

Edgecliff Commercial Centre Development Control Plan

21 June 1995



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1. Introduction

- 1.1** This plan will be known as "The Edgecliff Commercial Centre Development Control Plan". It was approved by Woollahra Council on 13 June 1995 and came into force on 21 June 1995.
- 1.2** This plan applies to land within the Municipality of Woollahra as shown on Map 1, with boundaries as indicated on the Map.
- 1.3** The planning instrument applying to the land to which this plan applies is Woollahra Local Environmental Plan 1995.
- 1.4** Applicants are advised to consult with the Council's Land Management Division prior to the submission of applications.

2. Consideration of applications

- 2.1** When an application is lodged which relates to development to which this plan applies, the Council will take into consideration:
- a) Section 90 of the Environmental Planning and Assessment Act, 1979, as amended, in relation to development applications;
 - b) Clause 12 of the Local Government (Approvals) Regulation, in relation to approvals;
 - c) other relevant Acts and Ordinances;
 - d) relevant Council Development Control Plans, Codes and Policies, as adopted from time to time; and
 - e) the comments of adjoining property owners in response to any advertising or notification carried out pursuant to Woollahra LEP 1995 and the Council's policy on advice to adjoining owners.
- 2.2** The Council may also take into consideration the advice of the Council's Urban Conservation Advisory Committee for development involving demolition of buildings, erection of new buildings, and major alterations and additions to buildings in the conservation area or in relation to heritage items.

3. Aims and objectives

- 3.1** The aim of this plan is to provide more detailed provisions than are contained in Woollahra Local Environmental Plan 1995 with respect to height, siting, aesthetic appearance, landscaping and conservation of buildings and works.
- 3.2** The general objectives of the controls contained in this plan are:
- a) to promote for the Centre an urban environment which meets high standards of visual quality and pedestrian amenity;
 - b) to protect and enhance the character of the conservation area;
 - c) to protect the amenity of residential and commercial development; and
 - d) to protect the amenity of adjoining residential areas.

4. Height

4.1 The objectives of the height controls are:

- a) to control building scale, overshadowing and loss of view and privacy associated with development;
- b) to protect the scale and character of the conservation area;
- c) to promote development which is in sympathy with the topography and, in general, with adjoining development; and
- d) to achieve an harmonious stepped roofline.

Controls

4.2 Development shall not exceed the height limits shown on Map 2 and on Map 3. The maximum permissible height is expressed in terms of:

- a) metres above the Australian Height Datum (AHD), for development on land indicated on Map 2; and
- b) metres above natural ground level, for development on land indicated on Map 3.

4.3 Parapets, lift towers, low pitched sloping roofs, plant rooms, antennae and aerials may be permitted above the height limits indicated on Map 2 and Map 3, if in the opinion of the Council they will have no significant adverse effect on neighbouring sites, especially in relation to additional building bulk, overshadowing or loss of views.

5. Setbacks

5.1 The objectives of the setback controls are:

- a) in the case of front boundary setback, to improve pedestrian amenity and the appearance of existing footpaths; and
- b) in the case of side and rear boundary setbacks, to protect access to natural light and ventilation of adjoining sites.

Controls

5.2 The minimum building setback for development on the land within any "Business Zone" will be as indicated on Map 4.

5.3 Awnings may be permitted above the setback area.

5.4 Structures below ground level may be permitted underneath the setback area.

5.5 Residential development in a Business Zone (including the residential component of mixed development) should also comply with the setback requirements set out in the Council's Residential Development Control Plan provided that, in the case of any inconsistency between the setback shown on Map 4 and that required by the Residential Development Control Plan the greater setback will apply.

5.6 Any development in a Residential Zone should comply with the setback controls set out in the Council's Residential Development Control Plan.

6. Building design

6.1 The objectives of the controls in relation to building design are:

- a) to promote an attractive and harmonious streetscape;
- b) to protect the townscape character of the conservation area as an important entry to Paddington; and
- c) to protect the heritage items.

Controls

6.2 Facade design should be of high aesthetic quality, and complement the form, roofline, fenestration, material, finishes and colour of adjoining buildings.

6.3 Facade design should incorporate similar proportions of glazed and non-glazed surfaces and achieve an equilibrium between vertical and horizontal divisions. The extensive use of glass as a cladding material is discouraged.

6.4 Facade elements should be generally contained in vertical planes aligned with the street. Sloping facades are discouraged.

6.5 Side and rear facades should be designed to the same standards of visual quality as the street facade. Large areas of blank, unrelieved walls should be avoided.

6.6 The design of the lower part of the street facade should be related to the scale of pedestrians and should be architecturally treated to create visual interest and diversity.

6.7 Large expanses of highly reflective, brightly coloured or black surfaces should not be used on facades.

6.8 Any alteration to the external surface or appearance of a building which is a heritage item or is within the conservation area shall be in character with the historical style and period of the building.

6.9 New buildings within the conservation area or on land adjoining a heritage item should be in architectural harmony with the adjoining historical buildings in respect of massing, modelling of facades, fenestration and external materials, colours and finishes.

7. Advertising

7.1 The objectives of the advertising controls are:

- a) to allow advertising signs and structures which promote an attractive streetscape; and
- b) to prohibit advertising signs along New South Head Road that are considered to be potential traffic hazards.

Controls

7.2 The advertising area of a sign should not exceed a factor of 0.5 square metre for each metre of the building width at its frontage to a public road.

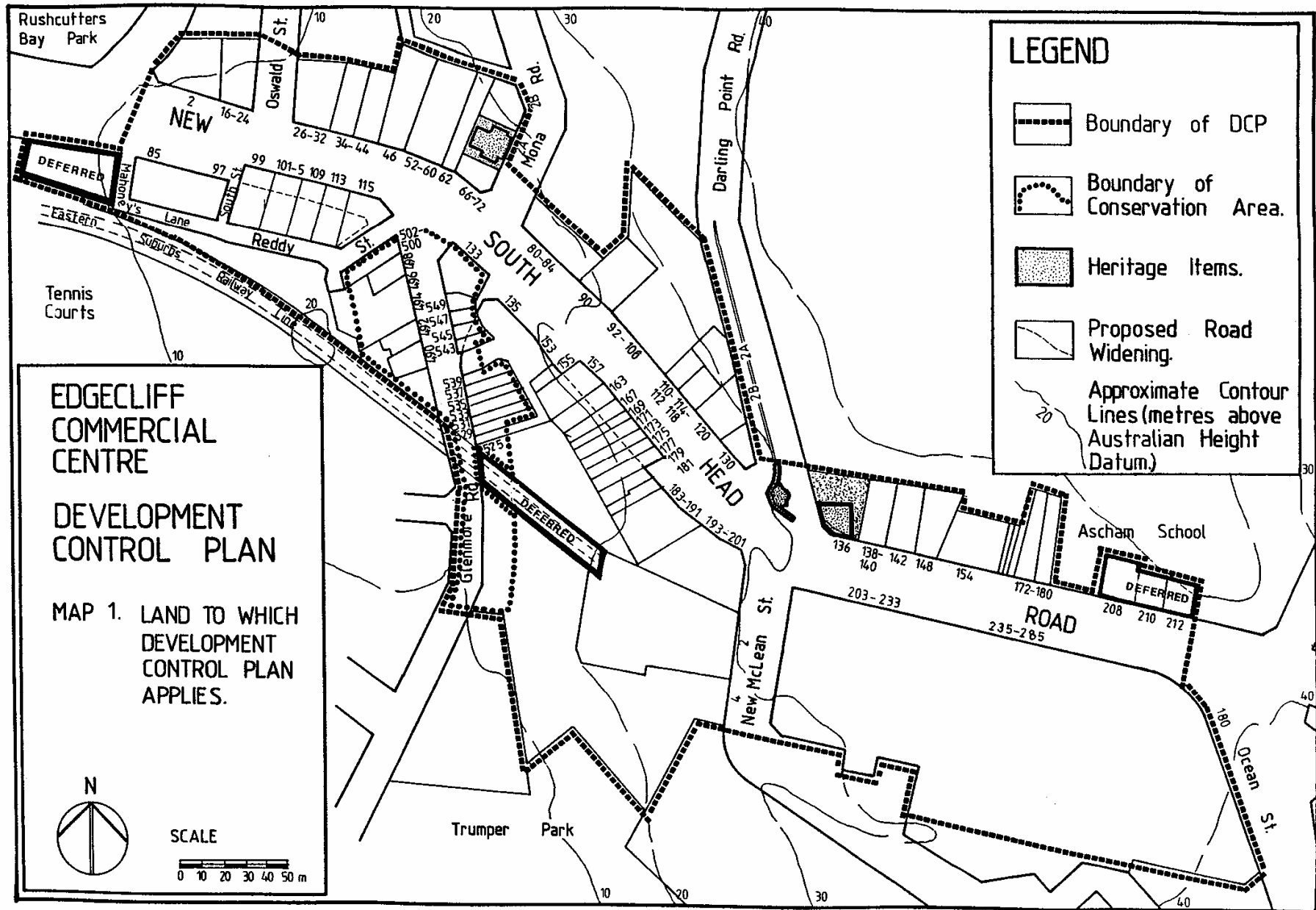
- 7.3** Sky signs and projecting fin signs will not be permitted.
- 7.4** A sign with the name of the building and/or the principal tenants is the only external sign permitted for commercial premises.
- 7.5** Advertising signs and structures should comply with the Council's Code for Advertising Signs, provided that where there is any inconsistency between this plan and the Code, the provisions of this plan will prevail.

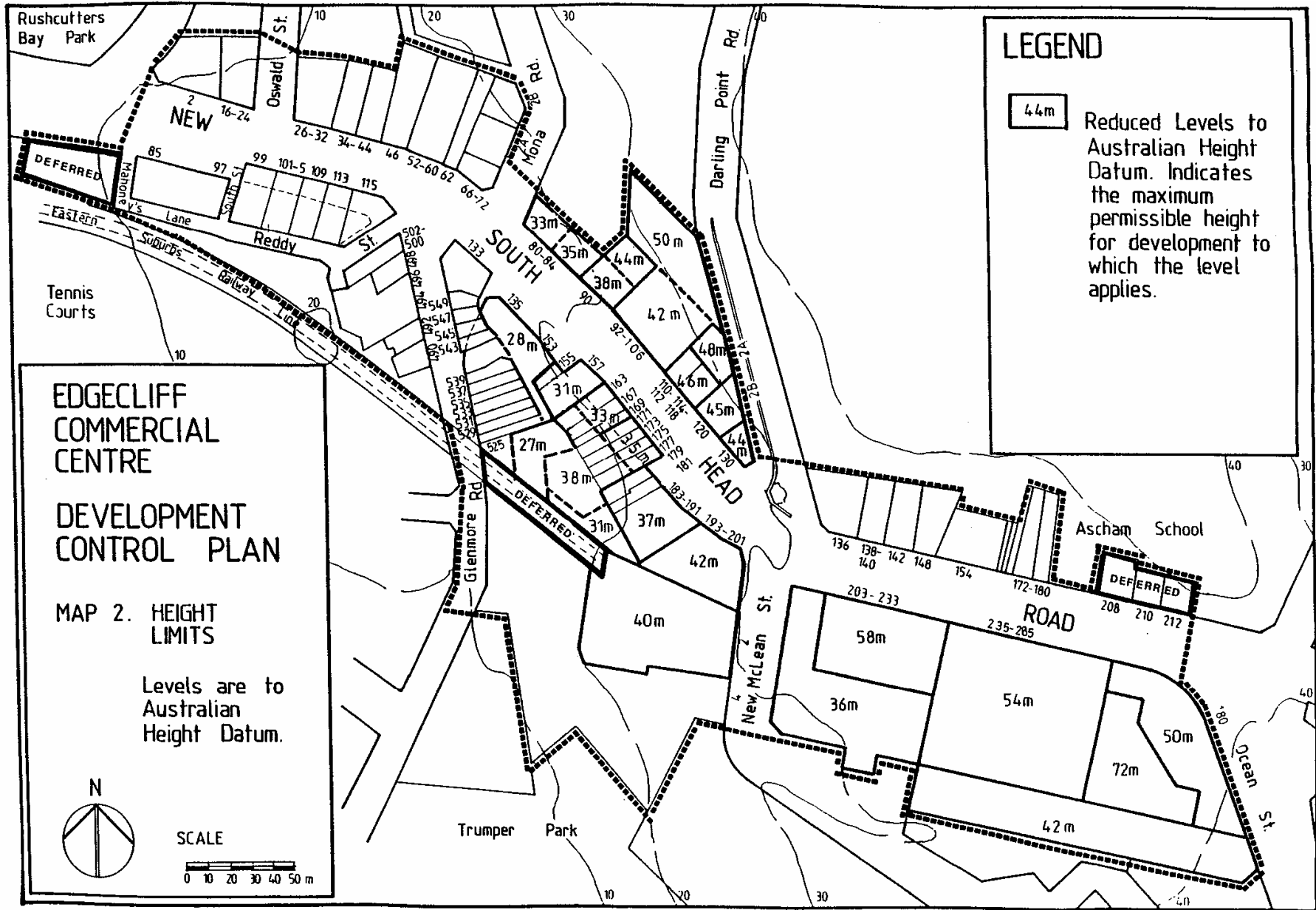
8. Landscape requirements

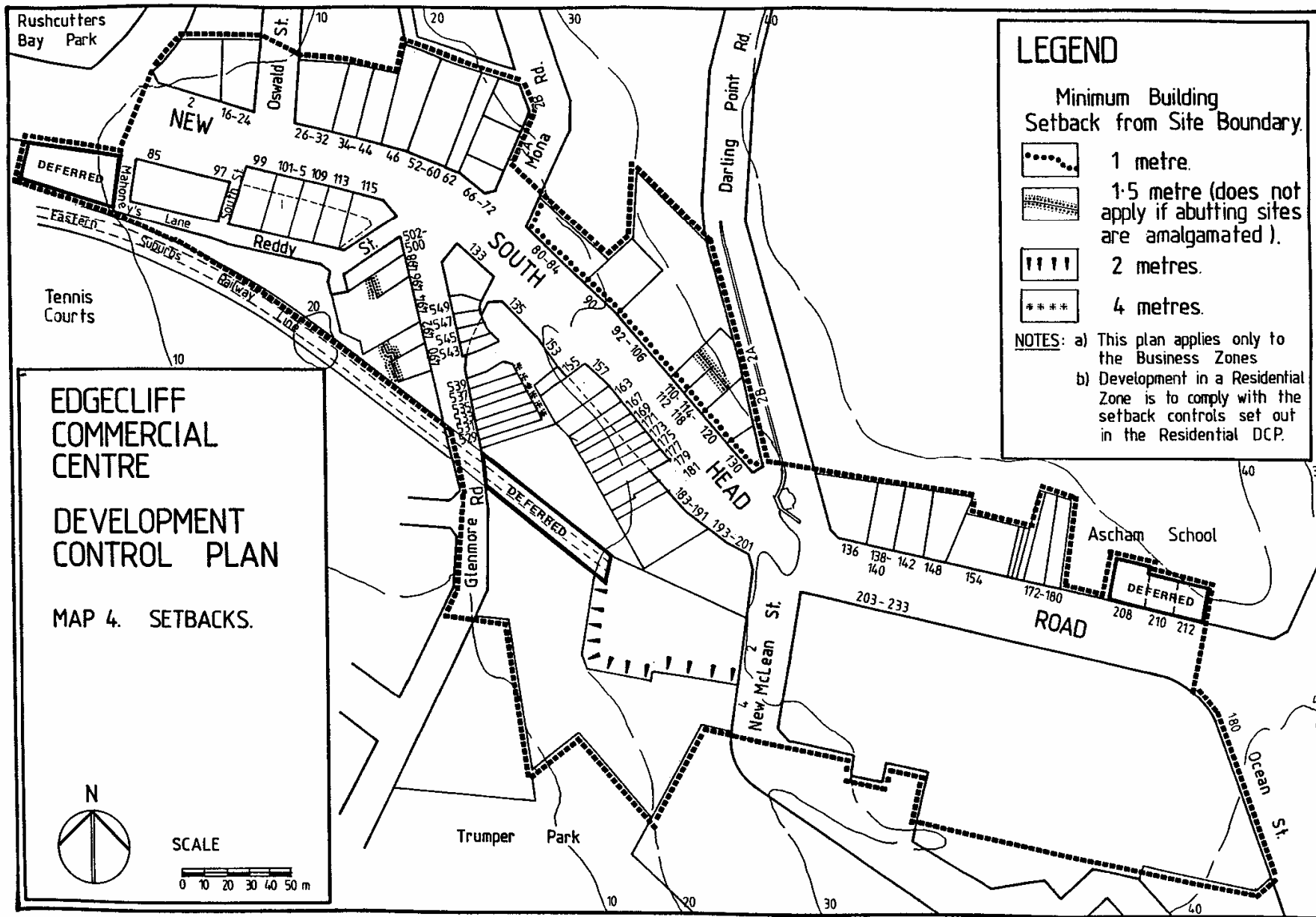
- 8.1** The objectives of the landscape requirements are:
- a) to improve the visual quality of the streetscape;
 - b) to provide for attractive and comfortable pedestrian areas; and
 - c) to coordinate the landscaping of footpaths and the selection of street trees.

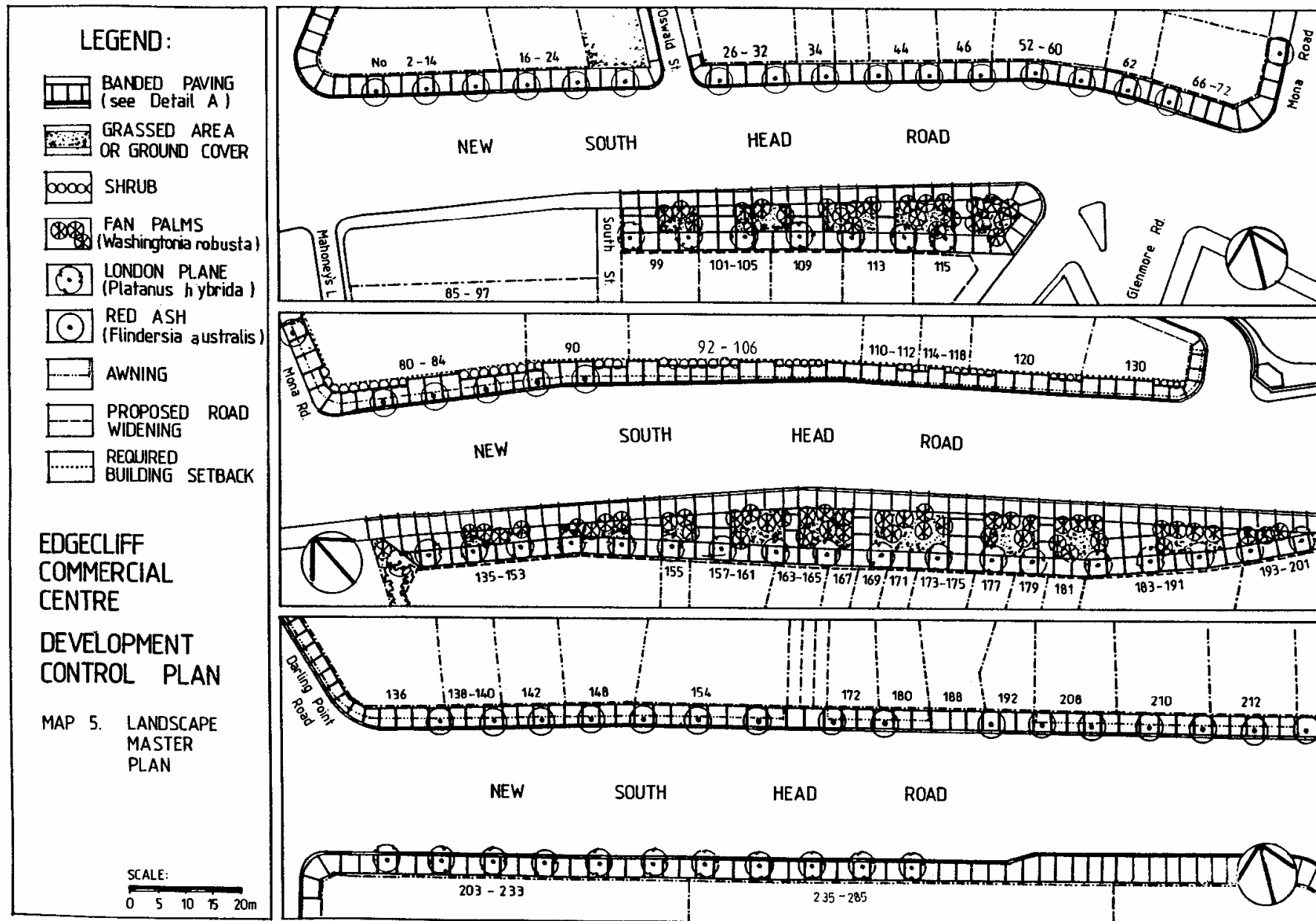
Requirement

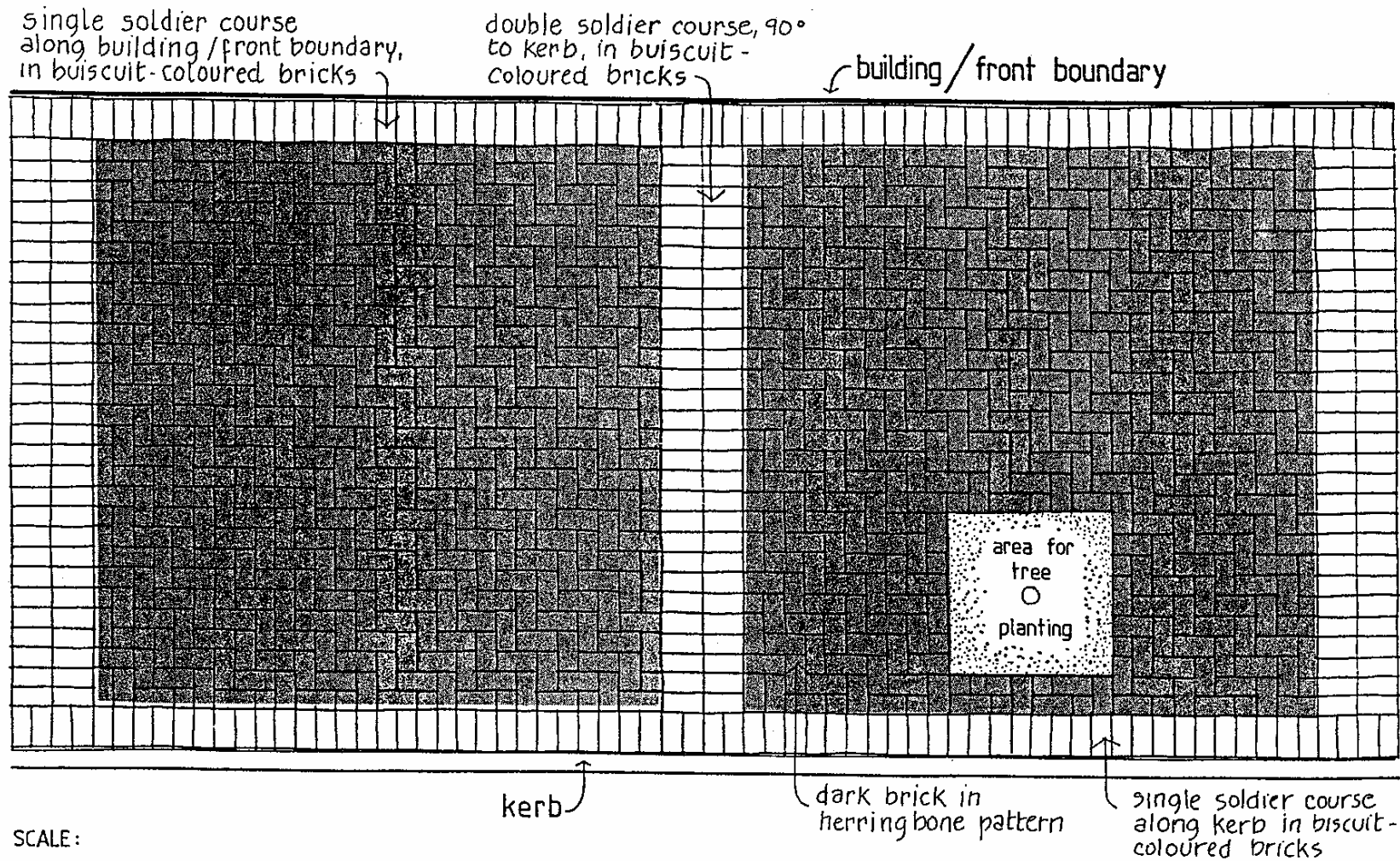
- 8.2** A consent issued for a development application comprising major development of a site fronting on to New South Head Road will generally include as a condition of the consent the landscape treatment of the footpath area fronting the site, at no cost to the Council or the Roads and Traffic Authority, and to the satisfaction of the Council's Landscape Architect and the Roads and Traffic Authority.
- 8.3** The landscape treatment of the footpath area should generally conform with the Landscape Master Plan shown on Map 5, and include:
- a) Footpath paving, using bricks of a dark colour 75mm thick with splayed edges, laid in a herringbone pattern forming squares of approximately 3 metres by 3 metres, within a grid of biscuit-coloured bricks (See Map 5, Detail A: Footpath Paving), a pattern which may vary depending on the footpath width and layout;
 - b) Street Trees -The preferred tree species along New South Head Road are:
 London Plane, **Platanus hybrida**, on the southern side along the alignment of the proposed road widening; at 9 (nine) metre spacings.
 Fan Palm, **Washingtonia robusta**, in regular spaced groups along the southern side of the road, within the road widening zone. It is proposed that these palms be transplanted, if the road widening proceeds.
 Red Ash, **Flindersia australis** on the northern side of the road at 9 (nine) metre spacings.
 The size of the trees at the time of planting is to be super-advanced i.e. minimum container size of 100 litre, minimum height 3500mm.
 All trees are to be protected by a metal tree guard, of sufficient dimensions to deter casual damage by and to pedestrians and vehicles; and
 - c) Provision of awning where required, as shown on Map 5, and also where a development application in the Residential 2(c) zone is for shops. The design of the awning should be in harmony with the facade of the building and with other awnings in the immediate vicinity.











Edgecliff Commercial Centre - Development Control Plan
Landscape Master Plan - Detail A: FOOTPATH PAVING