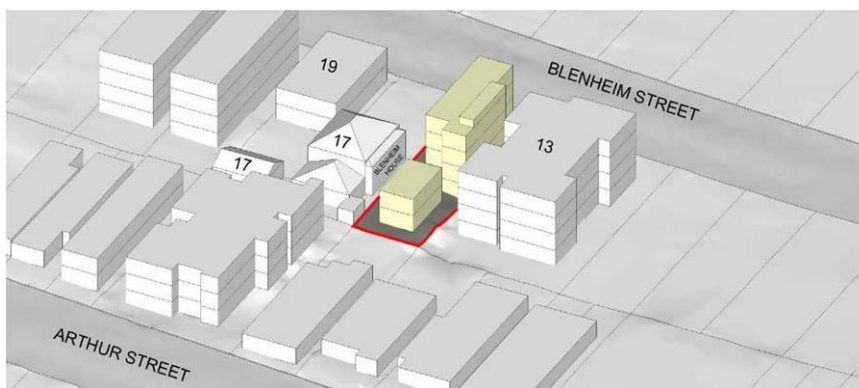
Source: Randwick City Council

Figure 15: Building envelope – 3D view from northeast



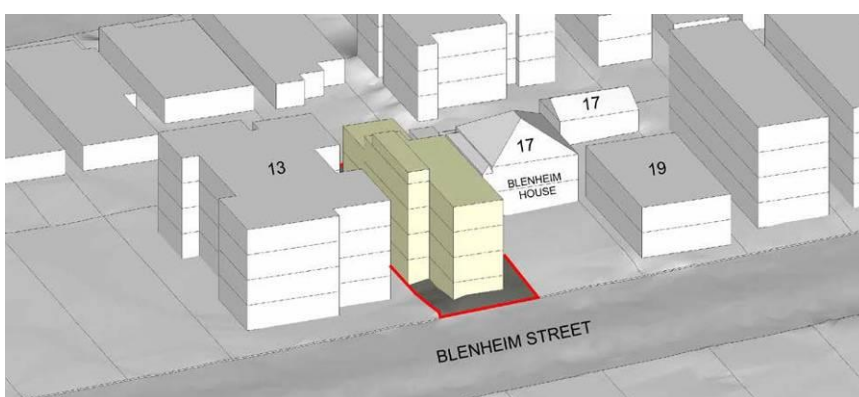
Source: Randwick City Council

Figure 16: Building envelope – 3D view from northwest



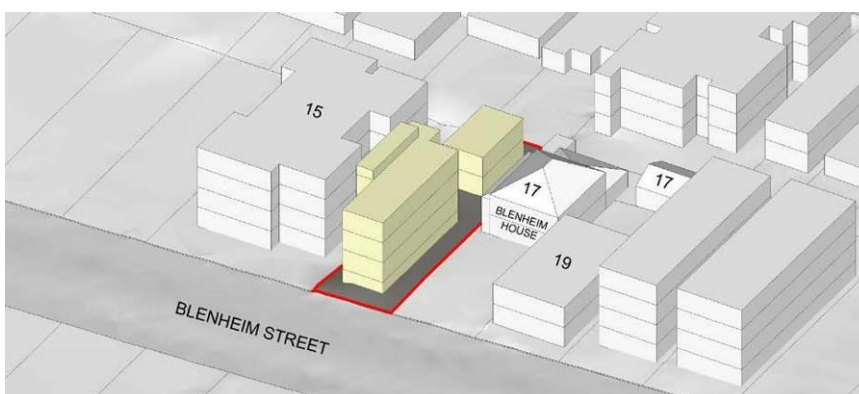
Source: Randwick City Council

Figure 17: Building envelope – 3D view from southwest



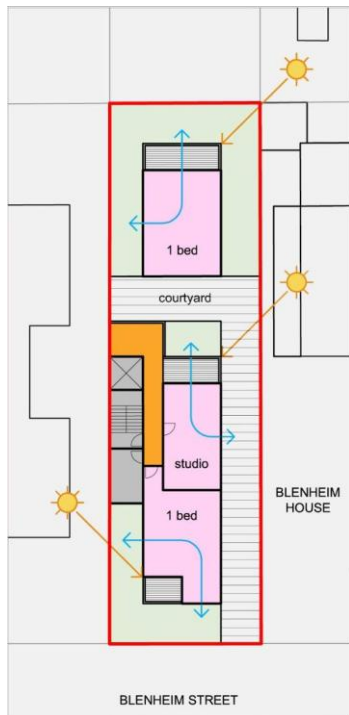
Source: Randwick City Council

Figure 18: Building envelope – 3D view from southeast



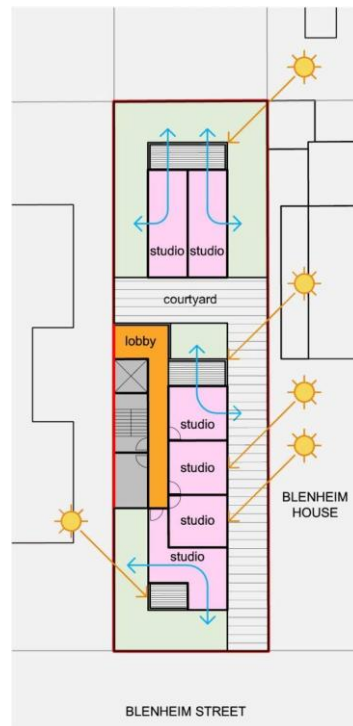
Source: Randwick City Council

Figure 19: Indicative layout plans



Indicative Layout – Plan (Residential)

Source: Randwick City Council



Indicative Layout – Plan (Boarding Houses)

5. Hill 60, La Perouse

Explanation

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

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

Figure 20: Aerial View of Hill 60



Source: Randwick City Council

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 south 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 Road 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 Eastern Suburbs Banksia Scrub (ESBS), listed as a critically endangered ecological community under the Biodiversity Conservation Act. This requires further investigation.

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 southwest side is zoned for public recreation (along Koorringai Avenue).

The Randwick LEP cl.6.12 requires that a site specific DCP must be prepared for large sites (over 10,000m²). This section of the DCP provides guidance on the key issues for any such future planning for the site.

Objective

1. Ensure any future development on the site is planned in a holistic and orderly manner
2. Ensure any identified biodiversity value of the site is protected and conserved
3. Promote, recognise and protect the cultural and social significance of the site to the Aboriginal community
4. Provide for appropriate and legible public access and open spaces through the site
5. Maintain appropriate view corridors from surrounding development including the public domain
6. Provide key design principles for any future planning and development of the site
7. Encourage a diverse range of housing, including affordable and adaptable dwellings.

Controls

- a) Prepare a site-specific DCP for the entire Hill 60 site to guide any future redevelopment in a holistic, suitably staged manner, and address (but not limited to) the following specific matters:
 - i. Overall vision and design principles for the site in the context of its significant Aboriginal history, social and environmental considerations
 - ii. Identification of and provision for the social and cultural needs of the Aboriginal community and consideration of Council's La Perouse Needs Study
 - iii. A suitable and clearly dimensioned buffer zone to the adjacent Chinese Market Garden site
 - iv. 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
 - v. Provision for a minimum of 10% of the total site area as public open space that suitably connects with existing open space and serves the needs of the new and existing community. Open space provision should have regard to the existing open space zone boundary and extent of any identified biodiversity significance.

Note

The 10% threshold requirement for public open space does not include any land identified for connections/pathways or environmental conservation purposes (e.g. ESBS).

- vi. Clear street hierarchy and legible street network
- vii. Strong pedestrian and cycle linkages through the site and connections to the surrounding street network

- viii. Legible access and entry points to the site that aim to integrate the site with the surrounding neighbourhood
- ix. Potential soil and groundwater contamination, potential flooding and stormwater management.

Note

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

