



Appendix JJ Randwick Development Control Plan Assessment

Section	Assessment	Compliance
B General Controls		
B2 – Heritage Controls		
1.12 Development in the vicinity of heritage items and Heritage Conservation Areas	As detailed in Section 8.13 of the Environmental Impact and Rezoning Statement, the proposed development has adequately considered the heritage impacts to neighbouring heritage items, including Holy Family Church to the north of the site, and I505 Crossley Court, to the west of the site, on the western side of Garden Street. Refer to the Statement of Heritage Impact prepared by Curio at Appendix O .	✓
1.13 Heritage management documents	A Statement of Heritage Impact prepared by Curio is provided at Appendix O .	✓
B3 – Sustainability and Resilience		
2 Building Materials and Finishes	An ESD Report has been prepared by Fortuna Design and is provided at Appendix FF . A summary of the ESD report is provided within Section 8.13 of the Environmental Impact and Rezoning Statement.	✓
3 Energy and Water Efficiency		
4 Environmental Education		
B4 – Landscape and Biodiversity		
2 Landscape Plan	A Landscape Plan and Public Domain Plans have been prepared by Conzept Landscape Architects at Appendix J . An assessment of the landscape and public domain design is provided in Section 8.5 of the Environmental Impact and Rezoning Statement. The landscape design provides a cohesive, high-quality design that benefits all users of the site. The proposal includes soft landscaping at the roof level on the private open terraces.	✓
3 Landscape Design		
4 Green roofs and green walls		
B5 – Preservation of Trees and Vegetation		
2 Tree works requiring Council approval		✓

3 Information required with applications	The proposal requires the removal of trees as described within the Environmental Impact and Rezoning Statement. This is assessed by Seasoned Tree Consulting in the Aboricultural Impact Assessment and at Appendix EE and within Section 8.13 of the Environmental Impact and Rezoning Statement.	✓
B6 – Recycling and waste management		
2 Recycling and Waste Management Plan	A Waste Management Plan has been prepared by Elephant's Foot Consulting and is available at Appendix LL . The Architectural Plans at Appendix B detail the location and space allocated for the storage of demolition and construction waste or materials, waste collection points, and the path of access for collection vehicles.	✓
3 Demolition and Construction	A Waste Management Plan has been prepared and is available at Appendix LL .	✓
4 On-going operation	Waste Management Plan has been prepared and is available at Appendix LL and details the operational waste generated and the details for ongoing management. The Architectural Plans (Appendix B) detail the storage space and layout for bins, storage room for bulky waste, waste collection points for the site, path of access for users and collection vehicles and layout and dimensions required to accommodate collection vehicles as required. Location, design, screening, accessibility, and ventilation have each been considered in the design of the waste storage facilities. For further discussion, see Section 8.13 of the Environmental Impact and Rezoning Statement	✓
B7 Transport, Traffic, Parking and Access		
2 Suitable Transport		
2.1 Public transport	A Transport Impact Assessment has been prepared and is available at Appendix U , and has been prepared by Genesis Traffic.	✓
2.2 Car share	A substantial number of car share providers are available in the close vicinity of the site, as detailed in Appendix U .	✓
2.5 Traffic and parking study requirements	A Transport Impact Assessment has been prepared and is available at Appendix U . For further commentary on the acceptable traffic and transport impacts of the development, see Section 8.6 of the Environmental Impact and Rezoning Statement. A Preliminary Construction Traffic Management Plan (CTMP) has been prepared and is made available within Appendix U .	✓
3.3 Exceptions to the Parking Rates	A Transport Impact Assessment has been prepared and is available at Appendix U , a summary of the findings is provided at Section 8.6 of the Environmental Impact and Rezoning Statement.	✓
3 Parking & Service Delivery Requirements		
3.2 Vehicle Parking Rates	A Transport Impact Assessment has been prepared and is available at Appendix U . See the Architectural Plans at Appendix B detail the compliance with the car parking rates as well as Section 8.6 of the Environmental Impact and Rezoning Statement. The proposed car parking spaces have been assessed against the DCP rates.	✓



3.4 Parking requirements for accessible spaces	A Transport Impact Assessment has been prepared and is available at Appendix U . See the Architectural Plans at Appendix B detail the compliance with the car parking rates as well as Section 8.6 of the Environmental Impact and Rezoning Statement. The proposed car parking spaces have been assessed against the DCP rates.	✓
3.6 Car park location and design, streetscape and heritage	The design of the car park and its location have been carefully considered in respect to the existing streetscape, see the Design Report at Appendix H for further detail. The Transport Impact Assessment demonstrates that the car park design quality accommodates future residents and users of the proposed childcare.	✓
3.7 Parking layout, configuration & dimensions	The parking layout, configuration and dimensions of the car park have been carefully considered in respect to the existing streetscape, see the Design Report at Appendix H for further detail.	✓
3.9 Service and Delivery Vehicles	See the swept paths provided in the Transport Impact Assessment (Appendix U) for further detail.	✓
4 Bicycles		
	Bicycle parking rates have been based on the Randwick DCP rates as detailed within Appendix U .	✓
B8 – Water Management		
2 Water Conservation	An Water Cycle Management Plan has been provided at Appendix M . Water Cycle Management Plan has been assessed in Section 8.8 of the Environmental Impact and Rezoning Statement.	✓
3 Stormwater Management		
3.1 Water Quality	See the Stormwater Plans are provided at Appendix N and Section 8.8 of the Environmental Impact and Rezoning Statement.	✓
3.2 On-site Detention and infiltration		
3.3 Construction water management		
3.4 Stormwater infrastructure		
4 Groundwater	A Groundwater Seepage Analysis Report has been provided at Appendix X and is summarised in Section 8.8.1 of the Environmental Impact and Rezoning Statement.	✓



4.1 Site investigations	Site investigations have been undertaken refer to Appendix Y, Appendix Z, Appendix AA, Appendix BB and Appendix DD .	✓
4.2 Basement design and construction	The basement construction will be delivered in accordance with the Civil Engineering Plans in Appendix L and the Architectural Plans in Appendix B .	✓
4.3 Groundwater during construction	A Groundwater Seepage Analysis Report has been provided at Appendix X and is summarised in Section 8.8.1 of the Environmental Impact and Rezoning Statement.	✓
Part C Residential		
2.1 Site Layout Options	BKA Architecture has undertaken a detailed site analysis as detailed in Appendix H . A detailed analysis of the of the built form and design have been provided in Section 8.1 of the Environmental Impact and Rezoning Statement.	✓
2.2.1 Landscaped open space	The landscape and public domain design has been prepared by Conzept and is illustrated in the Landscape and Public Domain Plans at Appendix J . The plans have been thoughtfully developed to deliver a cohesive and high-quality landscape outcome that benefits all users of the site. Refer to Section 8.5 of the Environmental Impact and Rezoning Statement.	✓
2.2.2 Deep soil area	422.46m (12.9%) of deep soil will be provided on the site as detailed in the Architectural Drawings at Appendix B .	✓
2.3.1 Private open space	Each apartment will have access to a secure private open space such as a courtyard, balcony, deck or roof garden The minimum area of each private open space is to be compliant with the minimum area of 8 square meters and minimum dimension of 2m.	✓
3 Building Envelope		
3.1 Floor Space Ratio	The maximum floor space ratio for the site as defined under the Randwick LEP 2012 will be amended as detailed in the Environmental Impact and Rezoning Statement.	✓
3.2 Building height	The maximum building height for the site as defined under the Randwick LEP 2012 will be amended as detailed in the Environmental Impact and Rezoning Statement.	✓
3.3 Building depth	The building depth has been designed in accordance with the site configuration, site orientation and aspect, prevailing wind patterns, building layout, internal room configuration and window size, configuration and operation. See the Architectural Plans Available at Appendix B for compliance.	✓
3.4.1 Front setback	Refer to Section 8.1.2 of the Environmental Impact and Rezoning Statement for detail on the proposed setbacks. The proposed development's setbacks will align with the Architectural Drawings provided by BKA Architecture in Appendix B .	✓
3.4.2 Side setback Residential flat buildings and Multi dwelling housing	Refer to Section 8.1.2 of the Environmental Impact and Rezoning Statement for detail on the proposed setbacks. The proposed development's setbacks will align with the Architectural Drawings provided by BKA Architecture in Appendix B .	✓



3.4.3 Rear setback	Refer to Section 8.1.2 of the Environmental Impact and Rezoning Statement for detail on the proposed setbacks. The proposed development's setbacks will align with the Architectural Drawings provided by BKA Architecture in Appendix B .	✓
4 Building Design		
4.1 Building Façade	The building facade design is detailed in the Architectural Drawings at Appendix B , the Design Report at Appendix H and is assessed within the Environmental Impact and Rezoning Statement.	✓
4.2 Roof Design	The roof design includes private open space for the penthouses as detailed in the Architectural Drawings at Appendix B .	✓
4.3 Habitable Roof Space	As detailed in the Architectural Drawings at Appendix B the proposal includes private open space for the pent houses at the roof level.	✓
4.4 External Wall Height & Ceiling Height	The external wall heights and ceiling heights have been designed in response to the sites key position as detailed within the Design Report at Appendix H .	✓
4.5 Pedestrian Entry	Pedestrian access has been eliminated for the childcare and residential component of the development as described in Section 8.6.2 of the Environmental Impact and Rezoning Statement to ensure the best and most appropriate outcome for all pedestrians accessing the site.	✓
4.6 Internal Circulation	The proposal will include a number of internal spaces, specifically at the ground plane. The site offers publicly accessible open spaces for the public to enjoy. throughout the site, which will enhance safety and provide pleasant meeting places for all site users.	✓
4.7 Apartment Layout	Apartment orientation is maximised for opportunities for natural lighting and ventilation as detailed in the Design Report at Appendix H .	✓
4.8 Balconies	A balcony will be provided for every apartment to ensure all units have a private open space.	✓
4.9 Colours, Materials and Finishes	The Architectural Drawings at Appendix B detail the proposed materials and demonstrate that the Design Report demonstrates why they are appropriate and considerate of the surrounding development (Appendix H).	✓
4.12 Earthworks	An Earthworks has been prepared and is provided at Appendix L .	✓
5 Amenity		
5.1 Solar access and overshadowing	Dwellings have been designed to ensure compliance with the minimum required hours of sunlight, refer to the Architectural Drawings at Appendix B and the Design Report at Appendix H . The proposed development will not result in unacceptable overshadowing to surrounding development as detailed in the shadow diagrams within Appendix H .	✓
5.2 Natural ventilation and energy efficiency	Dwellings have been designed to ensure compliance with natural ventilation requirements to enable energy efficiency. Refer to the Architectural Drawings at Appendix B and the Design Report at Appendix H .	✓
5.3 Visual Privacy	The location of windows and private open space have been considered to ensure that the visual privacy of adjoining properties is maintained.	✓
5.4 Acoustic Privacy	The location of windows and private open space have been considered to ensure that acoustic privacy of adjoining properties is maintained.	✓



5.5 View sharing	Due to the topography of the site and the western slope of Maroubra Road, the site nor adjoining properties do not have viewed to the ocean, coastline, parks, nor distant skyline of Sydney CBD or Bondi Junction. As a result, the proposed development will not result in view loss for any adjoining properties.	✓
5.6 Safety and security	The proposed design has been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) to ensure that the proposal adopts safety measures through the design of the building. This includes short corridors, strong sightlines and opportunities for passive surveillance.	✓
6 Car parking and access		
6.1 Location	A Transport Impact Assessment has been prepared and is available at Appendix U . All car parking for the development, including the childcare and residential flats, will be provided within the basement levels.	✓
6.2 Configuration	A Transport Impact Assessment has been prepared and is available at Appendix U . The assessment of the car parking configuration is provided within the Environmental Impact and Rezoning Statement.	✓
6.3 Parking Facilities Forward of Front Façade Alignment	All car parking is provided within the basement as such, this is not applicable.	✓
7 Fencing and ancillary development		
7.1 Fencing	The proposed development is adequately fenced at the northern boundary and eastern boundary to adequately enclosed and reduce the impacts of the childcare to the neighbouring development.	✓
7.2 Front Fencing	The fencing to the northern boundary of the site has been carefully designed to ensure the most appropriate interface with the street is provided. The design of the fencing is detailed within the Design Report at Appendix H and the Architectural Drawings at Appendix B .	✓
7.3 Side and Rear Fencing	The side fencing to shield the childcare from the eastern development has been designed to ensure a large enough buffer is provided to the neighbouring development.	✓
7.6 Storage	Residential storage will be provided, with sufficient space for each dwelling, at the ground floor level of the development	✓
7.7 Laundry facilities and air conditioning units	Laundry facilities are provided within the childcare facilities.	✓
Part D Commercial		
D11 – Childcare Centres		
2 Site Selection	The proposed site is deemed suitable to support a childcare considering it is well located and in a connected locality. It is located among existing residential developments and will provide a safe and convenient location for guardians to pick up and drop off their children. See the Transport Assessment at Appendix U for further details of the traffic impacts of the childcare centre on the surrounding road network.	✓

3 Building Design		
3.1 Built form, scale and character	The childcare centre is to be located on the ground floor of the development, resulting in an appropriate impact on the surrounding development. For architectural elements and building articulation, see the Architectural Drawings at Appendix B . The childcare component of the development has been designed to seamlessly integrate with the remainder of the development, being residential units.	✓
3.2 Setbacks	Refer to Section 8.1 of the Environmental Impact and Rezoning Statement for details on the proposed setbacks. The proposed development's setbacks and design intent is provided within the Design Report at Appendix H .	✓
3.3 Building Materials and Colours	For architectural materiality and colours, see the Architectural Drawings at Appendix B .	✓
4 Amenity		
4.1 Acoustic Amenity and Privacy	See the Acoustic Report at Appendix V for details of compliance and the assessment summary in Section 8.7 .	✓
4.2 Safety and Security	Safety and security design principles have been incorporated into the design of the Children as demonstrated within the Architectural drawings at Appendix B and the Design Report at Appendix H .	✓
4.3 Play Areas	Outdoor and indoor play areas are clearly indicated in the Architectural Plans at Appendix B .	✓
4.4 Landscaping	A Landscape Plans and Public Domain Plans were prepared, refer to Appendix J . The design of landscaping has been specially designed to enrich the lives of children and foster a place for them to grow and play.	✓
5 Traffic, Parking and Pedestrian Safety		
5.1 Vehicle Circulation and Carparking Design	Vehicle access to the childcare is provided via Garden Street, which provides access to the basement car park, which has designated parking spaces for the childcare.	✓
5.2 Pedestrian Access Design	Pedestrian access to the childcare is provided from Garden Street, and provides a separate access for users of the childcare to ensure convenient and safe access for guardians and children.	✓
6 Hours of Operation	Refer to the EIS.	✓
7 Fences	Adequate fencing has been provided to ensure the childcare meets safety requirements and provides an appropriate interface with the residential development to the east of the site.	✓
5.1 Vehicle Circulation and Carparking Design	The proposal has been designed to ensure the development provides ease for guardians dropping off and picking up children. The basement car park provides dedicated spaces for childcare.	✓