

Chapter G6
4A Nelson Street and
118 Wallis Street, Woollahra

Part G ▶ Site-Specific Controls

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Chapter G6 ▶ 4A Nelson Street and 118 Wallis Street, Woollahra

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G6.1 Introduction

G6.1.1 Background

This chapter applies to Brougham, its grounds and trees located at 4A Nelson Street and 118 Wallis Street, Woollahra. These properties are listed as heritage items under Woollahra LEP 2014.

The original landholding at 118 Wallis Street, formerly known as ‘Brougham Hostel’ was used as a child welfare home under the guidance of various health organisations of the State Government. That land has since been subdivided, and a seniors living development, known as Emanuel Gardens, has been developed to the west and north-west of the heritage building, Brougham.

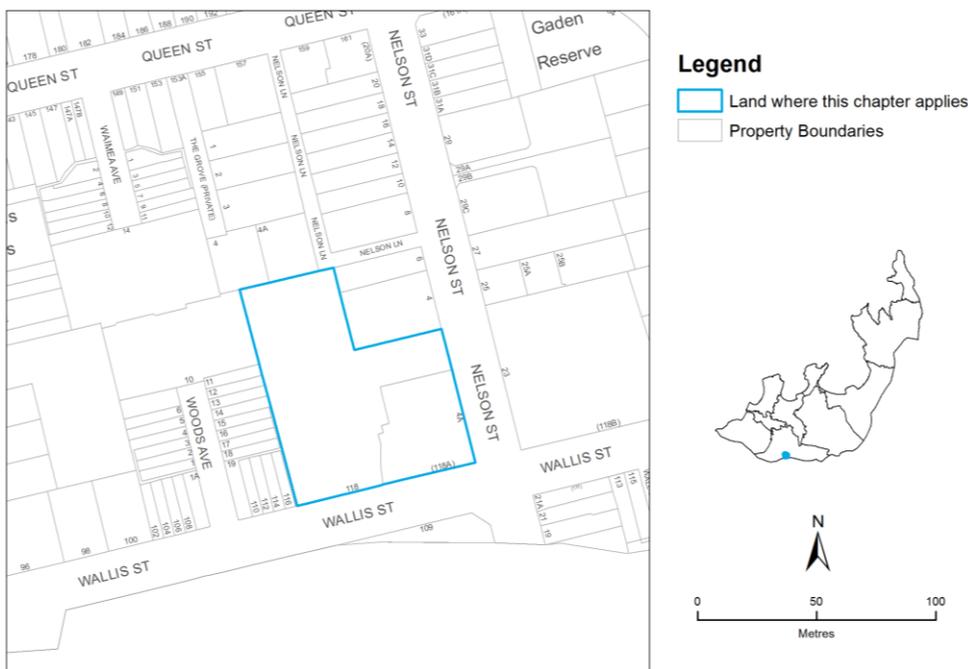
This chapter establishes parameters for any further development on either 4A Nelson Street or 118 Wallis Street to ensure that development has regard to the heritage significance of Brougham, its mature garden setting and the surrounding neighbourhood amenity.

Note: This chapter reflects the site specific development control plan adopted by Council on 22 May 1995, and which commenced on 31 May 1995.

G6.1.2 Land where this chapter applies

This chapter applies to land identified on the map at Figure 1. The land comprises 4A Nelson Street (Lot 3 DP 1150167) and 118 Wallis Street (SP 61424) and contains the building known as ‘Brougham’ and its grounds.

FIGURE 1 Subject sites



G6.1.3 Development to which this chapter applies

This chapter applies to development requiring consent under Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014).

G6.1.4 Objectives

The objectives of this chapter are:

- O1 To ensure the conservation of Brougham and its mature garden setting.
- O2 To ensure the protection of significant trees located on the site.
- O3 To require that any new development or work is in harmony with the design, scale, form and character of Brougham and its mature garden setting.

G6.1.5 Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to the development proposal, including:

- ▶ Part C: Chapter C2 Woollahra Heritage Conservation Area (Nelson Precinct); and
- ▶ Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

In the event of any inconsistency between this chapter and the other chapters, this chapter prevails.

G6.1.6 Relationship to other plans and documents

Conservation Study

Applicants must refer to the Conservation Plan prepared by Dawson Brown and Ackert Pty. Ltd. for the Department of Planning, dated February 1991, and titled "Brougham's Hostel Woollahra".

G6.2 Heritage conservation for Brougham and its gardens

The following controls are to apply to any development on the site occupied by Brougham and its mature 19th century gardens and have been taken from the Conservation Plan for Brougham's Hostel Woollahra (1991).

These controls have been devised to ensure that new development maintains and enhances the significance of Brougham and does not lessen the form and features of the site.

G6.2.1 Landscape elements

The site and the setting of Brougham Hostel have undergone considerable change from original natural bushland to the establishment of a Victorian house and garden and ultimately a child welfare home.

The landscape elements considered significant are:

- ▶ two Norfolk Island Pines;
- ▶ one Camphor Laurel Tree; and
- ▶ boundary wall and entry.

The existing Brougham gardens and landscaped areas are to be conserved and enhanced. Applicants should consult the Council's Tree Management Officer prior to formulating any proposals for altering the gardens and the landscaped areas.

The extent of the brick boundary fence along both Wallis and Nelson Street, defining the boundary of the site should be retained.

G6.2.2 Archeological relics

Council will require an applicant to engage a suitably qualified person to supervise any major building or site works carried out on the land and to advise on appropriate action relating to any relics or remnants exposed during the work.

Should any work be proposed which requires the building to be disturbed or the site to be excavated it should be preceded by an assessment of the impact of this work on the archaeological resource. This applies in particular to the possible location of the stables and the coach house for which no exact location is known at present.

The applicant is required to seek a permit under section 140 of the *Heritage Act 1977* given the possibility of unearthing relics during the excavation of the site.

G6.2.3 Development to maintain the significance of Brougham

The cultural significance of Brougham and its setting requires that any new development must comply with the following constraints:

- ▶ the house and the existing mature 19th century plantings should be retained;
- ▶ no new additions or adjoining development should significantly conceal the form and features of the original building; and
- ▶ new works or activities within the setting of the building should be carefully located, designed and formulated having regard to their impact on the cottage and garden nature of the site.

G6.2.4 Conservation Plan

Works associated with the building known as Brougham should be carried out with regard to the Significant Fabric and Graded Zones of Significance as set down in Section 6.4 of the Conservation Plan.

The house and mature plantings should be retained.

No new developments should remove any of the existing mature 19th Century planting from the site.

In any subdivision of the site the heritage significance of Brougham House must not be detrimentally affected.

G6.3 Development controls

The following controls apply to any development on the site. In the design of any new buildings on the site, attention is to be given to the following controls.

G6.3.1 The siting of development

Objectives

- O1 To ensure aural and visual privacy for development on the subject site and the surrounding development.
- O2 To ensure sunlight and daylight access for development on the site and neighbouring land.
- O3 To promote a building scale and form which is compatible with the surrounding development.
- O4 To ensure compatibility with the character of the streetscape.
- O5 To integrate new development which does not dominate the scale of Brougham and its garden setting and is in sympathy with the curtilage established.

Controls

Development and the building curtilage

Development should be sited outside the building curtilage established for Brougham and the mature garden setting, which includes two Norfolk Island Pines that are listed as heritage items in Woollahra LEP 2014. The curtilage is identified in Figure 2 below. The western boundary of the curtilage is based on the tree preservation zones for the Norfolk Island Pines, minus the built form at the north-western corner.

Development to Wallis Street

Development to Wallis Street should be suitably sited and articulated and continue the building lines and proportions of the adjoining development.

The minimum setback to Wallis Street from any point on the development should be 2m from the property boundary.

A minimum setback of 6m from the west and north-west boundaries of the site is required for all development.

In designing the development the applicant should have regard to both the heritage significance of properties along the Woods Avenue boundary and the residential amenity of the neighbouring property. The applicant should demonstrate that setbacks to all boundaries have taken into account the setbacks of adjoining properties and the amenity of the neighbourhood.

FIGURE 2 Building curtilage

The curtilage for the building and its landscape setting for Brougham, at 4A Nelson Street and 118 Wallis Street



G6.3.2 Height

Objectives

- 01 To retain access to mid-winter sunshine on-site and to all neighbouring properties.
- 02 To maintain aural and visual privacy on the subject site and the surrounding development.
- 03 To ensure compatibility with the scale and the built form of the surrounding development to encourage a cohesive skyline.
- 04 To maintain a street facade of human scale.
- 05 To permit variations in building height to ensure compatibility with Brougham and the surrounding neighbourhood.

Controls

The height and roof pitch of new development should be consistent with the surrounding height and roofline of neighbouring development, particularly where new development fronts Wallis Street.

Development should be proportioned and stepped back in height from the street to achieve a human scale at street level and to continue the building lines established by adjoining development to introduce some scaled rhythm to the streetscape.

All new development should be the result of careful analysis of surrounding buildings and sympathetic interpretation of their design elements and the heritage significance of Brougham and the adjoining properties. Where development extends towards Brougham, the building height should be suitably scaled to relate to the height of Brougham. In this respect development should be stepped upwards in height back from Brougham.

The design of all external walls must take into account the wall height of adjoining buildings and apply suitable setbacks to the building to respect the built form of the surrounding development and amenity.

G6.3.3 Building form

Objectives

- O1 To require that any new development or work is compatible with the design, scale, form and character of Brougham and its garden setting and surrounding development.
- O2 To ensure that new development does not significantly conceal the form and features of Brougham and its garden setting.
- O3 To protect and enhance the streetscape amenity.
- O4 To promote a high standard of building design and energy efficiency.

Controls

New development must take into account the style, scale, location, use of balconies or verandahs and the proportions of the facades as they relate to the historical significance and architectural features of Brougham and the heritage significance of all the buildings which adjoin the site on the south-western side of Wallis Street.

A design approach which is sympathetic rather than purely imitative is required.

New development should ensure that the existing character and nature of the street remains intact and introduces some scaled rhythm to the streetscape.

All external walls which face Brougham are to ensure that a sympathetic building form in terms of height and dimension is achieved. Furthermore, any development which faces Brougham must relate to and enhance the landscape setting established by the curtilage.

Any walls which directly face Brougham should be suitably designed and landscaped to blend and soften their appearance and such walls should be stepped back and proportioned in height to relate to the external wall height of Brougham and to respect the heritage significance of Brougham and its setting.

All external development components including garages, ancillary structures as well as side and rear facades should exhibit unity of building form and architectural detailing.

G6.3.4 Open space and landscaping

Objectives

- O1 To ensure the retention and enhancement of the mature 19th century gardens and setting of Brougham because of their heritage significance and to achieve the following:
 - a) the creation of a buffer between Brougham and the proposed development;
 - b) the provision of a reasonable level of privacy for all users of the site; and
 - c) the provision of a landscaped setting that could act as a link to integrate Brougham and new development.
- O2 To ensure the provision of outdoor areas which are adequately sized, proportioned and located, for the use and enjoyment of the occupants of Brougham and the new development.
- O3 To promote the streetscape amenity.
- O4 To ensure the significant enhancement and retention of perimeter trees to screen and soften the impact of new development on adjoining properties.
- O5 To retain all significant trees on site.
- O6 To maintain sunlight and daylight penetration on the subject land and adjoining properties.

Controls

- C1 The 19th century mature gardens in the centre of the site should be retained as a focus and enhanced to provide an appropriate setting to link and formalise the space between Brougham and new development.
- C2 A landscaped buffer must be established between all new development on site and Brougham and its garden setting. All hard surfaces (except those already in existence) must be incorporated into a landscape setting.
- C3 The two Norfolk Island Pines and the Camphor Laurel Tree (as identified in Section 6.2.1 of this chapter) are to be retained. The mature gardens are also to be retained and may be added to subject to a detailed heritage landscaping plan being approved by Council.
- C4 All significant trees should be retained on site.
- C5 Suitable landscaping shall be introduced on site to soften all solid walls which directly face Brougham.
- C6 Where it is determined that a tree is to be removed, it must be replaced with a suitable tree to the satisfaction of Council's Tree Officer.
- C7 A landscape Heritage Management Plan and Impact Statement for the overall Building Curtilage heritage garden is to be submitted with any development application proposing landscaping works.

Notes:

- i) Applicants should consult Council's Tree Officer prior to formulating a landscape plan for the site.
- ii) A detailed tree survey is required and a full appraisal of the present condition of the trees and the likely impact of future development on all trees. All trees listed as significant must be retained and protected during construction. A qualified arborist must thoroughly inspect all trees (including all trees listed as significant) to determine the health and stability/safety for retention in the long term. In order to retain trees in a stable and healthy manner, it is generally required (except where determined by a tree surgeon) that no excavation take place within the dripline or canopy spread of the trees. However, it must be recognised that for trees such as Norfolk Island Pines that the tree roots would be expected to substantially exceed the dripline of the trees in order to stabilise the tree. Further, no change in levels would be acceptable above the existing ground level at the trees root system.
- iii) The row of immature Camphor Laurel trees on the Woods Avenue boundary are required to be inspected by an arborist to determine whether their long term retention is viable. Where it is determined that a tree is to be removed, it must be replaced with a suitable tree to the satisfaction of Council's Tree Officer. Selective and gradual removal of trees is preferred in order to minimise loss of amenity to the properties in Woods Avenue. Replacement species shall be of a super-advanced plant stock (minimum 100 litre container).

G6.3.5 Pedestrian access

Objectives

- O1 To provide a formal and historical link between Brougham and the curtilage;
- O2 To restore the setting and curtilage of Brougham and recognise opportunities to do so;
- O3 To enhance the use and enjoyment of Brougham by restoring the access to the traditional garden setting for recreational purposes;
- O4 To ensure that pedestrian access is suitably located, landscaped and designed in context with the heritage items; and
- O5 To provide those people entitled to access Brougham, safe and adequate access to all parts of the Brougham curtilage;
- O6 To recognise the distinction between the visual curtilage and the area used for recreation;
- O7 To maintain the landscape and the garden setting with the traditional balance of vegetation and open areas.

Controls

- C1 Pedestrian access should be maintained from Brougham [Lot 3 DP 1150167] to all parts of the traditional Brougham curtilage.
- C2 Pedestrian access should be designed to formally link Brougham and the curtilage and be suitably landscaped.
- C3 Access to area C in DP 1009223 for recreational purposes to be restored for the benefit of Brougham.
- C4 The inventory sheet for Brougham to guide future development.