

**Watsons Bay  
Heritage Conservation Area  
Development Control Plan**



## Acknowledgements

This Development Control Plan has been prepared for Woollahra Municipal Council by a consultant team led by Godden Mackay Logan Heritage Consultants.

### The Project Team

David Logan	Godden Mackay Logan
Sean Williams	Godden Mackay Logan
Margaret Bergomi	Godden Mackay Logan
Cathy Colville	Colville Planning and Conservation
Warwick Mayne-Wilson	Mayne-Wilson & Associates

### Community reference group

The project team received valuable advice and guidance from Council's Project Manager, Libby Maher, and a working party established by Council. Membership of the working party was:

Councillor Kevin Berry	Working Party Chairman, Vaucluse Ward
Councillor John Comino	His Worship the Mayor, Vaucluse Ward
Commander Ted Breukel	HMAS Watson
Helen Wilson	National Trust Representative
Bob Clark	Sydney Harbour Federation Trust
Michael Rolfe	The Vaucluse Progress Association
Persephone Rougellis	Waterways Authority
Peter Poland	Woollahra History and Heritage Society
Robert Bird	National Parks & Wildlife Services
Bill Franks	Watsons Bay Society
Michael Georgiades	Military Road Chamber of Commerce

### Contributors from

Councillor Andrew Petrie	Bellevue Hill Ward
Councillor Chris Dawson	Cooper Ward
Libby Maher	Strategic Heritage Officer
Chris Bluett	Manager Strategic Planning
Anita Lakeland	Senior Strategic Planner
Allan Coker	Director, Planning and Development
Warwick Hatton	Director, Technical Services
David Shiels	Manager, Open Space
Hylde Rolfe	The Vaucluse Progress Association

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**Part 1**

Repealed by WDCP2015 on 23/05/15

## **1.0 Introduction**

### **1.1 Background**

Watsons Bay is an area of outstanding natural beauty with a rich cultural heritage. Its location on a narrow peninsula separating the Tasman Sea from Sydney Harbour results in it being a gateway to Sydney Harbour - one with dramatic coastlines, spectacular views and a varied landscape. Historically, it was the third permanent European settlement of Sydney, a strategic defence site and important in its role as a marine village. This is represented in the variety of building types and remnant structures that exist in the area today. The built form of the residential and commercial areas is juxtaposed against scenic beaches and foreshore, bushland reserves and urban parks, and elevated topography.

As part of its planning program, Woollahra Council is preparing a range of planning documents to guide and direct future development in the municipality. For Watsons Bay, this will be achieved through the Watsons Bay Area Strategic Plan. The decision to prepare the Watsons Bay Development Control Plan (this plan) has been made as part of a range of actions contained within the Watsons Bay Area Strategic Plan to ensure that the exceptional qualities of the area, including its natural and scenic beauty, are conserved and enhanced.

The contextual planning approach adopted by Council for Watsons Bay commenced with the creation of a community reference group. The group's membership was drawn from community representatives, government agencies, Council staff and Vaucluse Ward Councillors. A series of information gathering studies was then commissioned and input was obtained from the reference group at various stages.

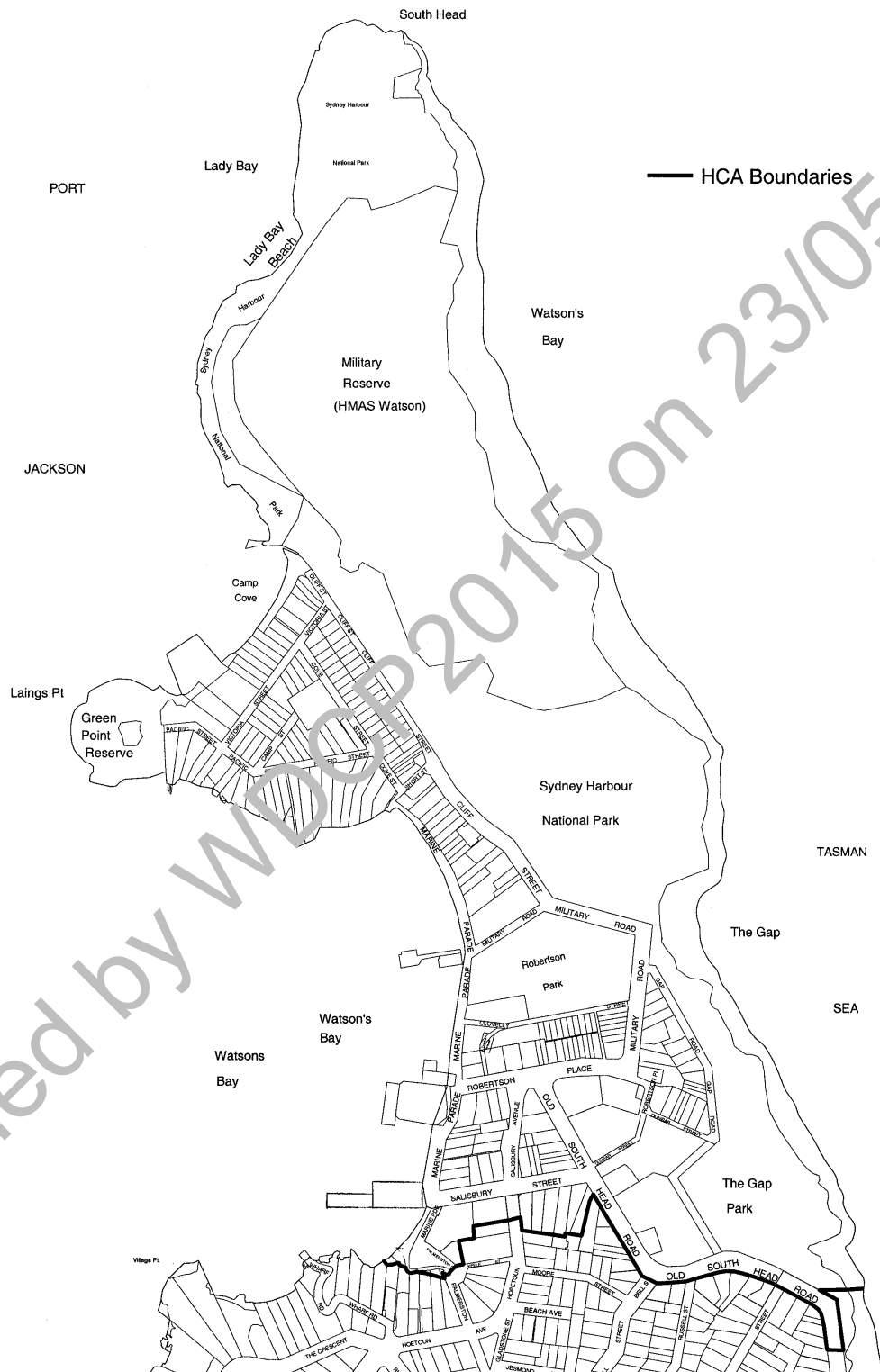
This plan is intended to ensure that new development within Watsons Bay is sympathetically designed and contributes to the conservation of its heritage assets and quality of its environment. The plan is not intended to prevent compatible new development from occurring within the area. Rather, it recognises the elements that contribute to the heritage significance and character of Watsons Bay and seeks to guide how these can be developed and managed in a positive way to enhance the values of the area.

### **1.2 The name of this plan**

This plan is called the Watsons Bay Heritage Conservation Area Development Control Plan.

### **1.3 Land and development to which this plan applies?**

This plan applies to the Watsons Bay Heritage Conservation Area (HCA) as shown on Map 1. The area is gazetted as part of Woollahra Local Environmental Plan 1995 (Woollahra LEP 1995) and is delineated in the LEP Heritage Conservation Map.



**Map 1** Watsons Bay HCA Boundary Map.



This plan applies to all development in the Watsons Bay HCA that requires consent under the provisions of the Woollahra LEP 1995, which includes but is not limited to:

- alterations and additions to an existing building and its site;
- infill development;
- land subdivision;
- partial and full demolition;
- roadworks associated with kerbs and gutters;
- traffic management works;
- developments in parks;
- service infrastructure; and
- footpath works

This plan provides principles for development in the public domain and guidance for those areas administered by government agencies such as the New South Wales National Parks and Wildlife Service, Sydney Harbour Federation Trust, the Waterways Authority and HMAS Watson.

#### **1.4 How to Use this Plan**

This plan is to be used by anyone seeking to undertake development that requires approval in the Watsons Bay HCA as identified in Clause 1.3 above.

For development on private land (for example, alterations and additions to existing houses), Parts 3 and 4 of this plan would both apply. You should first consider the specific controls applying to the individual precinct that the development is located within. The relevant precinct can be identified from Map 2 (Part 1) or from the aerial views within each precinct section in Part 3. Additionally, you must also comply with the general development controls in Part 4. Where there is any disparity between the precinct controls and the general controls, the precinct controls take precedence.

If you are proposing work to a property, it is important that you next identify whether any existing house, structure or landscape feature etc, is a significant item which includes both heritage or contributory items and therefore subject to special controls. This information can be found from the list of significant items within each precinct in Part 3.

Both the precinct controls in Part 3 and the general controls in Part 4 are divided into sections and clauses that deal with particular types of development, for example, alterations, additions, new buildings, fences etc, and particular requirements such as building form, setbacks etc. It is likely that several sections of the DCP would apply to any development on private land.

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For development on public land, the Public Domain principles in Part 5 would apply as well as relevant clauses in Part 4. This plan is divided into parts, clauses and sub-clauses for easy reference. It is cross-referenced where relevant.

### **Part 1: Introduction**

Refer to Part 1 for particular information on:

- why the plan was prepared;
- the type of development to which the plan applies;
- the objectives of the plan; and
- how the plan relates to other plans, policies and planning legislation.

### **Part 2: Heritage significance and management policy**

Refer to Part 2 for an overview of the history of the Watsons Bay HCA, a statement of its heritage significance, outline of its key heritage values, the elements that retain those values and the Council's approach to the management of the Watsons Bay HCA.

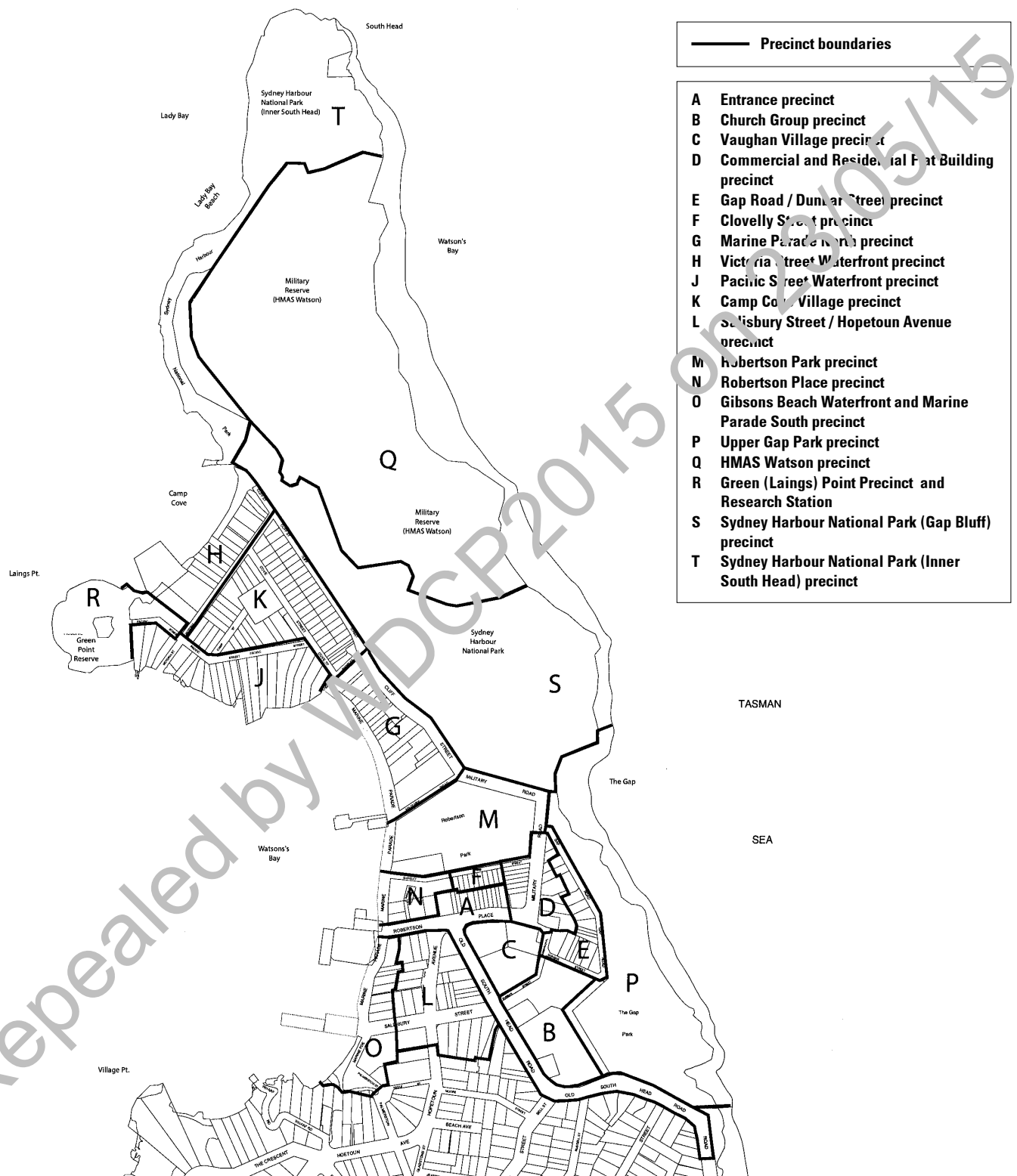
### **Part 3: Precincts**

The Watsons Bay HCA comprises distinct precincts. These precincts are shown on Map 2 (Part 1) and in more detail in Part 3.

Refer to Part 3 of the plan for an understanding of the character and significant items of each precinct. Significant items include both heritage items and contributory items. Controls for development on private land within each precinct are also provided here, with specific controls for built form, infill development, streetscape presentation and the interface with adjoining precincts. The precinct specific controls must be complied with as well as the general controls for development contained in Part 4. When there is any disparity between the precinct controls and the general development controls, the precinct controls take precedence.

Guidelines and strategies have been developed for those areas administered by government agencies under other legislation, including:

- National Parks and Wildlife Service (NPWS);
- Sydney Harbour Federation Trust (SHFT);
- The Waterways Authority; and
- HMAS Watson.



**Map 2 Identification of precincts and precinct boundaries within the Watson Bay HCA**

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### Significant items schedules

Significant items include heritage items listed in Woollahra LEP 1995 as well as contributory items which include those existing buildings, landscape elements and other special features that contribute to the heritage significance of the Watsons Bay HCA. The significant items are illustrated on Map 3 Significant Items and listed in schedules within individual precinct controls in Part 3 of this plan.

### Part 4: General development controls

Refer to Part 4 of the plan for the general controls for development. These have been developed for the private domain (ie private land) and apply to the landscape and townscape of Watsons Bay, its heritage and contributory items and other existing buildings, and to proposed infill development.

### Part 5: Public domain principles

Part 5 of the plan provides principles for development within the public domain. This is primarily intended to provide guidance to Council and government agencies who undertake such work. These principles will be supplemented by and implemented through more detailed action plans or management plans.

### Part 6: Appendices

The following appendices provide additional information that will assist in the use of the plan.

- Appendix A: Glossary
- Appendix B: Supporting documents
- Appendix C: Reference material
- Appendix D: Table of amendments

## **1.4 Objectives of this plan**

The objectives of this plan are:

- (a) to facilitate the implementation of the objectives and provisions relating to heritage conservation, which are contained within Woollahra Local Environmental Plan 1995 (LEP);
- (b) to acknowledge and conserve the unique built and natural heritage significance of Watsons Bay and places having significance for aboriginal people;
- (c) to require the retention and appropriate development of heritage items and contributory items;
- (d) to ensure that proposed development is compatible with the significance of the Watsons Bay HCA and the character of its individual precincts;
- (e) to provide controls that seek to protect the significant character of Watsons Bay and which encourage contemporary design which responds appropriately to that character and the identified heritage values of the area;

- 
- (f) to enable appropriate and expert consideration to be given by applicants and the Council to development;
  - (g) to encourage and promote public awareness, appreciation, understanding and knowledge of heritage conservation;
  - (h) to integrate planning, design and decision-making associated with development initiated by the private and public sectors; and
  - (i) to enhance amenity and heritage values within Watsons Bay.

## **1.6 Relationship of this plan to other documents**

### **1.6.1 The Act and the Regulation**

This plan has been prepared under section 72 of the *Environmental Planning and Assessment Act 1979* (the Act) and Part 3 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

### **1.6.2 State policies and regional plans**

State environmental planning policies and regional environmental plans may apply to the land to which this plan applies. Where this occurs, the statutory provisions of those policies and plans prevail over this plan.

### **1.6.3 Woollahra LEP 1995**

Woollahra Local Environmental Plan 1995 applies to the land to which this plan applies. Woollahra LEP 1995 is a statutory instrument that sets out the land use zones and broad development controls for development within the municipality, including controls for height, floor space ratio (for certain development), special sites and areas, heritage conservation areas and heritage items.

This plan supplements the provisions of Woollahra LEP 1995. The provisions of Woollahra LEP 1995 take precedence over this plan.

### **1.6.4 Other Woollahra DCPs, policies and codes**

In the event of any other inconsistency between this plan and other development control plans, policies and codes, this plan prevails unless otherwise specified, in this plan or in other plans, policies and codes.

Except as provided in clause 1.10, this plan repeals the following development control plans, policies and codes, in so far as they apply to the land to within the Watsons Bay HCA with effect from the commencement date of this plan:

Woollahra Residential Development Control Plan 1995

- Policy for Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Paddington and West Woollahra
- Woollahra Parking DCP in regard to the car parking generation rates for dwelling-houses, residential flat buildings and dwellings within mixed development

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- Woollahra Code for Advertising Signs in regard to provisions for advertising on buildings of an historic nature or in a conservation area
  - Woollahra Fencing Code
  - Woollahra Code for the Installation of Solar Hot Water Heating
  - Code for the Siting of Swimming Pools
  - Code for Satellite Communication Dishes and Similar Structures
  - Code for Television Antenna and Radio Transmitters / Aerials
  - Code for Spa Pools, Hot tubs and Similar Structures
  - Code for the Control and Regulation of Noise on Building Sites
  - Code for Buildings Sites

### 1.7 Definitions

Terms used in this plan have specific meaning and are defined in the Glossary contained in Appendix A.

### 1.8 Approval and commencement of this plan

This plan was approved on 7 October 2003 and came into effect on;

- a) 15 October 2003 for all land within the Watsons Bay Heritage Conservation Area as at the date of approval; and
- b) 20 February 2004 the date of gazettal of Woollahra LEP 1995 (Amendment No. 47), for all land within the extension to the Watsons Bay Heritage Conservation Area.

### 1.9 Lodging a development application

Council's requirements for lodging development applications are located in Council's DA Guide.

### 1.10 Savings and transitional provisions

Despite the statements and the repeal of the development control plan, policies and codes referred to in 1.6.4, the following savings and transitional provisions apply as if clause 1.6.4 did not operate.

Woollahra Residential DCP 1995 and Policy for Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Paddington and West Woollahra continue to apply (in respect of land to which this plan applies) to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined on the date of commencement of this plan.

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The policies and codes referred to in clause 1.6.4 continue to apply (in respect to land to which this plan applies) to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined on the date of commencement of this plan.

This plan (as commenced 15 October 2003) continues to apply (in respect of land to which this DCP applies) to development applications, applications to modify consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determinations under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined before the commencement of Amendment 1 to this plan.

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15



**Part 2**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

## 2.0 Heritage significance and management policy

### 2.1 Historic context

The natural landscape of Watsons Bay has been dominated by the sea and harbour, influencing its occupation by the original landowners (Birrabirragal) and later (European) settlers. Watsons Bay was the site of the first landing within Sydney Harbour. Permanently occupied from 1790, it is one of the earliest European settlements in Australia. Its rich maritime history is evident in a variety of built and landscape elements that reflect its role in navigation, defence and recreation.

#### Maritime village

While a number of early land grants were made from 1793, the area was unsuitable for farming. However, the area's primary use was for a variety of maritime related activities, for which the signal and pilot stations and later the lighthouse were established as well as the first fishery in the colony in 1792, to supplement the meagre diet of the colonists.

The popularity of the area increased upon the completion of South Head Road in the 1830s with the existing layout of Watsons Bay Village including Cliff, Cove, Camp, Pacific, Victoria and Short Streets and Marine Parade originating in the 'Town of Watsons Bay' subdivision of 1855. The early landowners were a mix of fishermen, pilots, master mariners and merchants reflected in the variety of housing types. These range from fishermen's cottages to large marine villas, the latter including, *Clovelly* (owned by Thomas Watson and later Sir John Robertson) and *Zandvliet* (known today as Dunbar House).

Further development continued throughout the nineteenth century, including a range of community buildings such as churches and schools. A further wave of construction occurred during the Inter-War period, including more substantial flats, tourist accommodation and commercial development.

#### Navigation

Watsons Bay has played a key navigational role in guiding ships into the harbour since the early days of the colony. The arrival of a ship was a significant event, being announced by a signal station constructed in 1790 at South Head. A beacon, the first navigational light in Australia was later installed to guide ships into the harbour. This was later replaced by a number of lighthouses including the existing Hornby Light, erected at Inner South Head in 1857–1858. Another prominent early navigational aid is the stone obelisk at the water's edge at Green (Laings) Point, built in the 1850s to mark the eastern channel into the Harbour.

Watsons Bay has been associated with the piloting of ships into the harbour since 1792 when the first pilot station in Australia was established. One of the early pilots was Robert Watson, a former seaman on the First Fleet flagship *HMS Sirius*, after whom the area is named.

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## Defence

Watsons Bay has also played a role in the defence of Sydney. The fear of attack by Russian warships during the Crimean War resulted in construction beginning in 1853 on a number of artillery batteries. These were completed between 1871–76 under the supervision of Colonial Architect, James Barnet.

Improved and extended over 90 years, the fortifications at South Head became obsolete by the 1960s and were largely removed. Many of the former gun emplacements continue to be a feature of the area. Associated with these batteries was accommodation for the NSW Artillery and subsequent units stationed at South Head, including the artillery school from 1895. The Navy's occupation began during World War II, with the upgrading of the South Head facilities for a radar station. HMAS Watson was commissioned in 1945, expanding its operations in the 1950s to include the Radar Training School and the RAN Principal Warfare Training Centre in the 1960s. Today, it is a key feature of the South Head landscape.

The Russian naturalist and explorer, Baron Nikolai Nikolaevich Miklouho-Maclay, established a Biological Research Station on Green (Laings) Point in 1881 and by 1888 an underwater mine control facility had been built nearby. The military acquired the Biological Station for their own use and resumed the building and land c1899. An anti-torpedo and midgeet submarine boom net stretching across Sydney Harbour was also constructed at Green (Laings) Point during World War II, evidence of which can be seen in the remnants of a Winch House. Camp Cove featured one of three water police stations established in Sydney Harbour by 1840. This was occupied irregularly up to the 1870s when it was absorbed into the artillery base.

## Recreation

The location of Watsons Bay, on the harbour close to South Head, ensured its popularity not only with local residents, but also as a tourist destination dating from as early as 1803. Subdivision in the 1850s attracted the attention of land speculators who promoted Watsons Bay as an excursion destination for day-trippers and holidaymakers, an image enhanced with the provision of a ferry service in the 1850s and tram service in 1903.

The growing tourist trade encouraged the building of a number of tea-rooms, cafes and hotels by the mid-1860s while further promotion by the local Council included boats for hire, public baths and the creation of a number of public parks and reserves which continue to exist today. Influential writers such as Christina Stead and Zane Grey (c1930s), chronicled Watsons Bay's history as an area of tragic shipwrecks and suicides as well as a maritime village of great scenic beauty.

Today, Watsons Bay continues to be a desirable place to live as well as a local tourism and recreational venue.

## 2.2 General character description

### 2.2.1 Watsons Bay

Watsons Bay is dominated by a rugged coastal landscape that defines the east side of a narrow peninsula at the entrance to Sydney Harbour. Its natural topography includes exposed ridges and cliff faces to the Tasman Sea, which contrast with the protected bays and sheltered beaches on Sydney Harbour.

A subdivision and development pattern has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the landform, topography and drainage patterns. The built form retains the character of a low-scaled early nineteenth and twentieth century maritime village, enhanced by natural vegetation and parklands, including the continuous park along the ridge line and cliff tops.

The area contains important views and vistas to the heads, Sydney Harbour and the Tasman Sea, views to and from the Sydney CBD as well as from landmarks within the area, such as church spires and lighthouse. Maritime linkages are visually reinforced by the many maritime structures including wharves, jetties, boat sheds and promenades that remain.

### 2.3 Statement of significance

Watsons Bay is a place of great natural and scenic beauty. It is a rare combination of a dramatic and varied coastal landscape and a village that evolved from the first landing point in Sydney Harbour in 1788, the third permanent settlement in New South Wales from 1790 and a pilot station established in 1792. It conveys a strong sense of its maritime heritage in its built and landscape features that evidence four key historic themes:

- **The growth of a village**, evident in the subdivision and development pattern that occurred during the nineteenth century and continued throughout a number of phases. These phases are evident in a range of building types including moderately scaled fisherman's cottages, more substantial houses and 'marine villas', housing and facilities built during the inter-war period and a range of community buildings, such as churches and former schools.
- **Navigation**, established by its key role at South Head in piloting ships into Sydney. A number of navigation structures, such as the lighthouse, wharves and jetties, have important historic and aesthetic significance.
- **The defence of Sydney at The Heads**, reflected in the nineteenth century South Head batteries and artillery establishment, complex of fortifications, HMAS Watson and the extent of the untouched landscape typical of defence occupation of the foreshores.



Figure 2.1 Watsons Bay from the harbour.



Figure 2.2 Hornby Lighthouse and sandstone cliffs at South Head.



Figure 2.3 Green (Laings) Point.



Figure 2.4 Gun emplacement looking over Camp Cove.



**Figure 2.5** Dunbar House and Robertson Place with Robertson Park



**Figure 2.6** The Hornby Lighthouse (1857–1858) above the cliffs of South Head.



**Figure 2.7** Timber weatherboard cottages in Cliff Street.



**Figure 2.8** More substantial housing in Victoria Street, Camp Cove.

- **Recreation and tourism**, dating from as early as 1803, with a strong emphasis on water-related facilities, such as hotels, beach promenades and parks. Tourism was further enhanced as a result of the area's association with shipwrecks and suicides, and with important cultural figures such as Christina Stead and Zane Grey. The extensive and varied landscape and village character also contribute to the appeal of Watsons Bay to tourists.

## 2.4 Key heritage values

### 2.4.1 Historic (Evolution)

- Gateway to Sydney reflecting its modest start (including fishing) and maritime heritage.
- Role in navigation (pilot station, lighthouses, wharf, jetties, navigational markers).
- Role in defence (HMAS Watson, coastal defence structures and relics, Water Police, Constable's Cottage, gun emplacements, underwater mine control tunnels and winch house for anti-torpedo and midget submarine boom net at Green (Laings) Point).
- Evidence of early fishing village and more substantial houses built for master mariners, pilots, lighthouse keepers and city merchants, a later wave of Inter-War housing and associated public buildings and community infrastructure (development/subdivision).
- Importance as a historical tourist destination and recreation venue (ferry wharf, hotels, tea room, waterfront promenade, cliff walk, parks, The Gap, yacht club, game fishing club).
- Strong sense of history represented in monuments (South Head Road obelisk, Philip Memorial), historic road alignments and built character.
- Site of early if not the first marine biological research station in Australia (reflecting the diversity of aquatic environments).
- Educational role (former School of Artillery, Submarine Warfare Systems Centre, former Watsons Bay State School (now scout hall), former site of Catholic Parish School and Convent School).

### 2.4.2 Historic (Association)

- Associated with maritime figures and events reflected in place names (Lt William Bradley, First Fleet diarist's naming of Camp Cove, Robert Watson, First Fleet seaman and pilot, Henry Gibson, pilots and Dunbar, shipwreck).
- Associated with writers as the inspiration for books and other literature (Christina Stead, Zane Grey).
- Associated with leading figures in society (Hannibal Macarthur and later Sir John Robertson who lived at 'Clovelly' and Richard Siddons (merchant pilot

and lighthouse keeper) and Mortimer Lewis (Colonial Architect), who were associated with Dunbar House.

### 2.4.3 Aesthetic

- Scenic beauty.
- Dramatic and varied landscape:
  - topography, exposed cliffs, protected bays;
  - sheltered beaches, tranquil ambience; and
  - pedestrian quality/amenity.
- Low-scale built form, subservient to landscape.
- Collection of small-scale cottages, including important weatherboard groupings.
- Views and vistas (see Map 3 [Part 3]):
  - from elevated landform and parks;
  - across Robertson Park from promenade;
  - in from harbour;
  - water glimpses from streets; and
  - glimpses of landmarks/churches/significant trees.
- Number of landmark buildings, including, for example, Dunbar House and the St Peters Church.
- Backdrop of vegetation that dominates buildings.
- Rock shelves and beaches.
- Natural edges, including coastal vegetation in Sydney Harbour National Park, juxtaposed with built edges.
- Cultural plantings such as the Moreton Bay figs in Robertson Park as well as the coral trees in Cliff Street.

### 2.4.4 Social

- Scenic beauty and low-scaled village character valued by the local community and visitors.
- Importance to Sydneysiders as a tourism and recreational destination.
- Attention as a place where Sydney residents bring visitors from interstate and overseas to enjoy its character and ambience and sense of history.
- Availability as a place to view Sydney Harbour, the Tasman Sea and the coast (from The Gap) and enjoy maritime events (yacht races, fireworks, ships).



**Figure 2.9** Sydney Harbour National Park (Inner South Head)



**Figure 2.10** Camp Cove Beach.



**Figure 2.11** Views across the harbour.



**Figure 2.12** Cliff Street with Sydney Harbour National Park at left.



**Figure 2.13** Recreational boating.





Figure 2.14 North end of Marine Parade.



Figure 2.15 Archaeological remains at Green (Laings) Point.



Figure 2.16 Former Marine Biological Research Station at Green (Laings) Point.

- Maritime sports clubs (Vaucluse Yacht Club, Sydney Game Fishing Club).
- Gathering place for families and friends including weddings and receptions, often walking between venues (Naval Chapel, St Peters, Star of the Sea, The Gap Bluff Centre, Dunbar House).

#### 2.4.5 Scientific (Ability to yield information)

- Role in defence (anti-torpedo and midget submarine boom net at Green (Laings) Point).
- Marine life (biological research, sea grasses).
- Potential to contain archaeological evidence of its early development.
- Gap Bluff, site of early radar development by navy.

### 2.5 Management policy

#### 2.5.1 Introduction

Having regard to the heritage significance of the Watsons Bay HCA, Council has adopted the following policy for the management of the area.

Council intends to implement the following objectives and processes when assessing development proposals by landowners and when undertaking Council-initiated work within the public domain.

#### 2.5.2 Objectives

- 01 To conserve the heritage significance of the Watsons Bay HCA.
- 02 To conserve heritage items and contributory items (ie those properties, landscape elements and other features identified as contributing to the significance of the Watsons Bay HCA), including significant fabric, curtilages and settings.
- 03 To retain the key heritage values of the Watsons Bay HCA, including its scenic beauty (natural and cultural), the built and landscape evidence of its historical development, the low-scaled village character, views and vistas to landmarks and water, the backdrop of vegetation, the predominance of landscape over buildings, sheltered beaches and tranquil ambience.
- 04 To encourage the reconstruction of heritage items and contributory items that have been unsympathetically altered, including reinstatement of missing elements.
- 05 To allow for removal and/or alteration of uncharacteristic features that detract from the significance of the Watsons Bay HCA.
- 06 To ensure that proposed development is compatible with the significance and character of the Watsons Bay HCA.



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### 2.5.3 Management processes

Council will implement the following processes in managing the Watsons Bay HCA:

- Council will continue to develop policies and controls aimed at conserving and managing the heritage significance of Watsons Bay, including the heritage and contributory items within it.
- This plan will be amended from time to time, as necessary, to incorporate new policies, controls or listings of significant items.
- In recognition of the heritage significance of the Watsons Bay HCA, its precincts, heritage items and contributory items, all applications for development shall be assessed with regard to the impact of the proposed development on individual properties, key heritage values and the overall significance of the Watsons Bay HCA.
- Development shall be assessed having regard to the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).
- Council will require the preparation of a Heritage Impact Statement (or, in some cases, a conservation management plan) to accompany development applications for major works such as demolition, partial demolition, major alterations and additions, or new or replacement development.
- Applications for demolition of a building in the Watsons Bay HCA will only be considered in conjunction with a development application for proposed replacement development.
- Work undertaken by Council will comply with the objectives of this policy and will be subject to the same level of assessment as development on privately-owned land.
- Council will comply with the public domain principles in Part 5 of this plan when undertaking work within and when managing the public domain.

Repealed by WDCP2015 on 23/05/15

**Part 3**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

### 3.0 Introduction

Part 3 Precinct Controls provides detailed controls that respond to the character of each precinct. These controls supplement the General Development Controls in Part 4 and should be read and used in conjunction with those controls. Where there is any disparity between the Precinct Controls and the General Controls, the Precinct Controls take precedence.

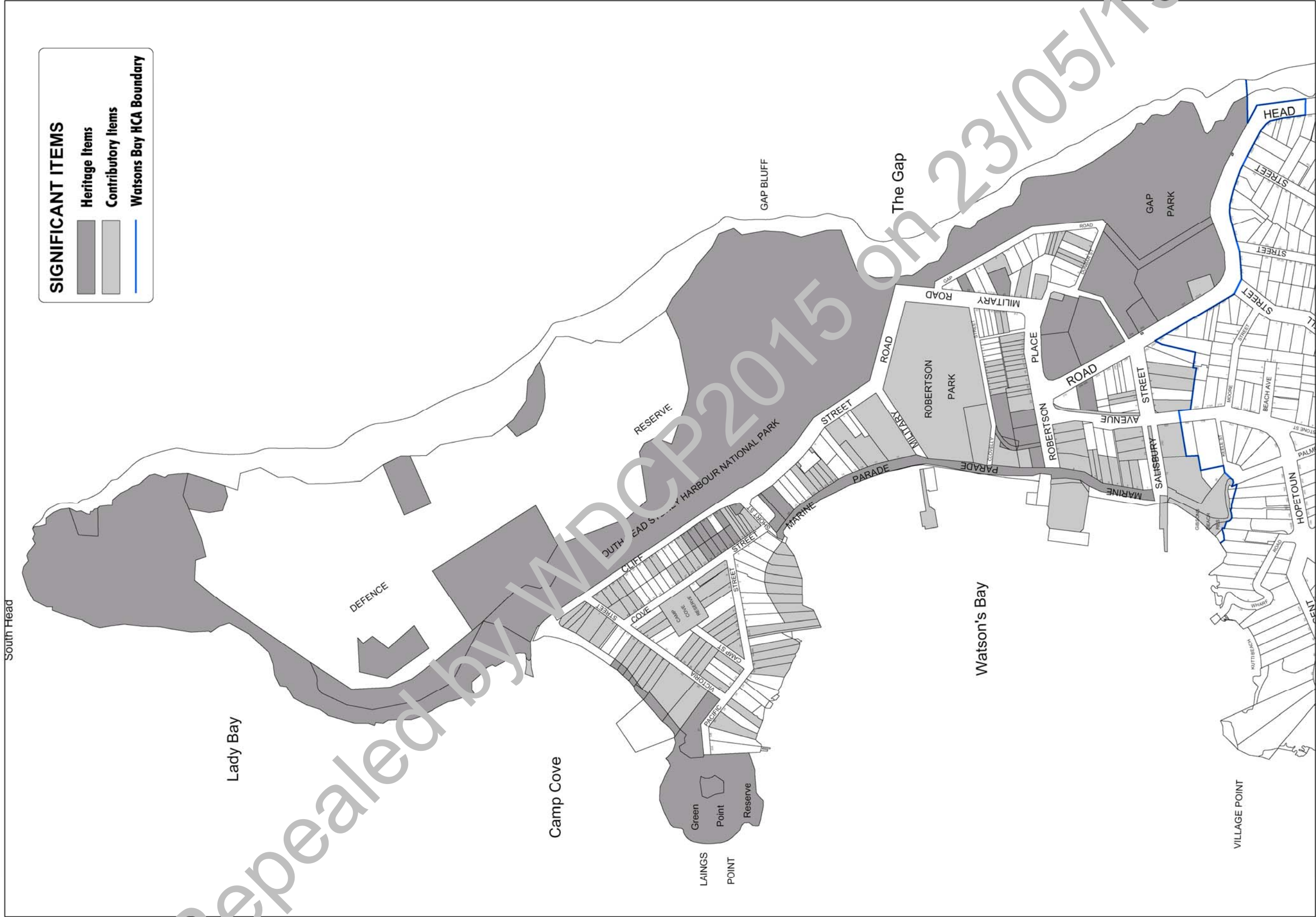
The character statements for each precinct identify the significant elements or items within each precinct which should be retained. New development and alterations and additions must respect and retain those significant elements.

The significant items in each precinct are illustrated on Map 3 – Significant Items and listed in each set of precinct controls as:

- heritage items [identified in Schedule 3 of Woollahra LEP 1995] and
- contributory items that contribute to Watsons Bay

Note: The heritage item description shown in italics is the heritage listing from Schedule 3 of Woollahra LEP 1995. The description [not in italics] is an additional description for clarification purposes.

The information in the DCP applying to precincts under the control of State or Commonwealth authorities is intended to provide a set of guidelines for use by those authorities in the preparation of a plan of management for the precinct and use in considering any future development in the precinct.



Map 3 Significant items map

## Part 3 Precinct controls

### Precinct A Entrance precinct

#### Character statement

This precinct, commencing at the south end of Upper Gap Park and descending along Old South Head Road to Robertson Place, provides a spectacular entry gateway to Watsons Bay with a sense of arrival enhanced by elevated views and vistas over Watsons Bay and Upper Gap Park Reserve to the Heads (Figures A.1, A.2 and A.3).

The two-storey housing on the north side of Robertson Place terminates the descent into Watsons Bay along Old South Head Road. The historic road alignments of Old South Head Road and Robertson Place have been retained, although the early form of Robertson Place has been altered by the change in levels around a visually intrusive roundabout.

Contrasting built elements within the precinct create visually diverse streetscape components. A significant grouping of historic buildings on the north side of Robertson Place, comprise three two-storey Federation period semis, a pair of Victorian period weatherboard semi (originally single storey) and a 1920s two-storey (plus basement) residential flat building (duplex), “Keronga” (Figure A.4). The group is relatively consistent in its scale and alignment with setbacks to each building although varied, incorporating a set pattern that reflects the road alignment. A contemporary residence (within which remnants of an 1830s stone cottage remain) visually detracts from the group of earlier buildings.

A single detached house at the intersection of Hopetoun Avenue (within the Salisbury Street/Hopetoun Avenue Precinct) and the low scaled (two-storey) retirement housing (within the Vaughan Village Precinct) on the east side of the precinct are both set within gardens behind a low sandstone block wall. This fencing is characteristic of the fencing within this precinct, which consists mainly of sandstone block or rendered brick (Figure A.5).

A small sandstone obelisk commemorates the completion of the construction of (Old) South Head Road to Watsons Bay in 1811.

Although partly obscured by the single-storey yacht club, significant public views west from Robertson Place to the public baths and Sydney Harbour have been maintained.

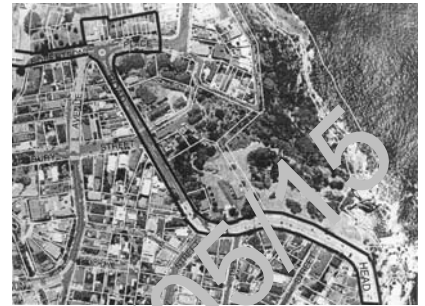


Figure A.1 Aerial view of the precinct.



Figure A.2 View over Upper Gap Park and Watsons Bay to the Harbour.



Figure A.3 View over Upper Gap Park to the Heads.



Figure A.4 Two-storey housing on north side of Robertson Place.



Figure A.5 Old South Head Road featuring low sandstone wall stepping up both sides.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### A.1 Topography and vegetation

- C1** Existing scale relationships are to be maintained between more elevated properties along Old South Head Road and the properties lower down along Robertson Place.
- C2** No change in existing building heights is permitted for properties fronting Robertson Place.

#### A.2 Townscape

- C3** Existing subdivision patterns along Robertson Place are to be retained.
- C4** Historic road alignments of Old South Head Road and Robertson Place are to be retained.
- C5** Any maintenance work or change in design to the roundabout at the intersection of Old South Head Road and Robertson Place is to comply with Subclause 5.3.7 of the Public Domain controls.

#### A.3 Views and vistas

- C6** Existing views from the public domain are to be retained over roofs to the harbour from the elevated areas of the precinct, including those along Old South Head Road.
- C7** Existing rooscapes (pitched roofs) are to remain uncluttered by intrusive structures so as to not to detract from views to and from elevated areas of the public domain.

#### A.4 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

None

##### *Contributory Items*

1	Robertson Place	2 storey interwar duplex 'Keronga'
3	Robertson Place	2 storey Federation semi-detached house
5	Robertson Place	2 storey Federation semi-detached house
7	Robertson Place	2 storey Federation semi-detached house
9	Robertson Place	2 storey Federation semi-detached house
11	Robertson Place	2 storey Federation semi-detached house
13	Robertson Place	2 storey Federation semi-detached house
15	Robertson Place	Single storey Victorian semi-detached cottage



17	Robertson Place	Single storey Victorian semi-detached cottage
19	Robertson Place	2 storey Edwardian semi-detached house
21	Robertson Place	2 storey Edwardian semi-detached house
23	Robertson Place	Portions of an early Victorian cottage [1839 ] within a 3 storey contemporary house
	Old South Head Road	Bus shelters
<b>C8</b> Significant items (ie. Heritage and contributory items) are to be retained.		
<b>C9</b> Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6		

#### **A.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports ancillary buildings and the like.

##### **A.5.1 Building siting and alignment**

###### *Streetfront setbacks*

**C10** Existing streetfront setback patterns are to be maintained, particularly those associated with the group of historic buildings on the north side of Robertson Place (Figure A.6).

**C11** New buildings are to be orientated parallel with adjacent properties (not parallel to the street frontage) to maintain existing streetscape patterns.

###### *Side boundary setbacks*

**C12** New buildings adjacent to and within Robertson Place are to achieve a similar setback pattern to the significant buildings located on the north side of Robertson Place.

##### **A.5.2 Building height**

**C13** The height of new buildings is to be no greater than the predominant height of significant items within the streetscape and in any case is limited to two storeys.

**C14** Existing views from the elevated areas of the precinct (from the upper areas of Old South Head Road overlooking Watsons Bay to the harbour) are not to be obstructed by higher development below. New buildings on land fronting Robertson Place are to be no higher than the predominant height of existing buildings.

##### **A.5.3 Building form**

**C15** The mass and form of new buildings is to respect those of significant buildings.

**C16** Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

##### **A.5.4 Building materials and details**

**C17** The following materials are appropriate for new buildings:

<ul style="list-style-type: none"> <li>– Walls: rendered brick or sandstone.</li> <li>– Pitched roofs (dwellings): slate or tiled with unglazed terracotta or dark earth tones.</li> </ul>
<p><b>A.6 Landscaping and private open space</b></p> <p><b>C18</b> New buildings are to retain and reinforce the typical garden layouts of the front building setbacks with paths, small trees, shrubs and, where space permits, lawns</p> <p><b>C19</b> The building, garage footprint and paved surfaces (patios and pathways) together must not exceed 75% of the site area in order to provide adequate space for soft landscaping, including plantings. (Appropriate planting species are identified in Clause 4.7.)</p>
<p><b>A.7 Fences and walls</b></p> <p><b>C20</b> Original square-top picket fencing is to be retained, where existing.</p> <p><b>C21</b> Traditional timber paling fences or masonry walls (rendered or bagged) or composite masonry/timber where evidence exists, stepping down in height to 1.2m at front boundary line.</p> <p>Note: Appropriate front fencing types are illustrated in Clause 4.8.</p>
<p><b>A.8 Carparking and access</b></p> <p><b>C22</b> Garages and carports are to be set back behind the front of the main building, preferably at the rear of the property.</p> <p><b>C23</b> Hardstand carparking spaces are not to be forward of the main building.</p> <p><b>C24</b> No new garages or carports are to be constructed for existing significant items where these would adversely affect the form and presentation of the item.</p>

## Precinct B Church Group precinct

### Character statement

This precinct, bounded by Old South Head Road, Gap Park, Dunbar Street and Vaughan Village, presents one side of the gateway to Watsons Bay. It consists of a predominantly natural landscape with pockets of cultural landscaping and post-1970s native plantings that are sympathetic to those contained within Upper Gap Park (Precinct P) behind.

The precinct has an historic and civic nature and includes a significant group of post-1850s church and former school buildings, located on an exposed rocky plateau. Cultural plantings include figs, palms and coral trees, although only the Moreton Bay fig and very old coral trees have identified heritage value. Private plantings of Oleander and Metrosideros also exist in the street verges.

Low sandstone block perimeter walls line the east side of the Precinct and are a dominant part of the streetscape for this part of Old South Head Road. A section of sandstone kerbing opposite the intersection of Salisbury Street has also been retained.

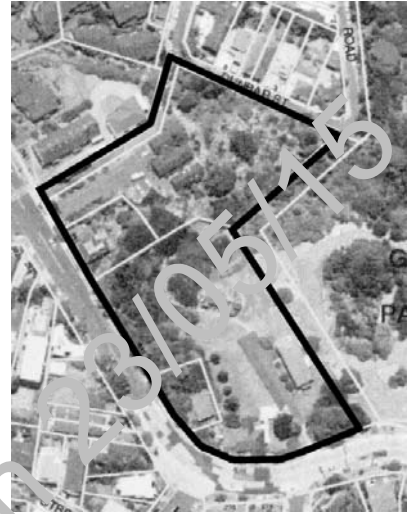


Figure B.1 Aerial view of the precinct.



Figure B.2 Church buildings within a setting of cultural plantings.



Figure B.3 Sandstone buildings, perimeter walls and entrance, Old South Head Road.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### B.1 Topography and vegetation

- C1** Areas of surviving natural bushland are to be retained and reinforced as well as cultural plantings within established built precincts and between buildings of a civic character (Figure B.4).

#### B.2 Townscape

- C2** The historic road alignment of Old South Head Road is to be retained.

#### B.3 Views and vistas

- C3** Existing views of the church buildings (particularly the church and its bell tower, former school and residence) within the surrounding area are to be retained (Figure B.4), as identified in Map 4 (Part 4) of this DCP.
- C4** Existing views over roofs to the harbour are to be retained from the upper levels of the precinct, including those from Old South Head Road.
- C5** Roofs are to remain uncluttered by intrusive structures or services so as to not detract from views to and from the upper levels of the precinct.

#### B.4 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

- |     |                     |  |
|-----|---------------------|--|
| 331 | Old South Head Road | <i>St Peter's Anglican Church - church, bushland to the west of the church, 'Greycliffe' memorial gates</i>            |
| 333 | Old South Head Road | <i>House, sandstone privy, front fencing</i>   |
| 335 | Old South Head Road | <i>Scout Hall (former Watsons Bay Public School) and all grounds, but excluding the amenities and storage building</i> |

##### *Contributory Items*

- |      |                     |                              |
|------|---------------------|------------------------------|
| 331A | Old South Head Road | Single storey 1920s bungalow |
|------|---------------------|------------------------------|

##### *St Peters [rear]*

Garden of Remembrance  
Golden Cypresses, Phoenix Palms, Cocos Palms, Norfolk Island Palms, Coral trees, Fig trees

- C6** Significant items (ie. heritage and contributory items) are to be retained.
- C7** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6 and management policies contained



**Figure B.4** View of precinct from Upper Gap Park.

within an adopted conservation management plan (CMP) applying to the item.

- C8** Given the heritage significance of properties within the precinct, a conservation management plan should be prepared for each property or landholding. These should include consideration of masterplanning options to provide policies for sympathetic future redevelopment. Similarly, conservation policies should be included where relevant in any plan of management (POM) applying to Council-owned land.

### **B.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Comply with General Development Controls in Clause 4.6, and those below, as well as any Conservation Management Plan or Plan of Management applying to the land.

#### **B.5.1 Building siting and alignment**

- C9** Extensive soft landscaping areas are to be retained between existing buildings of a civic character.
- C10** New buildings are to be located and orientated to be consistent with controls or policies included in any CMP or POM applying to the land.

#### **B.5.2 Building height**

- C11** The height of new buildings is to be equal to or less than the ridge line of significant items (not including spires) within the precinct but may not exceed two storeys.
- C12** Building heights are to reflect natural landform and topography of the precinct. Existing views from upper levels of the precinct are not to be obstructed by higher development below.

#### **B.5.3 Building form**

- C13** The form of new buildings is to relate to that of adjacent significant buildings.
- C14** Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

#### **B.5.4 Building character**

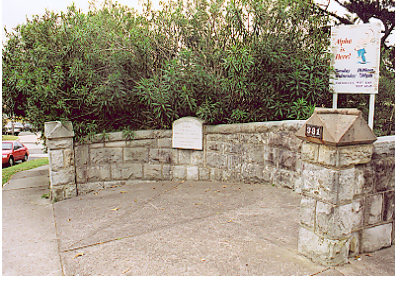
- C15** The design and character of new buildings is to relate to that of significant items and their civic character and use.

#### **B.5.5 Building materials and details**

- C16** The following materials are appropriate for new buildings:
- Walls: sandstone or rendered masonry/brickwork of similar tone to sandstone.
  - Pitched roofs: slate or tiled in dark grey tones or metal roofs in a slate grey colour.



**Figure B.5** Significant building on Old South Head Road illustrating dominant materials, including sandstone blockwork and slate roofing.



**Figure B.6** Low sandstone block memorial wall and entrance.

### **B.6 Landscaping and private open space**

**C17** The setting and curtilage of the buildings of a civic character is to be retained through provision of expansive areas of soft landscaping.

**C18** Plantings around the periphery of the precinct, especially on top of the hard sandstone plateau, are to comprise substantive native plants commonly found on coastal headlands, including within Gap Park Reserve. (Appropriate planting species are identified in Clause 4.7.)

### **B.7 Fences and walls**

**C19** Front fencing within the precinct is to be limited to low sandstone walls no higher than 0.9m above ground level.

**C20** Where security or privacy is needed, higher sandstone side and rear walls are permitted to a maximum of 1.8m.

### **B.8 Carparking and access**

**C21** In order to retain the open, green character of the precinct, no additional public carparking is to be provided, except where it can be provided within the envelope of new buildings.

**C22** Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.

**C23** Landscaping and materials used in vehicular parking and access areas within the precinct is to be consistent with guidelines included in a Conservation Management Plan and Conservation Policy for each property and landholding.



## Precinct C Vaughan Village precinct

### Character statement

This precinct is bounded by Robertson Place, Old South Head Road, Dunbar Street and the adjoining Church Precinct. It is defined by a stone wall around the perimeter of the Roman Catholic Church property, terminating at a distinctive “Spanish Mission” style substation at the north east corner.

The precinct consists of a complex of significant buildings, including the sandstone ‘Our Lady Star of the Sea’ Church, a presbytery, a Spanish Mission-styled substation and the small former St Anthony’s Chapel facing Old South Head Road.

The (non-contributory) retirement village sited around St Anthony's Chapel is contemporary in character (typical of 1980s brick and tile roofed retirement housing). Although the two–three storey dwellings are divided into small groups, the pattern and form of development is uncharacteristic of the historic subdivision and development pattern of Watsons Bay.

The gardens and landscape that surrounds the retirement housing softens the visual impact of buildings and provide a landscape buffer to the historic church and chapel and include significant sandstone fencing and retaining walls.



Figure C.1 Aerial view of the precinct.



Figure C.2 ‘Our Lady Star of the Sea’.



Figure C.3 Vaughan Village with the spire of ‘Our Lady Star of the Sea’ church behind.



Figure C.4 Spanish Mission-styled electricity substation.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### C.1 Topography and vegetation

- C1** Existing scale relationships of buildings are to be maintained between the higher levels of the precinct (church buildings) and the lower levels (retirement housing), ie the church buildings are to retain their visual dominance and landmark value.
- C2** The existing extent of landscaping is to be retained.
- C3** The 'buffer' effect of landscape screening to retirement village housing is to be retained.

#### C.2 Views and vistas

- C4** Existing views over roofs to the harbour are to be retained from the upper levels of the public domain, including those from Old South Head Road.
- C5** Roofs are to remain uncluttered by intrusive structures or services so as not to detract from views to and from the upper levels of the precinct.
- C6** Significant public views to the church spire from the public domain within the precinct and from adjacent areas, in particular, the Military Road Commercial Centre are to be retained (Figures C.5 and C.6).

#### C.3 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

- |     |                     |   |
|-----|---------------------|---|
| 341 | Old South Head Road | <i>Sandstone and timber building (formerly church)</i>  |
| 341 | Old South Head Road | <i>St Mary's Our Lady Star of the Sea Roman Catholic Church –church, sandstone fencing and retaining wall</i> |

##### *Contributory Items*

- |                                     |   |
|-------------------------------------|---|
| Lot 1 DP 231114 [Cnr Dunbar Street] | Single storey Interwar Spanish Mission styled substation #592 |
|-------------------------------------|---|

- C7** Significant items (ie. Heritage and contributory items) are to be retained.
- C8** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6 and any management policies contained within any CMP applying to the items.
- C9** Given the size of the retirement village and the historic and civic nature of the church buildings and their settings within this area, a conservation management plan (CMP) should be prepared for each landholding or property. A similar management plan should be prepared for the retirement village. These plans should include consideration of masterplanning options to provide policies for sympathetic future redevelopment.



**Figure C.5** View to Vaughan Village from Upper Gap Park.



**Figure C.6** Significant view to church spire from Commercial Precinct.



**C.4 Alterations and additions to existing buildings**

**C10** Additions to existing retirement village buildings are to be constructed of the same recessive materials (including wall materials and roof cladding).

**C.5 New buildings (ie infill development) and non-contributory**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Comply with General Development Controls in Clause 4.6 and those below, as well as any CMP or management plan applying to the land:

**C.5.1 Building siting and alignment**

**C11** Extensive soft landscaping areas are to be retained between existing buildings, particularly the church buildings in the upper level of the precinct.

**C12** No new buildings are to be constructed unless in accordance with an approved Management Plan. They should be located and orientated to be consistent with policies within any CMP or management plan applying to the land.

**C.5.2 Building height**

**C13** The height of new buildings is to be limited to 2 storeys in order to retain the dominance of significant items within the precinct and prevent obstruction of significant views to the church spires and is to be no greater than the ridge line or parapet of adjacent heritage items.

**C14** Building heights are to reflect the natural landscape and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by higher development below (Figure C.5).

**C.5.3 Building form**

**C15** The height and form of new buildings is to relate to significant items within the precinct.

**C16** Rectilinear plan forms and traditional pitched roof forms are to be used in order to relate to the established character.

**C.5.4 Building character**

**C17** The design and character of new buildings is to relate to that of significant items in the vicinity.

**C.5.5 Building materials and details**

**C18** The following materials are appropriate for new buildings:

- Walls: sandstone or rendered masonry or brick in neutral mid-tone colours.
- Pitched roofs: slate or tiled in dark grey tones.

**C.6 Landscaping and private open space**

**C19** Retain setting and curtilage between significant buildings through provision of expansive areas of soft landscaping.

<p><b>C20</b> Existing areas of 'buffer' landscaping are to be retained and where possible, new areas created. (Appropriate plantings are identified in Clause 4.7)</p>
<p><b>C.7 Fences and walls</b></p> <p><b>C21</b> Fencing within upper levels of the precinct (church area) is to be limited to low sandstone retaining walls no higher than 0.9m above ground level.</p> <p><b>C22</b> Perimeter fencing is to be limited to sandstone blockwork of the same height as existing.</p> <p><b>C23</b> Side and rear fences are not to be constructed in the upper levels of the precinct with fencing used only as a landscape feature or as a gateway to the precinct. Side and rear fencing within the lower levels of the precinct is to be a maximum height of 1.8m consisting of paling, picket, brick or sandstone (or composite) construction.</p>
<p><b>C.8 Carparking and access</b></p> <p><b>C24</b> Additional carparking areas within the Precinct are not permitted in order to retain the open green character of the Precinct.</p> <p><b>C25</b> Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.</p> <p><b>C26</b> Landscaping of and materials used in vehicular parking and access areas within the precinct should be consistent with guidelines included in any CMP or management plan for Vaughan Village.</p>

## Precinct D Commercial and Residential Flat Building precinct

### Character statement

Centred on historic Military Road, which linked South Head Road to the defence and navigational establishments and the village of Camp Cove, the precinct extends from Gap Road in the north to Robertson Place in the south, and is bounded by properties with frontage to Military Road (Figure D.1).

It contains the Military Road commercial centre of Watsons Bay and a grouping of residential flat buildings surrounding the visually distinctive former town hall, built on sites associated with the 1887 subdivision around the Gap Hotel, later demolished. Buildings are aligned close to or at street frontage, thereby forming a relatively enclosed streetscape (or 'hard' built edge) comprising mainly two to three storey buildings set below the high ridge of Upper Gap Park.

The former town hall, a single storey sandstone shop with timber cottage behind, a group of Inter-War shops and residential flat buildings contribute positively to the streetscape. The silhouette of the parapets of the former town hall and Inter-war shops opposite define the streetscape, giving visual prominence to the former town hall and definition to the height of buildings within the streetscape (Figures D.2 and D.3). The taller height and assertive forms of some of the newer development challenges the prominence of these historic elements within the streetscape.

The Gap Bluff Precinct of the Sydney Harbour National Park and the spire of 'Our Lady Star of the Sea' church visually terminate the streetscape at the north and south ends respectively (Figure D.4). While the mix of building styles and forms create an architecturally diverse streetscape, it is very uneven in terms of form, character and detail, characteristics that detract from the contributory items within the streetscape.

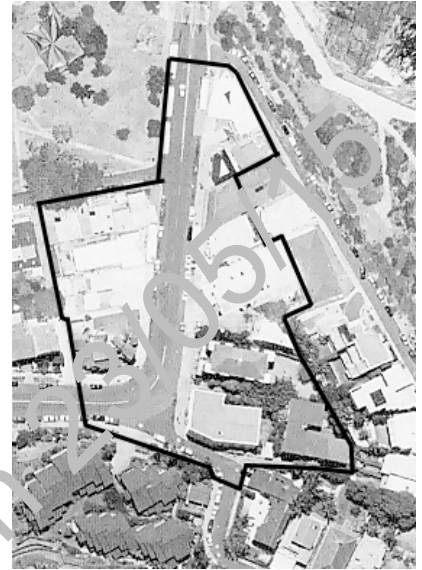


Figure D.1 Aerial view of the precinct.



Figure D.2 West side of Military Road, residential flats and Inter-War shops.



Figure D.3 East side of Military Road, with former town hall prominent.



Figure D.4 Streetscape with spire above.

## Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

### D.1 Topography and vegetation

- C1** New development is not to alter the existing scale relationships between the high natural ridge of Gap Park on the eastern side and the lower scaled buildings below.
- C2** Mixed shrub and groundcover beds in footpaths should be removed as well as private planter boxes attached to building facades or in low walls along the street as they detract from the streetscape.

### D.2 Townscape

- C3** The surviving subdivision pattern is to be retained, including width and depth of allotments that provides evidence of 1887 subdivision around the Gap Hotel (Figure D.5).
- C4** The overall consistency of building alignment is to be retained (ie built close to or at the street frontage).
- C5** The cohesiveness of the centre is to be reinforced. New development is to respect the scale, massing and architectural character of adjacent heritage and contributory items.
- C6** Infill development within the neighbourhood business zone is to be of traditional 'main street' form, ie shops at ground level with housing or commercial space above.
- C7** The location of outdoor dining in the footpath area must maintain continuity of public access.
- C8** The number of signs is to be limited to avoid visual clutter on individual premises and within the streetscape.

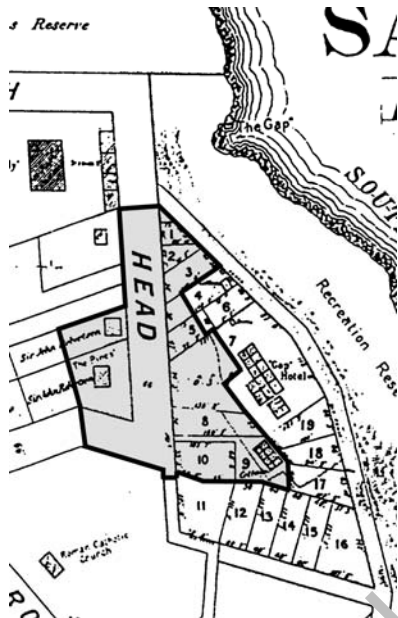
### Signage and advertising (Commercial Buildings)

Signs are to be:

- C9** Located at ground level on shopfronts (hampers), awnings and under awnings (Figure D.6).
- C10** Designed to fit within the existing architectural elements of buildings and not obscure architectural features.
- C11** Designed to an appropriate size and scale for the building on which they are to be erected.
- C12** Painted and externally spotlight (where illumination is desired).
- C13** Fixed to buildings in a manner that does not damage significant building fabric.

Signs are to:

- C14** Identify the building and its use only. General trade advertising signs are not permitted.



**Figure D.5** Extract from the 1887 'Watsons Bay' subdivision plan

**C15** Incorporate style, lettering (font) and colours that complement the style and character of the building to which they are attached.

Signs are not to be:

**C16** Located on windows other than to indicate the name and nature of the business. Window signs are to be of a professional design quality, discrete and not to unduly obscure views to the interior of the building.

**C17** Fixed above awning level.

**C18** Painted on previously unpainted surfaces of heritage and contributory buildings.

**C19** Standardised corporate signage.

**C20** Internally lit, or neon or with flashing lights. Small internally illuminated signs of a discrete nature may be installed within shopfronts

### D.3 Views and vistas

**C21** Existing public views over roofs to the harbour from Gap Park are to be retained, including views from the former tram corridor.

**C22** The vista from Military Road to Gap Park and cottage behind the sandstone commercial building at 25 Military Road is to be kept (Figure D.7).

**C23** Roofs are to remain uncluttered by intrusive structures/services in order not to detract from the significant views from Gap Park towards the harbour.

### D.4 Significant items

The significant items within the Precinct are:

#### *Heritage Items*

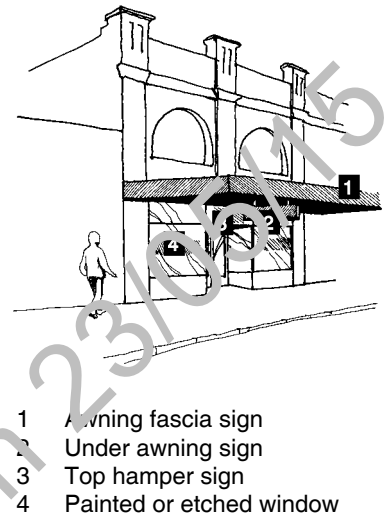
15-17 Military Road	<i>Building</i> a 2 storey Federation free classical styled former town hall
25 Military Road	<i>Building</i> — single storey Victorian Georgian style sandstone shops with original shopfronts

#### *Contributory items*

3 Military Road	2 storey 1920s flats over retail
9 Military Road	2 storey art deco style flats over garages
10 Military Road	2 storey Federation styled housing over retail
12A Military Road	2 storey Federation styled housing over retail with original shopfront

**C24** Significant items (ie. heritage and contributory items) are to be retained.

**C25** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6.



**Figure D.6** An example of appropriate shopfront signage.



**Figure D.7** 25 Military Road with weatherboard cottage (11 Gap Road) behind.



**Figure D.8** East side of Military Road, North of the Town Hall.



**Figure D.9** Looking south towards the Town Hall.

**C26** Reconstruction of the original window configuration in the Inter-War period shops group is encouraged and should occur concurrently when development is proposed for those buildings.

**C27** Original (significant) shopfronts at 10 Military Road are to be retained.

**C28** Existing setbacks from the street are to be maintained.

#### **D.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

##### **D.5.1 Building siting and alignment**

###### *Streetfront and side boundaries – east side*

**C29** New buildings are to be built to the street alignment to the north of the former Town Hall (with exception of the allotment immediately adjacent) (Figure D.8). South of the former town hall building, new buildings are to be set back to match the existing residential flat building alignment, up to the corner site, which should be built to the street alignment (Figure D.9).

###### *Streetfront and side boundaries – west side*

**C30** New buildings are to be built to the street alignment and to side boundaries on all levels. Existing gaps in the street wall are to be infilled when further development occurs to those properties.

###### *Rear setbacks*

**C31** Building setbacks from rear should relate to existing setback pattern on adjoining blocks and maintain amenity of neighbouring residential property.

##### **D.5.2 Building height**

**C32** Building height must not exceed a maximum height of 8.2m.

##### **D.5.3 Building form**

**C33** New buildings are to be built with parapeted rectilinear forms in order to relate to similar significant buildings and to achieve greater unity within the streetscape.

**C34** New building forms are not to be visually assertive in the streetscape in order that the historic character is not eroded.

**C35** New buildings on west side of Military Road are to be constructed with awnings.

**C36** New buildings on east side of Military Road are to be subservient in form and height to those of the former town hall in order to retain its visual prominence in the streetscape.

**C37** The location and mix of uses are to ensure adequate residential amenity in terms of sunlight access and visual and acoustic privacy.

##### **D.5.4 Building character**

**C38** Facades are to be modulated into vertically proportioned bays and openings

that respect the scale and proportion of adjacent significant items and reflect traditional main street characteristics.

#### **D.5.5 Building materials and details**

**C39** Walls above awnings are to be rendered and painted masonry. Sandstone or ceramic tiles are permitted at ground level.

#### **D.6 Landscaping and private open space**

##### *Commercial buildings*

**C40** Landscaping is not appropriate at street frontage.

##### *Residential flat buildings*

**C41** Soft landscaping is permitted in front of residential flat buildings, except at the street corners.

**C42** The building footprint and paved surfaces (including patios and pathways) together must not exceed 75% of the site area in order to provide adequate space for soft landscaping, including plantings.

**C43** Planting should be carefully selected to ensure that the mature height and canopy spread would not be excessive for the limited space available. (Appropriate planting species are identified in Clause 4.7.)

#### **D.7 Fences and walls**

**C44** Low masonry walls (1.2m high max) are to be provided along the street alignment to new residential development on the east side, south of the town hall. Materials are to be sandstone or to match the building finish to which they relate.

**C45** Side and rear fences (when not street fronting) are to be traditional timber paling fences or masonry walls, rendered and painted of 1.8m maximum height.

#### **D.8 Carparking and access**

**C46** No new driveways from Military Road are permitted.

**C47** No new garages are permitted on the street frontage.

**C48** The existing multiple garages fronting the east side of Military Road are to be replaced/relocated when development occurs to those sites.

#### **D.9 Site facilities and aerial devices**

**C49** Servicing of the commercial buildings is to be provided from the rear, where possible.





**Figure E.1** Aerial view of the precinct.



**Figure E.2** Gap Road with Upper Gap Park at right.

## **Precinct E Gap Road / Dunbar Street precinct**

### **Character statement**

The precinct is bounded by the historic road alignments of the present Gap Road and Dunbar Street, along the boundaries of early land grants, to the east and south (Figure E.1). The development pattern provides evidence of the 1887 subdivision and development around the Gap Hotel, including the former Masonic Hall, built on the site of the demolished hotel.

The streetscape, enclosed by two narrow roads at the base of Gap Reserve, features buildings on one side, set close to the street, and a cliff face on the other, bordered by native plants at various stages of maturity, among sandstone outcrops (Figure E.2). There are very few cultural plantings within the public domain, most being native plantings that have joined with existing native vegetation in Upper Gap Park above.

Contrasts between buildings create four visually distinctive components that contribute to the present character:

- single-storey cottages dating from the late nineteenth century to early-mid twentieth century at the southern end of Gap Road (south of 5 Gap Road) and the north side of Dunbar Street (Figure E.3).
- two-storey Victorian timber cottages on Gap Road (originally single-storey) with later additions, built close to the street frontage, forming a small cohesive group (Figure E.4);
- the rear of the former Masonic Lodge surrounded by more recent (non-contributory) two and three-storey residential and commercial buildings, at the north end of Gap Road, commencing at 5 Gap Road (Figure E.5); and
- an early Federation, single-storey timber cottage at the rear of 25 Military Road (11 Gap Road), which also forms part of Precinct E, its setting diminished by the tall blank end walls of adjacent contemporary buildings (Figure E.7).

Buildings are set behind a range of different fences that vary in height and materials (some detracting). The streetscape is enhanced by vistas to Upper Gap Park and the church spires from Dunbar Street. The streetscape is disrupted by intrusive later buildings and structures, which include unsympathetic garages along the street front.



**Figure E.3** Single-storey cottages on Dunbar Street.



**Figure E.4** Group of two-storey Victorian timber cottages on Gap Road.



## Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

### E.1 Topography and vegetation

- C1** New development is not to alter the existing scale relationships between the high natural ridge of Upper Gap Park on the east side and the lower scaled buildings below.
- C2** Vehicular laybys and parking spaces are not to be carved out of the public reserve sides of the streets within this precinct.
- C3** No street verge plantings are to be introduced within this precinct as the roads and footpaths are too narrow.
- C4** Future plantings by Council within the public domain are to comprise species from eastern suburbs banksia scrub to reinforce native vegetation.

### E.2 Townscape

- C5** The remaining subdivision pattern is to be retained including the width and depth of allotments to provide evidence of the 1887 subdivision around the Gap Hotel (Figure E.6).
- C6** The visual prominence of the rear of the former Masonic Lodge is to be retained.

### E.3 Views and vistas

- C7** The height of new buildings and additions to existing buildings is to be limited in order to ensure that public views are retained over roofs to the harbour from Gap Park, including views from the former tram corridor, are not obstructed.
- C8** Roofscapes are to remain uncluttered by intrusive structures or services such as satellite dishes and air conditioners, in order not to detract from views from Gap Park over the precinct to the harbour.
- C9** Fences adjoining the timber cottage at the rear of 25 Military Road (11 Gap Road) are to be sufficiently transparent to retain views to this item.

### E.4 Significant items

The significant items within the Precinct are:

#### Heritage items

Rear 25 Military

#### Building

– a single storey Federation weatherboard cottage

#### Contributory Items

2 Dunbar Street

Single storey Victorian weatherboard cottage

4 Dunbar Street

Single storey semi - detached Edwardian cottage



Figure E.5 Rear of the former Masonic Lodge with residential flats adjacent.

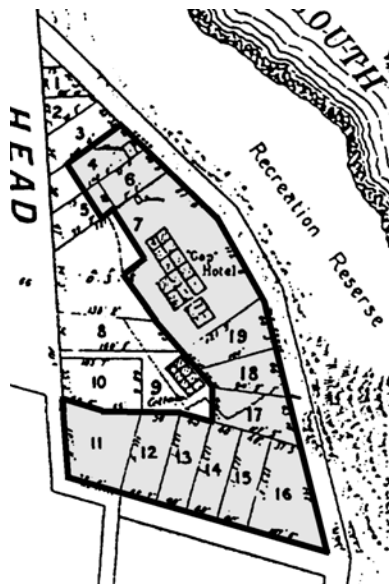


Figure E.6 Extract from the 1887 'Watsons Bay' subdivision plan



Figure E.7 Early Federation period weatherboard cottage at the rear of 25 Military Road (11 Gap Road).



**Figure E.8** Two-storey weatherboard cottages on Gap Road.

5	Dunbar Street	Single storey semi - detached Edwardian cottage
2	Gap Road	Single storey Victorian semi – detached weatherboard cottage extended to 2 storey
3	Gap Road	Single storey Victorian semi – detached weatherboard cottage extended to 2 storey
4	Gap Road	Single storey Victorian semi – detached weatherboard cottage extended to 2 storey.
8	Gap Road	2 storey Federation Italian Renaissance styled former Masonic lodge

**C10** Significant items (ie. Heritage and contributory items) are to be retained.

**C11** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6

### **E.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

#### **E.5.1 Building siting and alignment**

*Streetfront and side boundaries — Gap Road south of and inclusive of No.5 and the north side of Dunbar Street.*

**C12** New buildings are to be set back in line with adjacent significant buildings and provide for soft landscaping in front yards behind fences or walls.

**C13** The front walls of new buildings are to be orientated parallel with the street frontage, not skewed, in order to distinguish the group of early cottages in Gap Road.

*Streetfront and side boundaries — Gap Road, north of No 5, commencing at No. 6*

**C14** New buildings are to be set back to match or stand behind the front wall of the former Masonic Lodge in order to maintain its visual prominence in the streetscape, with the exception of the corner site, which should be built to the street alignment.

*Rear setbacks*

**C15** The rear alignment of buildings is to be similar to adjacent development and maintain the amenity of neighbouring residential property.

#### **E.5.2 Building height**

**C16** Building height is not to exceed two storeys and is not to visually disrupt the cliff line when viewed from the Harbour.

*Gap Road south of and inclusive of No.5 and the north side of Dunbar Street.*

**C17** Any new buildings on Gap Road are to relate sympathetically to the scale of the significant timber cottage.

**C18** A single storey scale is to be maintained along Dunbar Street, as viewed from the street, to relate sympathetically to the established scale of the streetscape



**Figure E.9** Single-storey scale of built form in Dunbar Street.



**Figure E.10** Buildings in Gap Road North.

(Figure E.7). Buildings may step down to two storeys behind the street frontage taking advantage of the sloping topography.

*Gap Road, north of No. 5, commencing at No 6*

**C19** New buildings on the west side of Gap Road, are to be within the height plane established by the eaves line of the former Masonic Lodge, in order to retain its visual prominence in the streetscape (Figure E.7).

**C20** The height of development is to be stepped down to two storeys on the lot adjoining the timber cottage (rear of 25 Military Road) to provide a transition in scale between the three storey and single storey building.

### **E.5.3 Building form**

*Gap Road south of and inclusive of No.5 and the north side of Dunbar Street*

**C21** The form and scale of new buildings is to respect the massing of adjacent significant dwellings. Traditional pitched roof forms, such as hips and gables are to be used.

*Gap Road, north of No.5, commencing at No. 6*

**C22** Rectilinear or cubic forms are to be used to relate to the established character (Figure E.10).

**C23** The mass of new buildings is to be broken up to avoid long uninterrupted parapet lines.

**C24** The mass of side walls is to be broken up adjacent to heritage and contributory buildings including the weatherboard cottage, to avoid large blank walls and provide an appropriate setting for the cottage (Figure E.7).

### **E.5.4 Building character**

*Gap Road south of and inclusive of No.5 and the north side of Dunbar Street.*

**C25** New buildings are to relate to the character established by adjacent significant detached and semi detached dwellings.

*Gap Road, north of No.5, commencing at No 6*

**C26** New buildings are to relate to the character established by the well-articulated dwellings and residential flats (Figure E.10).

### **E.5.5 Building materials and details**

**C27** The following materials are appropriate for new buildings:

- Walls: Weatherboards painted or exposed (for dwellings), or rendered and painted brickwork or masonry for larger buildings.
- Pitched roofs (small dwellings): corrugated steel, slate, tiles in unglazed terracotta or dark earth tones.

### **E.6 Landscaping and private open space**

*Detached dwellings*

**C28** The building, garage footprint and paved surfaces (patios and pathways) together are not to exceed 80% of the site area in order to provide adequate

<p>space for soft landscaping, including plantings.</p> <p><i>Residential flat buildings</i></p> <p><b>C29</b> The building footprint and paved surfaces (patios and pathways) together are not to exceed 70% of the site area in order to provide adequate space for soft landscaping, including plantings.</p> <p><b>C30</b> Planting should be carefully selected to ensure that the mature height and canopy spread would not be excessive for the limited space available and will not block views to the harbour from the adjacent Gap Park. (Appropriate planting species are identified in Clause 4.7.)</p>
<p><b>E.7 Fences and walls</b></p> <p><i>Gap Road south of and inclusive of No.5 and the north side of Dunbar Street</i></p> <p><b>C31</b> Front fences are to be 1.2m max in height. Materials and detailing are to be in keeping with the building to which they relate, including rendered and painted masonry and wooden pickets, where relevant.</p> <p><i>Gap Road north of No.5, commencing at No.6</i></p> <p><b>C32</b> Fences are to be articulated masonry walls, 1.5m maximum in height, with 50% transparency above 1.2 m in height.</p> <p><i>Rear boundary fences</i></p> <p><b>C33</b> Rear boundary fences (ie not where rear boundary is at street frontage) are to be 1.8m max traditional timber paling fences or rendered masonry walls.</p>
<p><b>E.8 Carparking and access</b></p> <p><b>C34</b> Carages and carports are not to be built to street alignment, and are to be set back behind the building whether attached or free-standing, with the exception of the timber weatherboard cottage at the rear of 25 Military Road, which is subject to heritage considerations.</p>
<p><b>E.9 Site facilities and aerial devices</b></p> <p><b>C35</b> Site servicing to commercial buildings on Military Road that do not have access to Gap Road to be provided from kerbside parking in Military Road.</p>

## Precinct F Clovelly Street precinct

### Character statement

The precinct comprises the residential properties on the south side of Clovelly Street, extending west from the rear of the commercial building at the corner of Military Road. Two distinct groups of one and two storey buildings form a low-scaled built edge to the adjacent major landscaped open spaces (Robertson Park and Robertson Place).

The groups establish a repetitive rhythm in the streetscape, set back slightly from the street frontage and stepping down toward the open space around Dunbar House. Views to the water are filtered through the trees that line Robertson Park on the north side of the street (Figure F.2).

The two groups comprise:

- A pair of two-storey semis that have been substantially altered at Nos. 1 and 2 Clovelly Street. They provide a transition in scale from the taller commercial building on the corner with Military Road to the single-storey pairs of semis further to the east.
- A group of single-storey semis, (dating from 1908) with simple hipped roof and verandah form, that provide a sympathetic built edge to Robertson Park and define the curtilage of Dunbar House. Figure F3. Within this group is a non-contributory pair of semis (which replaced an earlier building). This has a different scale, form and character to contributory buildings in the group, particularly in oblique views (Figure F.4).

Although altered, the form and detail of the original buildings can still be understood. There is potential to recover more of their original character by encouraging the removal of unsympathetic alterations and the reconstruction of missing elements.



**Figure F.1** Aerial view of the Precinct



**Figure F.2** Precinct streetscape.



**Figure F.3** One of three pairs of one-storey semis.



**Figure F.4** One of three pairs of one-storey semis.



### Precinct specific controls

The following precinct specific controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### F.1 Topography and vegetation

- C1** The planting of street trees in the footpath in front of the cottages is not permitted due to the narrow width of the pedestrian area and because street plantings on the south of Clovelly Road would obscure the cottages from Robertson Park detracting from their contribution to the streetscape.

#### F.2 Townscape

- C2** The existing allotment size and configuration are to be kept in order that the early, small-scale 'cottage' character of the precinct remains.
- C3** The low-scaled backdrop and transition to the parks is to be retained, formed by two groups of one- and two-storey buildings (Figures F.5 and F.6).
- C4** The overall consistency of housing is to be retained and the repetitive rhythm of the two groups of buildings in the streetscape established by the building height, form, alignment and character, including the hipped roofs, open verandahs at ground floor and the side setbacks of the original single storey semis, wide enough to accommodate parking (Figure F.7).
- C5** All original sandstone kerbing and guttering is to be retained in front of the cottages.

#### F.3 Views and vistas

- C6** Roofs are to remain uncluttered by intrusive structures and services in order not to detract from public views from Robertson Park, or from views to the harbour from more elevated portions of the public domain above.

#### F.4 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

None

##### *Contributory Items*

5	Clovelly Street	Singe storey semi -detached Edwardian cottage
6	Clovelly Street	Singe storey semi -detached Edwardian cottage
7	Clovelly Street	Singe storey semi -detached cottage
8	Clovelly Street	Singe storey semi -detached Edwardian cottage
9	Clovelly Street	Singe storey semi -detached Edwardian cottage
10	Clovelly Street	Singe storey semi -detached Edwardian cottage

- C7** Significant items (ie. Heritage and contributory items) are to be retained.



Figure F.5 View from Robertson Park.



Figure F.6 View from Robertson Place.

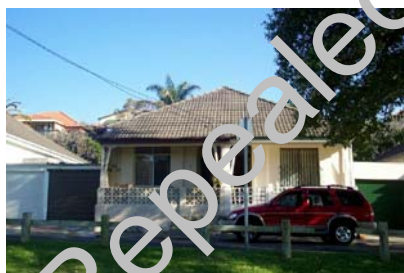


Figure F.7 Side boundary setbacks wide enough for parking at side of houses.

**C8** Retain the single-storey semis (subject to detailed investigation of their historical significance, particularly their association with Sir John Robertson).

**C9** Change to these items is limited to sympathetic rear alterations and additions consistent with the controls in Clause 4.6

#### **F.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

##### **F.5.1 Building siting and alignment**

###### *Streetfront and side boundaries*

**C10** Existing alignments within each group are to be matched, including the wide setbacks from the side boundaries of the one-storey semis.

###### *Rear setbacks*

**C11** New buildings are to relate to the existing setback pattern and maintain the amenity of neighbouring residential property.

##### **F.5.2 Building height**

**C12** New buildings are to match existing heights within each group

##### **F.5.3 Building form**

**C13** Streetscape continuity is to be retained by following established forms within each group.

##### **F.5.5 Building materials and details**

**C14** The following materials are appropriate for new buildings:

- Walls: rendered or painted brickwork or masonry.
- Pitched roofs: slate or tiled to reflect original unglazed terracotta or dark earth tones, with no dormer or recessed balconies within the front roof form.

#### **F.6 Landscaping and private open space**

**C15** The building footprint and paved surfaces (patios and pathways) together are not to exceed 50% of the site area in order to provide adequate space for soft landscaping at the rear, including plantings.

**C16** Planting at the rear is to be small scaled to fit the small space available. (Appropriate planting species are identified in Clause 4.7.)

##### **F.7 Fences and walls**

**C17** Fencing on the street frontage is to be 1.2m maximum height to retain views to and from dwellings. Existing sandstone base walls are to be retained.

**C18** Rear and side fences to be of 1.8m maximum traditional timber paling fences or masonry walls (preferably rendered).

**C19** Side fencing facing Robertson Place is to be built with a sandstone base to 0.6m with 1.5m (maximum) timber paling above.

**C20** Appropriate front fencing types are illustrated in Clause 4.8.

**F.8 Carparking and access**

**C21** No new driveways are permitted from Clovelly Street.

**C22** Existing driveway arrangements are to be retained for the one-storey semis, (ie. parking within open carports at the side behind the building line).



## Precinct G Marine Parade North precinct

### Character statement

Part of the 1855 subdivision, 'The Town of Watsons Bay', the precinct is bounded by Short Street to the north, Cliff Street to the east and Military Road to the south. The western boundary is formed by the curving waterfront promenade of Marine Parade along a sandy beach, which is contained by the wharf at its south end and a walled pedestrian link to Short Street at its north end.

Within the precinct is a range of mainly one and two-storey twentieth-century housing on allotments of varied size and configuration, many of which can be traced back to the original subdivision. Houses generally have pitched roof forms, setbacks from side boundaries, and fenced garden space to the front and rear. The exceptions are the single-storey Edwardian period Sydney Water Pumping Station at the northern end and the large Watsons Bay Hotel at the southern end of the precinct. The latter has recently been extended to three storeys, and also has an adjacent restaurant. Both the hotel and pumping station are uncharacteristic, but are nevertheless contributory to the historic values of the area.

Viewed from the harbour the houses are set behind a wide variety of promenade walls and fencing, backed by various types and heights of private planting (Figure G.2). The houses are of relatively consistent height, at ridgeline, located between the taller buildings which form 'bookends' at each end of Marine Parade (ie Watsons Bay Hotel at the south end, and the roof of No. 2 Short Street together with the adjacent 'Portuguese' terraces in Cove Street at the north end). The lower height of the buildings between the 'bookends' and the National Park ridgeline permits views of a deep landscaped backdrop of coral trees and National Park vegetation above the roofs (Figure G.3).

Viewed from Cliff Street, the streetscape is dominated by a wide variety of fencing types (height, materials and colours) on the west side, with some 2.0 metre high walls for garages that provide a dissonant edge to the west side of Cliff Street (Figure G.4). The street opens up to a large expanse of carparking at the south end (that detracts and breaks the early subdivision pattern). Coral trees and sections of the sandstone cliff face within the National Park form a natural enclosure to the streetscape on the east side.



Figure G.1 Aerial view of the precinct.



Figure G.2 View of Marine Parade from the ferry wharf.



Figure G.3 View of precinct from the water showing 'bookend' principle.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.



Figure G.4 Cliff Street Frontage.

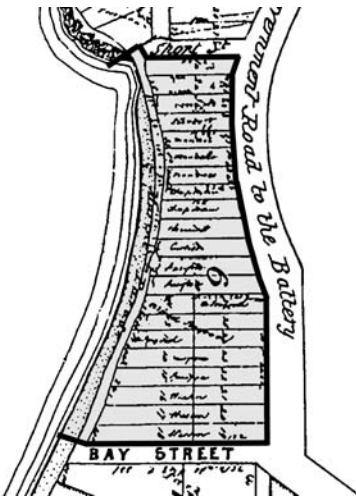


Figure G.5 Extract from 1855 'Town of Watsons Bay' subdivision plan

#### G.1 Topography and vegetation

- C1** A landscaped edge is to be introduced to the carpark to the commercial properties facing Cliff Street.
- C2** Street trees are not to be planted within the narrow footpath on the west side of Cliff Street.

#### G.2 Townscape

- C3** The small-lot subdivision pattern is to be retained to respect the original 1855 subdivision (Figure G.5).
- C4** The deep landscaped backdrop of coral trees and National Park vegetation above roofs is to be retained in views from the harbour by maintaining the height of existing buildings between the 'bookends'.
- C5** The 'bookend' height is not to be further extended into the precinct.
- C6** The sense of enclosure within Cliff Street formed by the natural features on the east side and fences and walls on the west side is to be retained. The appearance of these fences and walls should be improved and upgraded when new development is proposed.
- C7** Large expanses of car park and the amalgamation of sites for commercial development are not permitted, as these would disrupt the historic, small-lot subdivision pattern for detached dwellings and detract from the townscape.
- C8** Should redevelopment of a mixed use nature occur, residential uses should front Cliff Street and commercial or retail uses should front Military Road.
- C9** Signage at the ferry wharf and within the hotel and restaurant complex is to be in accordance with the signage policy developed for the Military Road Commercial Centre (Precinct D).
- C10** All sandstone kerbing and guttering near the corner of Cliff and Short Streets is to be retained.
- C11** Sandstone retaining walls along the promenade are to be kept.

#### G.3 The waterfront

- C12** Views of houses, roofs and gardens from promenade and Harbour are to be retained, unobstructed by high fences, subject to privacy considerations.
- C13** No new window openings are to be made in the boundary walls facing the Marine Parade promenade. Existing glazed openings are to be modified to solid doors, gates, walls etc when new development is proposed to relate sympathetically to the maritime character (ie as boatsheds, not shopfronts) (Figure G.6).
- C14** No further increase is permitted in the existing height or bulk of the wharf building or the commercial buildings at the south end of the precinct.



Figure G.6 Promenade wall.

- C15** Commercial development and related functions (where permissible) are to be contained within existing private property (to prevent privatisation of the public domain).
- C16** The size of existing footpath areas leased for restaurant or other private uses should not be increased (to prevent privatisation of the public domain).
- C17** All fittings and fixtures, including furniture visible from the promenade, beach or harbour are to be of a high design quality.
- C18** Commercial signs are not permitted in the public domain. Identification signs are to be discreet.
- C19** Beached dinghies are permitted against the promenade edge provided these do not impede access within the public domain.

#### G.4 Views and vistas

- C20** View sharing is to be retained within the precinct and with properties in adjacent precincts that overlook the precinct.

#### G.5 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

Marine Parade	Promenade
26 Marine Parade	Mandalay – house, fencing to Marine Pde
Short Street aka 28 Marine Parade and 11 Cliff Street	Sydney Water Pump Station

##### *Contributory Items*

10	Marine Parade	2 storey Art Deco styled hotel with 3 <sup>rd</sup> floor addition
11-13	Marine Parade	2 storey weatherboard restaurant with historic values
14	Marine Parade	Single storey inter war cottage
18-19	Marine Parade	Single storey semi – detached inter war cottage
20-21	Marine Parade	Single storey semi – detached inter war cottage
22	Marine Parade	Single storey Victorian weatherboard cottage

- C21** Significant items (ie. heritage and contributory items) are to be retained.
- C22** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6



**Figure G.7** Dinghies located on the edge of the promenade.



**Figure G.8** Water pumping station at north end of Marine Parade.

**G.6 Alterations and additions to existing buildings****Watsons Bay Hotel and Doyle's Restaurant**

**C23** A Conservation Management Plan (CMP) is to be prepared for the Watsons Bay Hotel and adjacent restaurant site. This should include consideration of masterplanning options and provide policies for appropriate future development of the sites, having regard to their heritage significance.

**C24** Future proposals for alterations and additions are to comply with a CMP adopted by Council.

**G.7 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

**G.7.1 Building siting and alignment***Front (waterfront) setbacks*

**C25** All buildings are to be set back from Marine Parade to provide for a garden space between the house and the promenade. The setback is to relate to the adjacent dwellings with the exception of the existing early cottage at No. 22 which is built to the Marine Parade boundary.

*Streetfront setbacks - Cliff Street*

**C26** All new buildings are to be set back a minimum distance of two metres from Cliff Street to provide for a garden space, either as a front or rear yard.

**C27** A single garage may be built to the Cliff Street frontage provided it is integrated visually with the fence or wall and leaves 50% of the width of the street frontage for soft landscaping to appear over the fence or wall.

*Side boundary setbacks*

**C28** All buildings north of the existing Watsons Bay Hotel and Doyle's Restaurant buildings, including garages, are to be set back from side boundaries by 1.2m minimum (1.5m minimum for lots greater than 15m in width) in order to retain the detached dwelling character of the precinct and provide opportunity for views between the buildings to the harbour.

*Rear setbacks*

**C29** Rear setbacks are to relate to the existing setback pattern, to provide rear yard space and maintain the amenity of neighbouring residential property.

**G.7.2 Building height**

**C30** Buildings are to be a maximum of two storeys, with roofs pitched to match traditional pitched-roof forms.

**C31** The overall height of new buildings, measured to the ridgeline, is not to exceed the predominant height of existing buildings between the 'bookends' when viewed from the harbour.

### **G.7.3 Building form**

**C32** The form of new buildings is to follow the established forms of housing north of Doyle's Restaurant, ie small-scale, rectilinear buildings of traditional form with pitched roofs.

**C33** Flat-roofed (parapeted) buildings are not permitted.

**C34** Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of the roofs on public views and when viewed from Marine Parade or the waterfront.

### **G.7.4 Building character**

**C35** The architectural treatment of new buildings is not to stand out in marked contrast to the established character of the area.

**C36** New buildings on lots adjacent to the existing Watsons Bay Hotel and Doyle's Restaurant buildings is to relate to the detached dwelling character of the precinct and not to the commercial buildings.

### **G.7.5 Building materials and details**

**C37** The following materials are appropriate for new buildings:

- Walls: weatherboard, exposed brickwork or rendered or painted brickwork or masonry.
- Roofs: corrugated steel, slate, or tiles in unglazed terracotta or dark earth tones.

### **G.8 Landscaping and private open space**

**C38** The building footprint and paved surfaces (such as patios, driveways and paths) together are not to exceed 75% of the site area in order to provide adequate space for soft landscaping at the front and rear, including plantings.

**C39** Retain mature historic plantings.

**C40** In this relatively old cultural landscape, native species are not permitted (other than blueberry ash and lillypilly). (Appropriate planting species are identified in section 4.9.)



**Figure G.9** Fencing along Marine Parade.

## **G.9 Fences and walls**

### *Marine Parade*

- C41** Fence heights are to be a maximum 1200mm above promenade level, or up to 1.8m maximum with 50% transparency above 1.2m, where privacy from the promenade is an issue. (Materials: sandstone or face brick or rendered or painted masonry in keeping with building to which it relates) (Figure G.9).

### *Short Street and Cliff Street*

- C42** Fences are to be a maximum of 1.5m above footpath level, with 50% transparency above 1.2m. (Materials: traditional timber pickets, brick or masonry, rendered or painted as appropriate to building)
- C43** Garages, driveway doors and pedestrian gates are to be designed as an integral part of the fence or wall. Brick or rendered masonry garages (without lofts) may be combined with timber fences.

### *Military Road*

- C44** Fences are to be low-height walls (1.2m maximum above footpath level). (Materials and style as appropriate to building).

### *Rear and Side fences (when not street fronting):*

- C45** Fences are to be 1.8m maximum in height, traditional, timber-paling fences.

## **G.10 Carparking and access**

- C46** A maximum of one single garage or vehicular access door is permitted plus one pedestrian door per property on the Cliff Street frontage.
- C47** Servicing of waterfront properties is to be via existing driveways/right of ways.



## Precinct H Victoria Street Waterfront precinct

### Character statement

Part of the 1855 historic subdivision, 'The Town of Watsons Bay', the precinct is bounded by Cliff Street on the north-east, Victoria Street and the Marine Biological Research Station, adjacent to Pacific Street, together with the water frontage of Camp Cove Beach. Camp Cove Beach is enclosed by the knoll of Green (Laings) Point to the south and the Sydney Harbour National Park to the north (Figure H.1).

The precinct contains a variety of one and two-storey, mostly detached houses, including a number of early buildings, on separate allotments. The original subdivision pattern was not fully realised. However, there are a number of allotments of a consistent size that provide evidence of the original layout.

Buildings are viewed from the water against a deep backdrop of coral trees and National Park vegetation. (A number of buildings within HMAS Watson detract from the backdrop, especially the long, new buildings situated along the ridge top.) Early buildings enhance the maritime character, with traditional verandahed building forms and pitched roofs.

The setting of the houses is also enhanced by cultural plantings (including Norfolk Island pines and palms) within the walled front yards facing the beach and occasionally in the rear or Victoria Street garden areas (Figures H.2 and H.3). Viewed from Victoria Street, the high walls and dwellings/garages built to the street frontage give a built edge to the east side, softened by pockets of planting within yards. (The high impermeable walls detract from the streetscape.) A number of buildings with garages (including two-storey structures) extend to Victoria Street alignment with no space for landscaping to soften their visual impact.

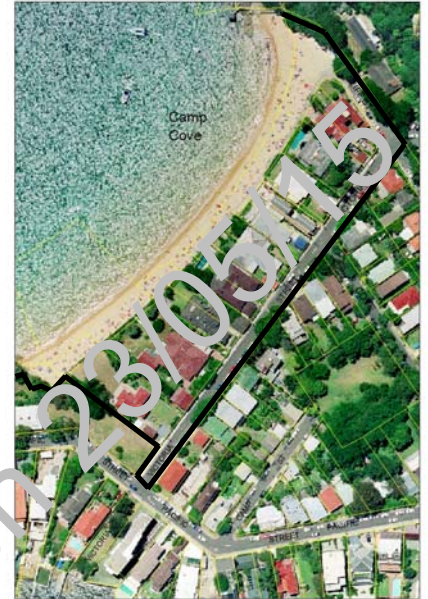


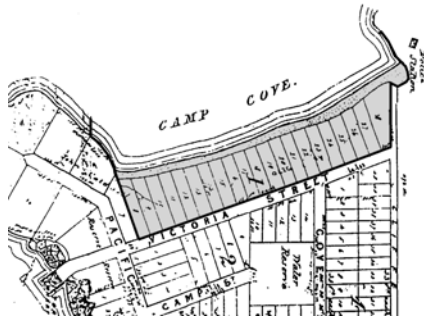
Figure H.1 Aerial view of the precinct.



Figure H.2 Camp Cove beach from Green (Laings) Point Reserve.



Figure H.3 Traditional building forms enhanced by cultural plantings at east end of Camp Cove Beach.



**Figure H.4** Extract from 1855 'Town of Watsons Bay' subdivision plan



**Figure H.5** Victoria Street frontage.



**Figure H.6** Camp Cove Beach frontage

## Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

### H.1 Topography and vegetation

- C1** Significant cultural plantings in properties along the beachfront are to be retained.
- C2** New plantings are to be appropriate in scale to available space.
- C3** The likely mature size of canopies of proposed plantings are to be taken into account and those that may obscure views to the HMAS Watson bushland and tree-lined ridge and National Park from the Harbour are not permitted.

### H.2 Townscape

- C4** New site development is to be sited to achieve three visually distinct zones, similar to most properties (landscaped setback at beachfront, building zone of one and two-storey detached houses with setbacks from side boundaries, and landscaped edge to Victoria Street).
- C5** The predominant existing pattern of detached dwellings on separate allotments is to be retained to respect the existing subdivision and development pattern.
- C6** Views from the water of the backdrop of coral trees and National Park vegetation are to be retained above roofs by maintaining the general scale established by existing buildings.
- C7** New development is to increase permeability from the street to the water and provide a view corridor to the Harbour along the sides of the building.
- C8** An sandstone kerbing and guttering within Victoria Street is to be retained.
- C9** The Camp Cove kiosk should be relocated when the opportunity arises in the future to open the view corridor to the beach from the northwest end of Cliff Street.

### H.3 The waterfront

- C10** Front gardens are to be landscaped to soften the impact of buildings.
- C11** Boundary walls facing the beach are to be kept low and softened by landscaping behind (Refer to Fences and Walls).
- C12** Elements that evoke an early maritime character are to be retained, including traditional verandahed building forms, pitched corrugated steel or tiled roofs, chimneys and cultural plantings.
- C13** Unless shaded, no reflective materials are permitted, including glass balustrades.
- C14** New public or private jetties are not permitted along Camp Cove beachfront.



#### H.4 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

15	Victoria Street	<i>Camp Cove Beach</i>
17	Victoria Street	<i>Camp Cove Beach</i>
19	Victoria Street	<i>Camp Cove Beach</i>
21	Victoria Street	<i>Camp Cove Beach</i>
23	Victoria Street	<i>Camp Cove Beach</i>
25	Victoria Street	<i>Camp Cove Beach</i>

##### *Contributory Items*

Off Camp Cove Beach		Tide Gauge Building 1925 small timber structure off NE end of Camp Cove Beach [REP 23]
1	Victoria Street	2 storey Edwardian terrace
3	Victoria Street	2 storey Edwardian terrace
5	Victoria Street	2 storey Edwardian terrace, palms in beachfront garden
7	Victoria Street	palms in beachfront garden, Norfolk Island pine in Victoria Street garden
9	Victoria Street	Single storey Edwardian cottage
15	Victoria Street	Semi detached Edwardian cottage, palms in beachfront garden
17	Victoria Street	Semi detached Edwardian cottage, coral tree in beachfront garden
19	Victoria Street	palms and coral tree in beachfront garden
21	Victoria Street	Single storey Edwardian cottage, palms in beachfront garden
23	Victoria Street	Single storey interwar cottage 'Villa Rosa', palms, coral tree and Norfolk Island pine in beachfront garden
25	Victoria Street	Single storey Mediterranean styled cottage, Norfolk Island pines and coral tree in beachfront garden

**C15** Significant items (ie. Heritage and contributory items) are to be retained.

**C16** Change to these items to is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6

**H.5 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

**H.5.1 Building siting and alignment***Streetfront setbacks*

- C17** The main part of the house is to follow the alignment of adjacent buildings and to provide garden space between the Victoria Street wall and the house.

*Side boundary setbacks*

- C18** All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain detached dwelling character of the precinct and to allow for recovery of views to Camp Cove from Victoria Street (Figure H.7).

*Front (waterfront) setbacks*

- C19** Building setbacks from the waterfront are to relate to the alignment of adjacent significant houses provided that a garden space or lawn area is retained.

**H.5.2 Building height**

- C20** Buildings are to be two storeys maximum so as not to block views to the National Park from the Harbour and to retain a consistency of height when viewed from the Harbour.

**H.5.3 Building form**

- C21** Traditional forms are to be followed, ie simple rectilinear plan with pitched roofs and verandahs facing the waterfront (Figures H.3 and H.5).
- C22** Flat or curved roofed buildings are not permitted.

**H.5.4 Building character**

- C23** New development is to respect the character of adjacent significant buildings when viewed from the Harbour.

**H.5.5 Building materials and details**

- C24** The following materials are appropriate for new buildings:

- Walls: weatherboards, or exposed, rendered or painted brickwork or sandstone masonry.
- Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

**H.6 Landscaping and private open space**

- C25** The building, garage footprint and paved surfaces (such as patios and pathways) together are not to exceed 75% of the site area in order to provide adequate space for soft landscaping, including plantings.
- C26** A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is preferred. (Appropriate planting species are identified in Clause 4.7.)

## H.7 Fences and walls

### *Camp Cove Beach*

- C27** Wall heights facing Camp Cove Beach are to be a maximum 1.2m, or up to 1.8m maximum with 50% visual permeability above 1.2m where privacy from the Beach is an issue. They should be softened by landscaping. (Materials: sandstone or rendered/painted masonry to minimise its visual impact on the Beach. Glazing or reflective materials are not to be used).

### *Victoria Street*

- C28** A fence/wall is to be built along the street front boundary.
- C29** Fences/walls on the street front boundary are to be 1.8m in height and are to be designed in accordance with the criteria in Figures H.7 and H.8. Materials: sandstone, brick or masonry, rendered and painted.
- C30** The fence/wall along the Victoria Street frontage is to have transparent end panels adjacent to each side boundary. The minimum required width of transparent panels is equivalent to the minimum required setbacks for buildings, ie 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).
- C31** At least 50% of the street frontage width is to be landscaped behind the front fence wall.
- C32** Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall (Figure H.7 and H.8).

### *Cliff Street*

- C33** Fences/walls facing Cliff Street are to be a maximum 1.8m in height traditional timber paling fences or masonry walls (preferably rendered).
- C34** Side fences are to be traditional timber paling of a maximum 1.8m in height, reducing to 1.2m at the building alignment.

## H.8 Carparking and access

- C35** A maximum two-car width single-storey garage or carport structure may be built to the Victoria Street frontage provided that it is visually integrated with the street wall (Figure H.8).
- C36** The total street frontage width of garage or carport structures is to be no greater than 50% of the street frontage width of the property.
- C37** Garages to the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure H.9).

## H.9 Stormwater management

- C38** Catch drains and dwarf retaining walls are to be installed where required by Council to collect stormwater run-off and prevent pollutants and site debris reaching the Harbour.

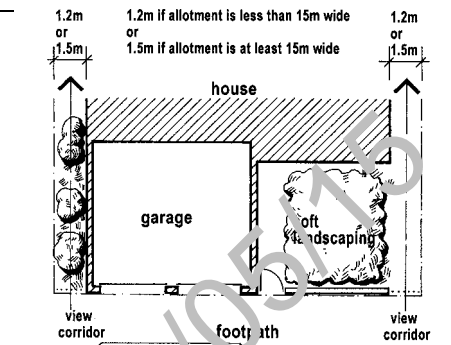


Figure H.7 Side boundary setbacks.

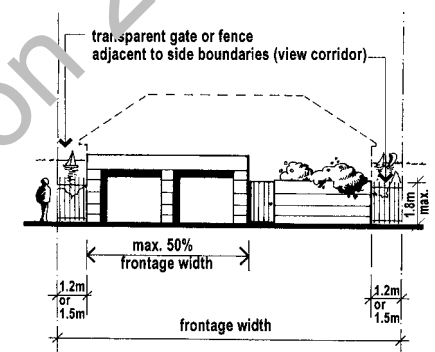


Figure H.8 Garages on Victoria Street frontage.

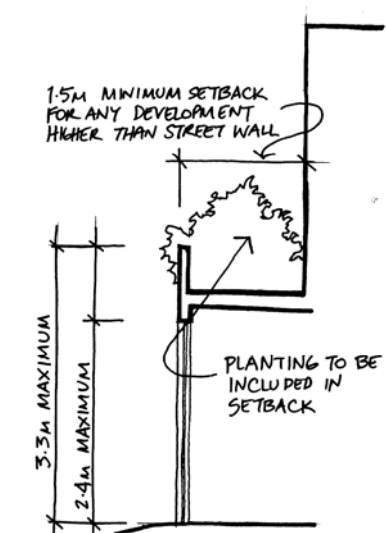


Figure H.9 Maximum heights and setbacks for street walls.



**Figure J.1** Aerial view of the Precinct.

## **Precinct J Pacific Street Waterfront precinct**

### **Character statement**

Part of the 1855 subdivision, the precinct is bounded by Green Point Reserve, Pacific Street and Short Street, with water frontage to Watsons Bay (Figure J.1). It contains substantial two-storey 'waterfront' houses, including a number of early buildings (Figure J.2). Most lots retain their original/early configuration, with a number varying in width to take up the change in direction in the street.

Viewed from the Harbour, buildings are relatively consistent in massing and height (with the exception of a detracting residential flat building adjoining the Victoria Wharf Reserve), with a backdrop of National Park vegetation visible above the roofs.

Viewed from Pacific Street, a variety of pitched roofs appear above walls, fences and garages that create a built edge along the south side of Pacific Street, occasionally softened by pockets of landscaping (the high, impermeable walls detract from the streetscape.) (Figure J.3).

Many properties have large jetties extending out over rockshelves within the dry land area that forms part of the properties, which detract from the waterfront setting of the precinct (Figure J.4).

The precinct contains only one area of open space, the Victoria Wharf Reserve, the site of the original wharf, with good views (a viewing platform') to the city and back along Victoria Street to the vegetated ridge on which HMAS Watson is located.



**Figure J.2** Pacific Street waterfront from the harbour.



**Figure J.3** Pacific Street Precinct at left, with high walls forming built edge to the street.



**Figure J.4** Jetties within the Pacific Street Precinct, extending out over rockshelves.

## Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

### J.1 Topography and vegetation

- C1** The existing landform of ridge, slope and rock platform down to the low water mark is to be maintained.
- C2** Excavation or filling of the rock platform is not permitted for any purpose, including the creation or construction of swimming pools or footings for jetties or boat ramps.
- C3** The inter-tidal zone within private property boundaries is not to be developed.
- C4** Mature historic plantings are to be retained within the grounds of early properties.
- C5** For new plantings, trees are to be selected that are appropriate in scale to available space.
- C6** The likely mature size of canopies of proposed plantings is to be taken into account. Those that may obscure views to the HMAS Watson ridge and Sydney Harbour National Park from the adjacent precinct (Marine Parade North), the Ferry Wharf and harbour ferries are not permitted.
- C7** Palms are not to comprise more than 25% of site plantings. Do not use Cocos palms. Howea, Bangalay and Cabbage Tree palms are permitted.

### J.2 Townscape

- C8** New site development is to be sited to achieve three, visually-distinct zones similar to most existing properties, i.e. a rockshelf/front yard at the waterfront, a building zone for detached houses with setbacks from side boundaries, and a zone for landscaping adjacent to the street.
- C9** The pattern of relatively consistently scaled detached dwellings on separate lots is to be retained to respect the original subdivision layout (Figure J.5).
- C10** The backdrop of national park vegetation above roofs is to be retained as viewed from the water, by maintaining the general scale established by existing buildings.

### J.3 The waterfront

- C11** New jetties or any structures such as decking, boatsheds, cabanas, are not to be erected over the rock shelf within the inter-tidal zone of private properties.
- C12** Rationalisation of the existing long jetties and sharing between neighbours is encouraged, in order to improve the visual amenity of the Harbour.
- C13** Construction of swimming pools on the rockshelf is not permitted.



**Figure J.5** Extract from 1855 'Town of Watsons Bay' subdivision plan



**Figure J.6** View across the harbour to the city from Victoria Wharf Reserve.



**Figure J.7** Views to and from adjacent precincts and beyond.



**Figure J.8** Existing building heights along Pacific Street waterfront.

#### J.4 Views and vistas

**C14** View sharing with properties in adjacent precincts is to be retained, such as the views from the first floor of the 'Portuguese terraces' (see Figure J.6) and from the upper floors of buildings on the north side of Pacific Street.

#### J.5 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

None

##### *Contributory Items*

10-12 Pacific Street	Single storey Victorian weatherboard cottage with attic. Two storeys at waterfront
14-14a Pacific Street	2 storey Victorian weatherboard house
16 Pacific Street	2 storey Victorian weatherboard house
18 Pacific Street	2 storey contemporary house
30 Pacific Street	2 storey Federation house
Victoria Street Reserve	Site of landing stage to early western jetty
2 Cove Street	Sandstone rock shelves
4 Cove Street	Sandstone rock shelves
6 Cove Street	Sandstone rock shelves
2a Pacific Street	Sandstone rock shelves
2 Pacific Street	Sandstone rock shelves
4 Pacific Street	Sandstone rock shelves
6 Pacific Street	Sandstone rock shelves
8 Pacific Street	Sandstone rock shelves
10-12 Pacific Street	Sandstone rock shelves

**C15** Significant items (ie. heritage and contributory items) are to be retained.

**C16** Change to these items is to be limited to sympathetic alterations and additions consistent with the controls in 4.6.

#### J.6 New buildings (ie infill development) and non-contributory buildings

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

##### J.6.1 Building siting and alignment

##### *Streetfront setbacks*

**C17** The main part of the house is to be set back to correspond to the alignments of adjacent contributory buildings and to provide garden space between the street

wall and the house.

#### *Side boundary setbacks*

**C18** All buildings, including garages built to the street alignment, are to be set back from side boundaries 1.2m minimum for allotments up to 15m in width (measured at street frontage) and 1.5m for allotments greater than 15m in width to retain the detached dwelling character of the precinct and to provide for view corridors to the Harbour along sides of buildings (see Figure J.10).

#### *Rear (waterfront) setbacks*

**C19** Building setbacks from the waterfront are to match the alignment of adjacent significant houses and provide garden space or lawn area between the rockshelf and the house.

### **J.6.2 Building height**

**C20** Buildings are limited to two storeys so as not to block views to the national park from the harbour and to retain a consistency of height when viewed from the Harbour.

### **J.6.3 Building form**

**C21** Established building forms are to be followed, ie simple rectilinear plan forms with pitched roofs.

**C22** Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of roofs on views and when viewed from the street and the waterfront.

**C23** No flat-roofed buildings or reverse skillions are permitted.

### **J.6.4 Building character**

**C24** The architectural style of new buildings is not to stand out in marked contrast to the established character of the area.

**C25** The design of new buildings is to respect the character of adjacent significant buildings when viewed from the harbour.

### **J.6.5 Building material and details**

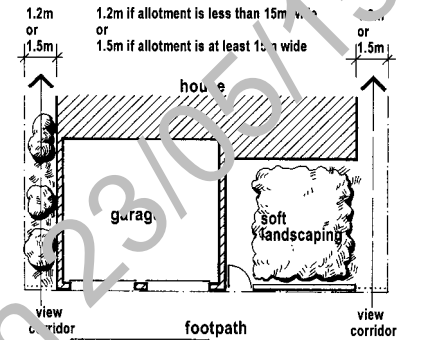
**C26** The following materials are appropriate for new buildings:

- Walls: face, rendered or painted brickwork or masonry.
- Floor cladding: slate, or tiled in unglazed terracotta or dark earth tones.

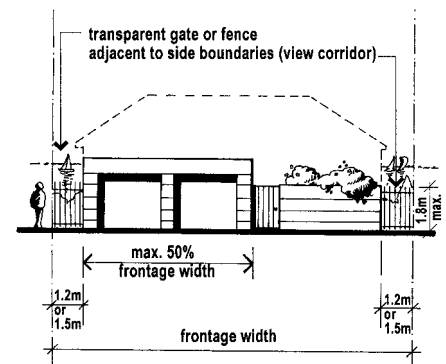
### **1.7 Landscaping and private open space**

**C27** The building, garage footprint and paved surfaces (patios and pathways) together must not exceed 75% of the site area in order to provide adequate space for soft landscaping, including plantings.

**C28** A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is to be achieved. (Appropriate planting species are identified in Clause 4.9.)



**Figure J.9** Side boundary setbacks.



**Figure J.10** Garages on street frontage.

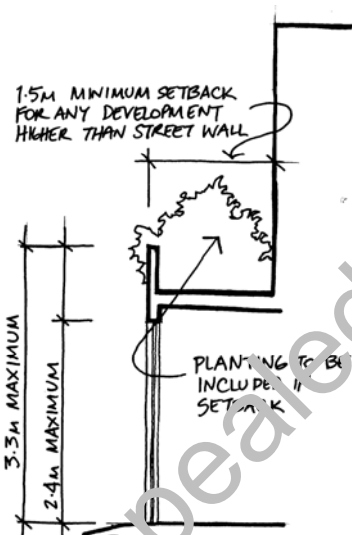




**Figure J.11** Garages (at right) integrated with street wall.



**Figure J.12** Introduce permeability to walls and fences.



**Figure J.13** Maximum heights and setbacks for street walls.

## J.8 Fences and walls

**C29** A fence/wall is to be built along the Pacific Street front boundary.

**C30** At least 50% of the street frontage width is to be landscaped behind the front fence/wall.

**C31** Fences/walls on the street front boundary are to be 1.8m maximum in height and are to be designed in accordance with criteria in Figures J.9 and J.10. Materials: sandstone, brick or masonry, rendered and painted.

**C32** The front fence/wall along the Pacific Street frontage is to have transparent end panels adjacent to each side boundary. The minimum required width of transparent panels is equivalent to the minimum required setbacks for buildings, ie 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).

**C33** Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall but with visual permeability adjacent to the side boundaries (see Figures J.9 and J.10).

**C34** Fences or seawalls to the harbour are to be of sandstone, 1.2m maximum in height above existing ground level.

**C35** Fences facing Green (Lairds) Point Reserve are to be 1.8m maximum traditional timber paling.

**C36** Fences on the northeast side of Victoria Wharf Reserve are to be 1.8m high, either of timber paling, rendered masonry or contemporary vertical steel with brick base and softened by planting. Fences on the east side are to be kept low (1.2m maximum) in order to retain existing views to the harbour. (Materials: masonry in keeping with building to which it relates).

## J.9 Carparking and access

**C37** A maximum two-car width single-storey garage or carport structure may be built to the Pacific Street frontage provided that it is visually integrated with the street wall (Figures J.9 and J.10).

**C38** All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain the detached dwelling character of the precinct and to allow for the recovery of views to the harbour from Pacific Street (see Figure J.7).

**C39** Garages on the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure J.13).

## J.10 Stormwater management

**C40** Catch drains and dwarf retaining walls are to be installed where required by Council to collect stormwater run-off and prevent pollutants and site debris reaching the harbour.



## Precinct K Camp Cove Village precinct

### Character statement

Part of the 1855 subdivision, The Town of Watsons Bay, the precinct is bounded by Victoria Street, Cliff Street, Short Street and Pacific Street. This part of the early subdivision has mostly retained its historic townscape character, with low-scaled one and two-storey detached houses sited on relatively small allotments, with a small reserve (Camp Cove Reserve) at its core. (Camp Cove Reserve was originally a lagoon behind the sand dunes through which it drained via a channel that crossed near what is now the west end of Victoria Street.)

Houses are generally built close to the street, with only small set backs from front and side boundaries. There are small [limited] areas of garden space at the front behind low fences and with yards at the rear. Trees in the rear yards form a backdrop to the houses when viewed from the streets.

Buildings and groups of buildings that contribute to the character of the precinct date from two key periods (1850s–1870s and 1910s–1930s) and include most of the timber weatherboard cottages in Watsons Bay (the largest concentration in Wollahra LGA). The key contributory groups are:

#### *Victoria Street*

- Surviving one-storey weatherboard and masonry cottages, and a two-storey c1930s house on a larger allotment, with duplex (flat) at corner of Pacific Street.

#### *Pacific Street*

- Small-scaled one and two-storey brick and weatherboard cottages behind low fences and small front gardens that soften built edge and create more uniform streetscape character than on the opposite side.

#### *Cliff Street*

- Variety of housing dating from nineteenth century to early-mid twentieth century, including one-storey brick and early weatherboard cottages with pitched roofs, many with very small to negligible setbacks from street with low fences that contribute to historic townscape.

#### *Cove Street*

- One and two-storey cottages on the northeast side, with pitched roofs, set back from the street frontage behind a variety of fences, some with small front gardens.
- Significant group of early single-storey cottages with verandahs aligned with street frontage.
- Larger, two-storey buildings at south end, including a group of four two-storey terraces (Portuguese terraces) and a two-storey weatherboard house, built close to the street frontage.

#### *Short Street*

- The single-storey cottage at the intersection of Short Street and Military Road.

#### *Camp Street*

- The laneway character with rear yards of houses set behind fences and carports.



Figure K.1 Aerial view of the precinct



Figure K.2 Victoria Street.



Figure K.3 Pacific Street.



Figure K.4 Cliff Street.



**Figure K.5** Stone and weatherboard cottages on Cove Street.



**Figure K.6** Camp Street from Reserve.



**Figure K.7** Extract from 1855 'Town of Watsons Bay' subdivision plan

The contrast between the modest cottages of the precinct and the large waterfront mansions of the adjoining precincts creates two visually distinct streetscape components along Victoria Street and Pacific Street. The streetscape of Cliff Street provides further contrast between low-scaled housing on one side and the rising ridge of the national park opposite. These visual distinctions reinforce the historic townscape character of the precinct.

Public views to the harbour from within the precinct from the end of Victoria Street, near the Victoria Wharf Reserve. Camp Cove Reserve provides an internal focus, with views into it from Cove Street, Pacific Street and Camp Street. There are broader vistas to HMAS Watson, and the distant spire of Our Lady Star of the Sea.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### K.1 Topography and vegetation

- C1** The streetscape qualities of Cove Street are to be retained, enhanced by landscaped open space of Camp Cove Reserve and variable street trees including bottlebrushes, obanias, silky oaks and eucalyptus.
- C2** Remnant sandstone kerbing and guttering are to be retained, including the section in Victoria Street (opposite the end of Cove Street, and outside No 2 Pacific Street, adjoining Short Street).
- C3** The use of mainly subtropical shrubs (hibiscus, frangipani, bougainvillea, etc) is encouraged in front gardens.

#### K.2 Townscape

- C4** The pattern of low-scaled detached dwellings and groups of dwellings on separate allotments is to be retained in order to respect the 1855 subdivision layout (Figure K.7).
- C5** New development is to be sited to achieve three, visually-distinct zones similar to most properties (small landscaped setback, building zone of one and two-storey detached houses with setbacks from side boundaries and landscaped rear yards).
- C6** New development is to retain the contrasts between the character established by low-scaled one and two-storey nineteenth century to early-mid twentieth century housing behind low fences and small front gardens and the high-walled mansions on the opposite sides of Victoria Street and Pacific Street.
- C7** The 'gateway' characteristics at the intersection of Short Street and Cliff Street are to be retained, including the distinctive single-storey cottage at the corner, enhanced by a group of palms and the natural edge of Cliff Street (Figure K.8).
- C8** The laneway character of Camp Street is to be retained with rear yards of houses set behind high paling fences on both sides of street. Consistency, of fencing types is to be achieved in order to foster visual coherence.
- C9** The sense of enclosure and natural edge on Cliff Street is to be retained, formed by coral trees, brush boxes and melaleucas from the edge of the

Sydney Harbour National Park.

**C10** High walls and garages on the street frontage are not to be permitted as they would detract from the streetscape appearance of houses and the historic townscape character.

### K.3 Views and vistas

**C11** Views to the harbour and Inner South Head from Short Street and from Victoria Wharf Reserve are to be retained.

**C12** Vistas are to be retained to Green (Laings) Point Reserve, HMAS Watson, Camp Cove Reserve and the distant church spire.

**C13** Views into Camp Cove Reserve from Cove Street and Camp Street are to be retained.

### K.4 Significant items

The significant items within the Precinct are:

#### Heritage Items

- |    |              |   |
|----|--------------|---|
| 12 | Cliff Street | <i>Cottage</i><br>– Single storey Victorian weatherboard cottage                          |
| 14 | Cliff Street | <i>Cottage</i><br>– Single storey brick Victorian cottage at streetfront                  |
| 15 | Cliff Street | <i>Doo-Mee – Cottage</i><br>– Single storey Victorian weatherboard cottage at streetfront |
| 16 | Cliff Street | <i>Isabel – Cottage</i><br>– Single storey Victorian weatherboard cottage at streetfront  |
| 17 | Cliff Street | <i>Cottage</i><br>– Single storey weatherboard cottage at streetfront                     |
| 11 | Cove Street  | <i>Cottage</i><br>– Single storey Victorian weatherboard cottage                          |
| 13 | Cove Street  | <i>House</i><br>– 2 storey Victorian weatherboard house                                   |
| 15 | Cove Street  | <i>Cottage</i><br>– Single storey Victorian weatherboard cottage                          |
| 17 | Cove Street  | <i>Cottage</i><br>– Single storey Victorian sandstone cottage with attic                  |
| 19 | Cove Street  | <i>Cottage</i><br>– Single storey Victorian weatherboard cottage                          |
| 1  | Short Street | <i>Cottage, street fencing</i><br>– Single storey Victorian weatherboard cottage          |

#### Contributory Items

- |    |              |                                 |
|----|--------------|---------------------------------|
| 18 | Cliff Street | Single storey Edwardian cottage |
|----|--------------|---------------------------------|



**Figure K.8** Intersection of Short Street and Cliff Street.



**Figure K.9** View along Camp Street into Camp Cove Reserve

22	Cliff Street	Single storey Edwardian weatherboard cottage
23	Cliff Street	Single storey 1920s weatherboard cottage
27	Cliff Street	Single storey 1920s weatherboard cottage
28	Cliff Street	Single storey Edwardian brick cottage with 2 <sup>nd</sup> store addition
29	Cliff Street	Single storey Edwardian weatherboard cottage
30	Cliff Street	Single storey 1920s weatherboard cottage
1	Cove Street	2 storey Victorian weatherboard house
3	Cove Street	2 storey Victorian filigree styled terrace
5	Cove Street	2 storey Victorian filigree styled terrace
7	Cove Street	2 storey Victorian filigree styled terrace
9	Cove Street	2 storey Victorian filigree styled terrace
21	Cove Street	Single storey Edwardian weatherboard cottage
23	Cove Street	Single storey 1920s cottage
25	Cove Street	Single storey Edwardian weatherboard cottage
27	Cove Street	Single storey Edwardian timber cottage
29	Cove Street	Single storey Edwardian weatherboard cottage
41	Cove Street	Single storey 1920s weatherboard cottage
43	Cove Street	Single storey Edwardian weatherboard cottage
45	Cove Street	Single storey Edwardian weatherboard cottage
1	Pacific Street	Single storey Victorian weatherboard cottage with 3 storey extension
3	Pacific Street	Single storey 1920s cottage
5	Pacific Street	Single storey Victorian weatherboard cottage
9	Pacific Street	2 storey Edwardian weatherboard cottage
11	Pacific Street	Single storey 1920s weatherboard cottage
13	Pacific Street	Single storey Edwardian weatherboard cottage
15	Pacific Street	Single storey Victorian weatherboard cottage
17	Pacific Street	Single storey Edwardian weatherboard cottage with attic
21	Pacific Street	Single storey Victorian timber cottage
4	Victoria Street	Single storey Edwardian weatherboard cottage
6	Victoria Street	Single storey Victorian weatherboard cottage
14	Victoria Street	Single storey Victorian weatherboard cottage
16	Victoria Street	Single storey Edwardian weatherboard cottage
18	Victoria Street	Single storey 1920s weatherboard cottage



- |                   |                 |   |
|-------------------|-----------------|---|
| 20                | Victoria Street | Single storey Interwar fibro house  |
| 22-24             | Victoria Street | 2 storey interwar duplex  |
| Camp Cove Reserve |                 | 2 Moreton Bay Figs, Camphor laurel, Kaffir Plum, Eucalypts, Podocarpus, Stenocarpus |

**C14** Significant items (ie. heritage and contributory items) are to be retained.

**C15** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6.

### **K.5 New buildings (infill development) and non- contributory buildings**

The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

#### **K.5.1 Building siting and alignment**

##### *Streetfront setbacks*

**C16** New houses are to be set back to correspond to the alignment of adjacent significant buildings and to provide garden space between the street and the house.

**C17** Garages or carports are to be set back as for new replacement dwellings beyond the building line.

**C18** A maximum of one garage door is to be visible from the street frontage.

##### *Side boundary setbacks*

**C19** All new buildings and structures, including any carport or garage, are to be set back from the side boundaries 1.2m minimum to retain the detached dwelling character of the precinct and respect the historic development pattern.

##### *Rear setbacks*

**C20** Building setbacks are to relate to the alignment of adjacent houses provided that a rear yard space is retained.

#### **K.5.2 Building height**

**C21** The height of new buildings is to be consistent with the height of neighbouring significant buildings (generally one storey plus attic).

#### **K.5.3 Building form**

**C22** Established building forms are to be followed, ie, simple rectilinear plan with traditional pitched roofs and verandahs facing the street.

**C23** Flat-roofed buildings are not permitted in order to relate to traditional roof forms.

#### **K.5.4 Building character**

**C24** The character of new buildings is to respect the character of the significant nineteenth to mid-twentieth century housing.



**Figure K.10** 'Portuguese Terraces' in Cove Street.



**Figure K.11** Weatherboard and stone cottages on Cove Street.



**Figure K.12** Weatherboard cottage on Cliff Street.

**K.5.5 Building materials and details**

**C25** The following materials are appropriate for new buildings:

- Walls: weatherboards, or exposed, rendered or painted brickwork or masonry.
- Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

**K.6 Landscaping and private open space**

**C26** The building, garage footprint and paved surfaces (eg patios and pathways) together are not to exceed 75% of the site area in order to provide adequate space for soft landscaping, including plantings.

**C27** Appropriate planting species are identified in Clause 4.7.

**K.7 Fences and walls***Front fences*

**C28** Fences are to be a maximum of 1.2m in height on all street frontages with the exception of Camp Street

**C29** Materials: sandstone, rendered and painted masonry, timber post and rail with chain wire inserts and timber pickets in keeping with the period of the house to which they relate.

**C30** Low front fences to early cottages should be reconstructed where replaced by (unsympathetic) higher walls (eg in Victoria Street and Cliff Street).

*Side and rear fences (including Camp Street)*

**C31** Side and rear fences, including fences on Camp Street, backing onto Camp Cove Reserve are to be 1.8m maximum in height and of traditional timber painted.

Note: Appropriate front fencing types are illustrated in Clause 4.8.

**K.8 Carparking and access**

**C32** Garages or carports are not to be built to street frontage (with the exception of Camp Street) and are to be set back behind the main building. Only one vehicular access driveway is permitted at the street frontage.

**K.9 Stormwater management**

**C33** Catch drains and dwarf retaining walls are to be installed where required by Council to collect stormwater run-off and prevent pollutants and site debris reaching the harbour.



**Figure K.13** Appropriate fencing along Victoria Street.

## Precinct L Salisbury Street/Hopetoun Avenue precinct

### Character statement

This precinct is bounded by Robertson Place, Old South Head Road and the heritage conservation area boundary, with part of Hopetoun Avenue and Salisbury Street crossing through the precinct (Figure L.1).

The buildings fronting Robertson Place (south side) include a group of three contributory c1920s bungalows (west of Old South Head Road) and a single detached house at the Hopetoun Avenue intersection. The group is consistent in the scale, form and alignment of the buildings, which are set back from the street behind low original fences with small gardens. A garage to the street frontage disturbs the consistency of the group.

The Salisbury Street streetscape includes the historic road alignment that marks the boundary of an original land grant and the Beaconsfield Estate owned by John Robertson. The western end of the street, backed by a group of mainly cultural plantings including banana palms, mature phoenix palms, melaleucas and immature Norfolk Island pine appear to terminate on a cliff above the waterfront, however, it makes a U-turn at this point, leading down to housing at a lower level. Cultural plantings within the south western properties include Port Jackson Figs. The street trees in the upper section of the street include palms, a water gum, a Norfolk Island pine and a melaleuca.

Significant views west to Sydney Harbour are largely retained, being partly obscured by the cultural plantings (Figure L.2). There are also views from the harbour to the Church Group beyond.

The built form on the southern side of Salisbury Street includes three contributory single-storey Victorian period houses and early twentieth century housing. The north side (west of Hopetoun Avenue) includes a contemporary house with a curved roof overlooking the water and 1930s flats below the retaining wall. Variable fencing types exist in this precinct, including face and rendered brick and iron palisade. A large sandstone retaining wall is a significant feature of the west end of the street, forming the U-shaped cul-de-sac.

Hopetoun Avenue was formed during the 1920s, falling towards Robertson Place. It maintains significant vistas to Sydney Harbour. Few buildings in Hopetoun Avenue contribute to the significance of the Watsons Bay Heritage Conservation Area, with the exception of a heritage item, 'Bay Cottage', at 308 Old South Head Road. The remaining buildings consist of two-storey detached houses with pitched roofs, fenced front gardens and later development that extends to the land grant boundary that terminates the conservation area at Salisbury Street. These residential properties provide a variety of private garden treatments, plantings and fencing types (including brick, timber palings, picket, wire mesh and sandstone). A dominant significant sandstone boundary retaining wall extends along the eastern side of the street.

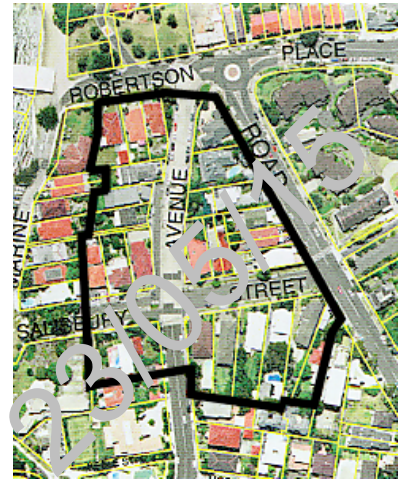


Figure L.1 Aerial of the precinct.



Figure L.2 The west end of Salisbury Street with views to the harbour.



Figure L.3 Significant building on east side of Hopetoun Avenue.



Figure L.4 Significant sandstone retaining wall.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

#### L.1 Topography and vegetation

- C1** Existing height relationships are to be maintained between the higher properties (located between Old South Head Road and Hopetoun Avenue) and the lower properties (located below Hopetoun Avenue).

#### L.2 Townscape

- C2** The existing subdivision patterns of deep allotments that front the public roads are to be retained. Battle-axe shaped allotments are not permitted in order to retain the visual balance of the green spaces in both front and rear yards.

#### L.3 Views and vistas

- C3** Existing views are to be retained over roofs to the harbour from the upper levels of the precinct, including those from Old South Head Road.
- C4** Roofs are not to be cluttered by intrusive structures/services in order not to detract from views to and from the upper levels of the precinct.
- C5** The plantings that currently block views west along Salisbury Street to the harbour should be removed. New or replacement plantings (on the slope down to the waterfront) are to reinstate the view corridor.

#### L.4 Significant items

The significant items within the Precinct are:

##### *Heritage Items*

Front 308 Old South Head Rd	<i>Bay Cottage - house, fence and retaining wall to Hopetoun Av</i>
-----------------------------	---

##### *Contributory Items*

Rear 308 Old South Head Rd	2 storey Edwardian house
Within Salisbury Street road reserve	Sandstone retaining wall to split roadway with rockery and concrete stairs
Within Hopetoun Ave East road reserve	Sandstone walls
2 Robertson Place	Single storey 1920s cottage
4 Robertson Place	Single storey 1920s cottage
6 Robertson Place	Single storey 1920s cottage
2 Salisbury Street	Single storey Victorian Gothic styled cottage
4 Salisbury Street	Single storey Victorian weatherboard cottage
8 Salisbury Street	Single storey Victorian sandstone cottage
10 Salisbury Street	Port Jackson fig



**Figure L.5** View along Salisbury Street to the Church Group



1	Salisbury Street	Single storey Edwardian semi-detached cottage
3	Salisbury Street	Single storey Edwardian semi-detached cottage
7	Salisbury Street	2 storey interwar duplex
9	Salisbury Street	2 storey interwar duplex
11	Salisbury Street	2 storey interwar duplex
<b>C6</b> Significant items (ie. heritage and contributory items) are to be retained.		
<b>C7</b> Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6.		
<p><b>L.5 New buildings (ie infill development) and non-contributory buildings</b></p> <p>The following controls apply to new dwellings or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.</p> <p><b>L.5.1 Building siting and alignment</b></p> <p><b>C8</b> The existing setback patterns are to be maintained, particularly regular or transitional setback patterns.</p> <p><b>C9</b> Where an irregular pattern exists, new development is to be set back to correspond to the alignment of significant buildings and provide for soft landscaping in front yards behind fences or walls</p> <p><b>C10</b> The alignment of new buildings is to be parallel with the street frontage, not skewed, to maintain existing streetscape patterns.</p> <p><b>C11</b> Building setbacks from the rear are to correspond to the setback pattern of adjacent buildings and maintain the amenity of neighbouring residential property.</p> <p><b>L.5.2 Building height</b></p> <p><b>C12</b> Building heights are to respect the natural landform and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by taller development below.</p> <p><b>C13</b> Heights of new development are to be equal to or less than the predominant height of significant items within the streetscape.</p> <p><b>L.5.3 Building form</b></p> <p><b>C14</b> The mass and form of new buildings is to respect adjacent significant items.</p> <p><b>C15</b> Rectilinear plan with traditional pitched roof forms are to be used to relate to the established character of the area.</p> <p><b>L.5.4 Building materials and details</b></p> <p><b>C16</b> The following materials are appropriate for new buildings:</p> <ul style="list-style-type: none"> <li>– Walls: exposed brick or rendered/ painted brickwork or masonry.</li> <li>– Pitched roofs (dwellings): slate, tiled in unglazed terracotta or dark earth tones, or slate-grey corrugated iron.</li> </ul>		



**Figure L.6** Sandstone block retaining wall with traditional timber paling fence above on the east side of Hopetoun Avenue.



**Figure L.7** Composite wall containing sandstone and face brick on Salisbury Street.

## **L.6 Landscaping and private open space**

### *Detached dwellings*

- C17** The building, garage footprint and paved surfaces (such as patios and pathways) together are not to exceed 70% of the site area in order to provide adequate space for soft landscaping, including plantings.

### *Residential flat buildings*

- C18** The building footprint and paved surfaces (patios and pathways) together are not to exceed 70% of the site area in order to provide adequate space for soft landscaping, including plantings.

- C19** Appropriate planting species are identified in Clause 7.7

## **L.7 Fences and walls**

- C20** Front fences are to be 1.2m maximum in height. Materials are to be in keeping with the building to which they relate, including rendered and painted masonry, brick, palisade or wooden pickets.

- C21** Side and rear fences are to be 1.8m maximum traditional timber paling fences or masonry walls (preferably rendered), stepping down in height to 1.2m at the front boundary line.

## **L.8 Carparking and access**

- C22** Garages are not to be built to the street alignment, but are to be set back behind the building alignment or integrated with the building.

## Precinct M Robertson Park precinct

### Character statement

Robertson Park is a significant historic item in the landscape and townscape of the Watsons Bay Heritage Conservation Area. The park was created in 1909 from the grounds of the mansion “Clovelly”, that had been constructed on this site in the late 1820s. Its last owner was Sir John Robertson, a former Premier of NSW.

Robertson Park is the major green open space in the centre of the area. It is a natural wide amphitheatre that slopes towards the harbour, linking the open space of the waterfront to The Gap. It retains extensive views to the harbour, Gap Reserve and across Robertson Place (Figure M.1).

The Park has a formal layout, containing significant cultural plantings including fig trees and Norfolk Island Pines (remnant plantings from the grounds of 'Clovelly') in particular, the nineteenth century Moreton Bay fig trees create a broad canopy over the adjacent promenade and are a significant feature of views to Robertson Park from the water. Coastal Banksias have also been planted in the park and Port Jackson figs along its southern perimeter. The edge of the park is well defined by roads, the harbour and its cultural plantings.

The section of Marine Parade that adjoins Robertson Park includes the ferry terminal that is the arrival point to Watsons Bay by boat. The waterfront promenade along the sandy beach is well defined by a sandstone wall. Each end of the promenade is defined by wharves and marine structures. A significant view corridor exists from the wharf and promenade across Robertson Park and Robertson Place to The Gap and Gap Park, with vistas to the spires of the local churches and the lighthouse.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

Given its public ownership, this precinct would be most appropriately conserved and managed via a site specific management plan that includes the following management policies:

- C1** Mature historic plantings are to be retained. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Appropriate planting species are identified in Clause 4.7.
- C2** Existing extensive public views are to be retained between the park and the harbour, The Gap and Robertson Place.
- C3** The public access is to be retained from the park to the waterfront.



Figure M.1 Aerial view of the precinct.



Figure M.2 View across Robertson Park to Robertson Place and the harbour.



Figure M.3 Robertson Park from the Gap.



Figure M.4 Robertson Park.



**Figure M.5** Formal layout of Robertson Park including cultural plantings, showing avenue of recently-removed phoenix palms.

- C4** No new development or alterations and additions to existing buildings except where required by the management plan and consistent with the policies in the plan for siting, orientation, height limits and design.
- C5** New structures are to follow established forms, ie simple rectilinear plain buildings with pitched roofs of a small scale.
- C6** Any required new public amenity structures (including shade structures), are to be sited so as to avoid the removal of cultural plantings, retain the formal layout of the park and not obstruct existing view corridors between the harbour and the Gap.
- C7** New fences and walls within Robertson Park are to be of a low height (1.2m maximum) to retain the open character of the park and constructed of either sandstone or grey-coloured concrete. Fencing around playground equipment is to be of a transparent, 'open' type.
- C8** The existing public access (including disabled access) is to be retained to Robertson Park.
- C9** Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- C10** The management plan should incorporate a cohesive approach for the public areas along Marine Parade (in terms of paving, street furniture, lighting, signage and the like).
- C11** The public domain controls in Part 5 of the DCP apply to the publicly accessible areas of the site.

#### **M.1 Significant items**

The significant items within the Precinct are:

##### *Heritage Items*

Marine Parade

*Promenade*

##### *Contributory Items*

Robertson Park

Three Moreton Bay figs on western edge, Port Jackson Figs on southern edge, avenue planting to be replaced, Norfolk Island Pines in SE and NE corners associated with former marine villa *Clovelly*, archaeological relics associated with *Clovelly*



## Precinct N Robertson Place precinct

### Character statement

Robertson Place is a small park located adjacent to Robertson Park. A close visual association is maintained between these two green spaces within the Watsons Bay Heritage Conservation Area (Figure N.1).

Robertson Place provides the landscape setting and curtilage to Dunbar House, which was constructed from 1828 and converted to a hotel in 1854. The park slopes like an amphitheatre toward the harbour, with extensive views to the waterfront and Robertson Park. A sandstone obelisk marks the beginning of the 1803 road to Sydney.



Figure N.1 Aerial view of the precinct.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.

Given its public ownership, this precinct would be most appropriately conserved and managed via a site-specific management plan that includes the following management policies:

- C1** Mature historic plantings are to be retained, including the fig trees. Removed cultural plantings are to be reinstated. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Appropriate planting species are identified in Clause 4.7.
- C2** The existing extensive public views are to be retained between Robertson Place, Robertson Park and the waterfront.
- C3** The existing public access (including disabled access) from Robertson Place to the waterfront is to be retained.
- C4** In order to retain the curtilage and setting of Dunbar House, new development and alterations and additions to Dunbar House will only be permitted where consistent with an adopted conservation management plan and its guidelines for siting, orientation, height limits and design. New structures are to follow established forms, ie simple rectilinear buildings with pitched roofs of a small scale. New buildings are not to be flat roofed.
- C5** No additional fencing is to be constructed except where consistent with the guidelines contained in an adopted conservation management plan. New fences and walls within Robertson Place are to be of a low height (1.2m maximum) and be constructed of either sandstone or grey-coloured concrete.
- C6** No additional carparking or vehicular access is permitted.
- C7** Any new paths throughout the precinct are to be constructed using recessive colours and finishes.



Figure N.2 Robertson Place from the harbour.



Figure N.3 Dunbar House within an established cultural setting.

- C8** The conservation management plan is to incorporate a cohesive approach for the public areas along Marine Parade (in terms of paving, street furniture, lighting, signage and the like).
- C9** The public domain controls in Part 5 of this plan apply to the publicly accessible areas of the precinct.

### **N.1 Significant items**

The significant items within the Precinct are:

#### *Heritage Items*

11 Clovelly Street	<i>Dunbar House – building</i>
Robertson Place, within Robertson Park	<i>Milestone Obelisk</i>
Marine Parade	<i>Promenade</i>

#### *Contributory Items*

Within Robertson Park	2 Port Jackson Figs, Avenue of Phoenix palms parallel to the Promenade
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## **Precinct 0    Gibsons Beach Waterfront and Marine Parade South Precinct**

### **Character statement**

The precinct is bounded by Robertson Place to the north, the rear boundary of properties with frontage to Marine Parade or SW boundaries with Gibsons Beach Reserve and the northernmost portion of properties with a boundary to Gibsons Beach Reserve. (Figure O.1). The precinct includes the southern section of the promenade along Marine Parade, the only part with a formed vehicular carriageway. (Figure O.2 and O.3)

The waterfront promenade is contained visually by a single-storey yacht club and the Watsons Bay public baths at the north end and the two-storey Pilot Station at the south end. Figure O.4 and O.5). A flight of steps leads up to Salisbury Road. (Figure O.7)

Marine Parade continues south as a walkway to Gibsons Beach, a small beach semi-enclosed by the Pilot Station to the north and the natural landform to the south. (Figure O.6). A narrow park along the promenade widens at the southern end to form Gibsons Beach Reserve with an open landscape character. The beach and the park curtilage are protected by a sandstone headland, as well as rock benches and sandstone walls to the properties above. A small creek enters the beach from the southwest. Boat sheds and jetties extend out to the point. The mixed public pathway/private driveway allows access around the back of the small reserve behind the beach to Hopetoun Avenue.

The northern part of the precinct contains a variety of built and landscape elements that contribute to its character. They include the distinctive yacht club and Pilot Station buildings with jetties on the western side and the inter-war period period 'Tea Gardens', formerly the facilities for the Watsons Bay Pool (public baths) at the north end (Figures O.9). Housing includes single-storey detached and semi-detached houses (c1920s–1930s) and larger two to three-storey duplexes (flats) of the same period, with pitched roofs, many of which have been altered (Figure O.10). Front gardens are generally set behind low walls and are open in character, elevated above the promenade toward the south end. The two to three-storey dwellings above in the southern section (some with remnant cultural plantings) are barely visible from the beach.

Street tree plantings of Casuarinas and a topped Norfolk Island pine opposite 'Tea Gardens' enhance the waterfront setting. The tree and shrub plantings at the west end of Salisbury Street are not of heritage significance and obstruct views to the Harbour.

Properties have harbour views from the water, there are views to the spire of 'Our Lady Star of the Sea' church and cultural plantings on the ridgeline.

Prominent garages on or close to the street frontage detract from the promenade and views from the waterfront. The visual impact of a contemporary dwelling with an



**Figure O.1** Aerial view of the precinct.



**Figure O.2** Marine Parade streetscape.



**Figure O.3** Marine Parade South from the pilot station.



**Figure O.4** Yacht club at north end.



**Figure O.5** Pilot Station at the south end of Marine Parade





**Figure 0.6** North end of Gibsons Beach Reserve.



**Figure 0.7** Open space and steps leading up to Salisbury Street.



**Figure 0.8** Gibsons Beach from the promenade.



**Figure 0.9** 'Tea Gardens'.

uncharacteristic curved roof is partially mitigated by its relatively low scale and sympathetic landscaping when compared with larger buildings behind.

### Precinct specific controls

The following Precinct Specific Controls supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control takes precedence over the General Development Control.



**Figure 0.10** Marine Parade South from the harbour.

### 0.1 Topography and vegetation

- C1** New street and promenade planting is to be selected to provide amenity (shade, softening of hard built areas, reducing glare) for pedestrians using the marine promenade; permit views out to the harbour; and create opportunities for public views both to Watsons Bay from the harbour as well as the harbour from the top of Salisbury Street.
- C2** Additional street or promenade trees may be introduced provided that they are appropriate for waterfront microclimatic conditions, are open-branched with relatively thin and permeable foliage, but with sufficient canopy to provide some shade – such as casuarinas. Araucarias, figs and most palms are unsuitable although Canary Island palms may be considered.
- C3** Tree and shrub plantings at west end of Salisbury Street should be replaced with species that do not exceed 5m in height, have single trunks and open branching habits, and are to be placed to frame, not obstruct views.
- C4** Plantings down the steep slope between the west end ('elbow') of Salisbury Street and the waterfront should be selected to consolidate the slope while not obstructing the view. Species should be similar to the park-like plantings around.

### 0.2 Townscape

- C5** The regular pattern of detached buildings on separate allotments (south of 'Tea Gardens') is to be retained in order to respect the established form and provide for public views between buildings.



**0.3 The waterfront**

- C6** Views of houses, roofs and gardens from the promenade and Harbour are to be retained unobstructed by high fences.

**0.4 Views and vistas**

- C7** View sharing from private properties is to be retained within the precinct and with properties in adjacent precincts that overlook the precinct.
- C8** Vistas are to be retained to Our Lady Star of the Sea church spire and cultural plantings as viewed from the harbour.
- C9** Existing maritime structures, ie the yacht club and pilot station, are not to be increased in height or bulk so that views out to the Harbour can be enjoyed.

**0.5 Significant items**

The significant items within the Precinct are:

*Heritage Items*

Marine Parade

Promenade

*Contributory Items*

Marine Parade

*Watsons Bay Pool (Baths) [REP 23]* - a concrete arched pool structure with timber balustrades

Marine Parade

*Watsons Bay Ferry Pier [REP23]* - a timber and concrete wharf structure

2 Marine Parade

single storey Edwardian cottage with 2<sup>nd</sup> storey addition

3 Marine Parade

Single storey Edwardian cottage

4 Marine Parade

2 storey 1920s flats over garage 'Belvedere'

5 Marine Parade

2 storey house over garages

6 Marine Parade

Single storey semi-detached cottage

7 Marine Parade

Single storey semi-detached cottage

8 Marine Parade

Single storey Spanish Mission styled restaurant 'Tea gardens'

Salisbury St

Pilot station [REP 23]

12 Salisbury Road

Kaffir Plum, Date palm, sandstone retaining wall to reserve

Within Gibsons Beach Reserve

Coral trees and phoenix palms  
Exposed rockfaces adjoining the promenade

- C10** Significant items (ie. Heritage and contributory items) are to be retained.

- C11** Change to these items is limited to sympathetic alterations and additions consistent with the controls in Clause 4.6

**0.6 New buildings (ie infill development) and non-contributory buildings**

The following controls apply to new dwellings or the main new building on the site.



**Figure 0.11** Views to the harbour from Gibsons Beach.

Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

#### **0.6.1 Building siting and alignment**

##### *Front (waterfront) setbacks*

**C12** All buildings are to be sited to provide a landscaped setback from Marine Parade to provide for a garden space in front. The setback and alignment are to be related to adjacent buildings and the skewed alignment pattern.

##### *Side setbacks*

**C13** All buildings are to be set back from side boundaries by 1.5m minimum to retain the detached building character of the precinct and provide for public views between buildings.

##### *Rear setbacks*

**C14** Rear setbacks are to be similar to adjacent setbacks in order to maintain the amenity of neighbouring residential property.

#### **0.6.2 Building height**

**C15** Buildings are to comply with the maximum statutory height control in Woollahra LEP 1995 and are to be a maximum of two storeys in height, with roofs pitched to match traditional forms.

**C16** No increase is permitted in the height of marine structures, ie the yacht club (Figure O.4) and pilot station (Figure O.5) at each end of the precinct.

#### **0.6.3 Building form**

**C17** Established building forms are to be used, ie simple rectilinear plan with pitched roofs.

**C18** Buildings should not be flat-roofed (parapeted) or reverse skillion, in order to relate to traditional roof forms when viewed from the water.

**C19** Ridges of roofs are to be parallel to the side boundaries in order to minimise the visual impact of roofs on views when viewed from Marine Parade and the waterfront.

#### **0.6.4 Building character**

**C20** The architectural treatment of new buildings is not to stand out in marked contrast to existing significant buildings in the area.

#### **0.6.5 Building materials and details**

**C21** The following materials are appropriate for new buildings:  
Walls: preferably face brickwork or rendered or painted brickwork or masonry  
Roofs: slate, tiles in unglazed terracotta or dark earth tones, or corrugated steel.

#### **0.7 Landscaping and private open space**

**C22** The building footprint and paved surfaces (patios and pathways) together are not to exceed 75% of the site area in order to provide adequate space for soft landscaping at the front and rear, including plantings.

**C23** Appropriate planting species are identified in Clause 4.7.

**C24** Structures and infrastructure, including swimming pools and water pipes, are to be designed (including the underside) to minimise the visual impacts upon the reserve and its significant elements (including sandstone rock shelves) when viewed from public areas

## **0.8 Fences and walls**

### *Marine Parade*

**C25** Fence heights are to be a maximum 1.2m above promenade level or up to 1800mm maximum with 50% transparency above 1.2m, where privacy from the promenade is an issue. (Materials: sandstone or face brick or rendered or painted masonry in keeping with the building to which it relates).

### *Robertson Place*

**C26** Existing low brick fences facing Robertson Place are to be retained.

### *Salisbury Street*

**C27** Fences are to be a maximum of 1.2m above footpath level and are to be in keeping with the building to which they relate. Brush fences, concrete block, or copies of iron palisade fences are not traditionally associated with houses in this precinct and are not permitted.

### *Gibsons Beach Reserve*

**C28** Fence heights are to be a maximum 1.2m above the walkway level or rockshelf or up to a 1800mm maximum with a 50% transparency above 1.2m, where privacy from the reserve or security is an issue. (Materials: sandstone or rendered and painted masonry in keeping with the building to which it relates).

### *Rear and Side fences (when not street or reserve fronting)*

**C29** Fences are to be traditional timber paling fences of 1.8m maximum height.

## **0.9 Carparking and access**

**C30** Garages or carports are not to be built to the street frontage, and are to be set back behind the main building whether attached or freestanding.

**C31** A maximum of two garages may be visible from the street provided that a minimum of 50% of the width of the street frontage is retained for soft landscaping.

**C32** Parking may be accommodated in a basement or semi-basement level.

### ***Gibsons Beach Reserve and Marine Parade promenade and maritime structures***

Given their public ownership, the structures within this precinct and the reserve would be most appropriately conserved and managed via a site-specific management plans that include the following management policies:

**C33** The existing topography and vegetation is to be maintained. New plantings are to be of the same scale and species to that existing, except where these are inconsistent with the principal character of the precinct. New plantings are not to obscure existing public views and vistas

- C34** Existing extensive views to and from the waterfront are to be retained. No additional marine structures are to be erected in this area in order to retain the open landscape character of this part of the beach.
- C35** The existing public access (including disabled access) is to be retained along the promenade to the beach and the reserve.
- C36** New development and alterations and additions to existing buildings are not permitted except where consistent with the policies in the adopted management plan, including those for siting, orientation, height limits and design.
- C37** Structures and infrastructure, including swimming pools and water pipes, are to be designed (including the underside) to minimise the visual impacts upon the precinct and its significant elements (including sandstone rock shelves) when viewed from public areas.
- C38** No additions are to be made to the building envelopes of the existing marine structures (jetties and pilot station).
- C39** New structures are to be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which are to be carefully controlled so as not to result in a visual 'clustering' of the landscape.
- C40** Beach dinghies are permitted against the promenade edge provided these do not impede public access.
- C41** No additional fencing is to be constructed. If essential, any new fencing is to be low in height (1.2m maximum) and constructed of sandstone, concrete or rendered masonry in neutral tone colours.
- C42** Stormwater run-off into the Harbour is to be carefully managed to protect the seahorse colony in the seagrass beds off the beach.
- C43** No additional carparking or vehicular access is permitted.
- C44** Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- C45** The management plans should incorporate a cohesive approach for the public areas along Marine Parade (in terms of paving, street furniture, lighting, signage and the like).
- C46** The public domain controls in Part 5 of this plan apply to the publicly accessible areas of the precinct.

## Precinct P Upper Gap Park precinct

### Character statement

Upper Gap Park forms part of the spectacular gateway to Watsons Bay on its approach from Old South Head Road.

It consists of an exposed sandstone ridge with sheer cliffs at its eastern edge, which form a rugged and dramatic coastline. Low coastal plantings soften this rocky landscape.

Extensive views to Watsons Bay and the Tasman Sea are available from throughout the Park.

### Precinct specific guidelines

The following Precinct Specific guidelines supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific guideline should take precedence over the General Development Control.

Given its public ownership, it is strongly recommended that this precinct be conserved and managed via a site-specific management plan that includes the following management policies:

- G1** The existing topography and vegetation should be maintained. New plantings should be typical Hawkesbury sandstone heath community plants of the same scale and species to those existing. New plantings should not obscure existing views and vistas. Additional plantings of Norfolk Island Pines and Fig trees are not appropriate in Upper Gap Park. Existing pines and fig trees should be retained as cultural plantings.
- G2** The existing extensive public views to and from Watsons Bay, Sydney Harbour and the waterfront, The Gap and within the park should be retained.
- G3** No new structures should be constructed within the park in order to retain the open landscape setting and the ruggedness of the topography.
- G4** Existing monuments should be maintained as contributory items. New structures should be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which should be carefully controlled so as not to result in a visual 'cluttering' of the landscape.
- G5** No additional fencing should be constructed. New safety fencing should be constructed as low as possible whilst still serving its purpose. It should be constructed of materials that withstand tough marine (coastal) conditions, are appropriate in terms of the character of the landscape and do not obstruct views and vistas.
- G6** No additional carparking or vehicular access should be provided.
- G7** The existing public access (including disabled access) throughout the park should be retained. Public access within The Park to The Gap should be retained.

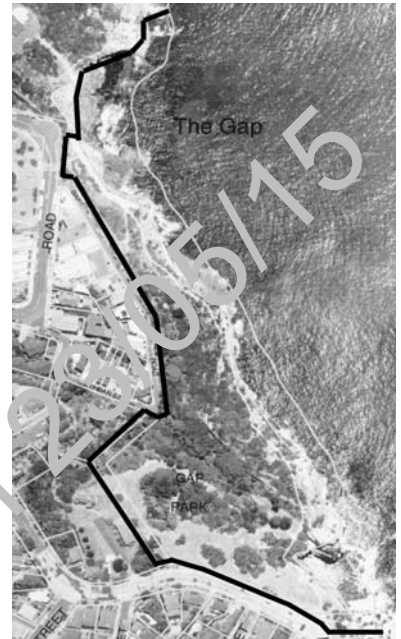


Figure P.1 Aerial view of the precinct.



Figure P.2 Sandstone cliff faces and coastal vegetation.



Figure P.3 Extensive views from within the Park across Watsons Bay and the harbour.



**Figure P.4** Sheer sandstone cliffs along east edge of precinct.



**Figure P.5** Monument at south end of the Park.

- G8** Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G9** The public domain controls in Part 5 of this plan apply to the publicly accessible areas of the precinct.

### **P.1 Significant items**

The significant items within the Precinct are:

#### *Heritage Items*

Coastal Cliff, within Gap Park

*Bicentennial Coastal Cliff Walk*

Gap Park

*'Dunbar' anchor, tram way cutting*

#### *Contributory Items*

Within Gap Park

Sandstone landforms, weathered rock formations and coastal heathland, including a sequence of 'green open spaces'



## Precinct Q HMAS Watson precinct

### Character statement

This precinct comprises approximately 15 hectares of Commonwealth owned land at South Head known as HMAS Watson (Figure Q.1). It occupies a large portion of South Head and is surrounded by a fence that separates it from the adjoining Sydney Harbour National Park (including Inner South Head (Precinct T) and Gap Bluff (Precinct S) as well as Upper Gap Park (Precinct P).

The natural landform of the precinct consists of a ridge of sandstone with a series of rock benches, platforms and steep cliffs to the coastline along its eastern edge. Due to the dominant position on South Head over the entrance to Sydney Harbour, the precinct is highly visible from the harbour, surrounding residential areas and North and Middle Heads.

HMAS Watson is a defence training and accommodation complex which retains evidence of its historic role in the defence of Sydney Harbour including a number of gun emplacements and observation posts associated with battery and fortification sites, a former guardhouse, gun carriage coach house, married officers quarters and officers mess. The complex also reflects continuous change over the last 120 years, in particular since the 1950s and includes the distinctive RAN Chapel (St George the Martyr Church).

The area also retains a number of documented Aboriginal rock carvings.

A conservation management plan for HMAS Watson has been recently prepared on behalf of the Department of Defence.

The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by HMAS Watson in the preparation of a management plan for the precinct and use in considering any future development in the precinct.

### Precinct specific guidelines

The following Precinct Specific Guidelines supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Guideline should take precedence over the General Development Control.

Given its public ownership, it is strongly recommended that this precinct be conserved and managed via a site-specific management plan that includes the following management policies:

- G1 Existing heritage and contributory items should be retained and appropriately managed.
- G2 The existing topography and vegetation should be maintained.
- G3 The existing bushland and mature historic plantings should be retained. The expansion of areas of native bushland is encouraged, particularly in areas



Figure Q.1 Aerial view of the precinct.



Figure Q.2 The sandstone cliffs that define the precinct on its east side.



Figure Q.3 HMAS Watson from the harbour with Camp Cove in the foreground.



Figure Q.4 Main Entrance to Sydney Harbour National Park and HMAS Watson (from Cliff Street).



**Figure Q.5** HMAS Watson within its setting of native vegetation and cultural plantings.

- adjacent to the common boundaries with the Sydney Harbour National Park to achieve compatibility and continuity along the ridgeline.
- G4** If new plantings are proposed, species should be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing views and vistas.
  - G5** Existing extensive views should be retained from within HMAS Watson over Watsons Bay and to the waterfront.
  - G6** It is recommended that any alterations and additions proposed to HMAS Watson facilities be guided and managed by a conservation management plan (CMP) adopted by the Department of Defence.
  - G7** Alterations and additions to the HMAS Watson facilities should be sited so as to avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
  - G8** Any required new buildings on the site should be located adjacent to or within the vicinity of existing buildings (within the complex of buildings) to minimise the impact of the built environment on the character of the national park.
  - G9** Any required new buildings within the HMAS Watson complex should be designed, and finished so as to be recessive when viewed from the harbour and surrounding areas.
  - G10** New development should be designed to be built into the landscape and hidden from view, with particular attention being paid to roof forms, materials and the use of recessive colours (excluding white).
  - G11** New fences and walls within the HMAS Watson complex should be of a low height (1.5m maximum) to retain its open character and constructed of either sandstone or timber. If higher fencing is required for security purposes, then it should be constructed of a material such as chain-wire fencing in a recessive colour that allows for view retention and minimal visual impact on the landscape when viewed from outside the complex.
  - G12** Any new paths throughout the precinct should be constructed using recessive colours and finishes.
  - G13** The location and design of any additional carparking and vehicular access facilities should comply with the policies for such elements contained within a CMP adopted by the Department of Defence.

### Q.1 Significant items

The significant items within the Precinct are:

#### *Heritage Items*

HMAS Watson

*South Head Artillery Barracks group comprising: officers' quarters (asset 25); former officers' mess (Cliff House quarters); former sergeants' mess (officers quarters); former stable/carriage shed (garden store) (asset 29); gun carriage coach house and annex (garage/store) (asset 37); former guard house (asset 26); former artillery barracks (officers' quarters) (asset 33);*



	<p><i>sandstone drainage moat and rifle post wall (adjoining asset 28); 80 pounder battery and five connected gun emplacements (1871/2) (north of asset 25); World War 1 and World War 2 artillery fortifications on seaward cliffs; War Memorial Chapel of St. George the Martyr; Aboriginal rock carving seaward side of Chapel (spotlight mounted within)</i></p>
<p><i>Contributory Items</i></p> <p>HMAS Watson</p>	<p>Remains (footings) of former single officers quarters (asset 28)</p> <p>Cultural plantings - Coral trees. Norfolk Island Pines, Phoenix palms and Eucalyptus</p> <p>Natural vegetation - Sandstone formations with numerous rock benches and stepped platforms, remnant vegetation on higher ridge</p>



**Figure R.1** Aerial view of the precinct.



**Figure R.2** Green (Laings) Point Reserve from the harbour with the former Marine Biological Research Station at left.



**Figure R.3** Views across the harbour to the city from Green (Laings) Point Reserve.



**Figure R.4** Entry to the anti-motor torpedo boat defensive battery.

## **Precinct R Green (Laings) Point Precinct and Research Station**

### **Character statement**

Green (Laings) Point Reserve is a grassy elevated sandstone headland, with extensive views and water frontage to Sydney Harbour. It separates the two bays of Camp Cove and Watsons Bay (Figure R.1). The area was named Green Point in 1788, and granted to Laing in 1793. The area has been formerly known as Laings or Green Point Reserve.

Apart from the former Marine Biological Research Station, this area is protected under the National Parks and Wildlife Act, 1974 and managed by the National Parks and Wildlife Service. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

Green (Laings) Point Precinct, is a significant cultural landscape within the Watsons Bay area featuring coral and paperbark trees, a monument to the landing of the First Fleet (21 January 1788), evidence of defence structures and the historic marine biological research station. Contributory items include:

- A navigational marker (obelisk) erected in 1858 to mark the eastern passage into the harbour as one of many erected throughout the harbour in this period;
- A submarine miners' firing station, which operated the electronic minefield that extended across the harbour opening (1871-1892) including the officers' quarters (currently used as NPWS staff accommodation) and a concrete base for a search light tower;
- A small concrete base to the boom-winch house which is evidence of the anti-torpedo and midget submarine boom net that operated throughout World War II;
- Remnants of an anti-motor torpedo boat defensive battery, including gun emplacements, magazine, crew shelter and command (observation) post;
- The historic former Marine Biological Research Station; and
- A memorial erected to the first landing at Sydney Harbour.

Views to, from and across Sydney Harbour and to, from and across Camp Cove Beach to South Head are also significant.

### **Precinct specific guidelines**

The following Precinct Specific guidelines supplement the General Development Controls in Part 3 to which they refer. When there is any disparity, the relevant Precinct Specific guideline should take precedence over the General Development Control.

Given their public ownership, it is strongly recommended that each landholding within this precinct be conserved and managed with a site-specific management plan. Both

the Sydney Harbour Federation Trust (SHFT) and the National Parks and Wildlife Service (NPWS) have prepared management plans for the lands under their control.

It is recommended that the individual management plans be reviewed to include the following policies:

- G1** The existing landform of the ridge, slope and rock platform down to the low water mark should be maintained.
- G2** Excavation of the rock platform to create footings for jetties, boat ramps or other similar structures should not be permitted.
- G3** Mature historic plantings should be retained.
- G4** If new plantings are proposed, select species that are appropriate in scale, canopy size and character to those existing in the cultural landscape.
- G5** New plantings should not obscure existing views and vistas.
- G6** The lower level of the reserve adjacent to the waterfront should retain its open grassy character.
- G7** Jetties, boat ramps and similar structures should not be built over the rock shelf.
- G8** Existing extensive views should be retained from the waterfront, particularly the views from the open lower level of Green (Laings) Point Reserve.
- G9** New development and alterations and additions to existing buildings should not be permitted, except where consistent with the policies contained within an adopted conservation management plan, including those for siting, orientation, height limits and design.
- G10** Unsympathetic existing development should be relocated to be less obtrusive and/or replaced with more sensitively designed structures. Alternatively, other work should be undertaken to improve the visual amenity of such structures, including design and colour alterations. The existing public toilet block should be screened from the waterfront by appropriate plantings.
- G11** Fences around existing buildings within Green (Laings) Point Reserve should be of a traditional timber picket to the water side and palings at sides and rear.
- G12** Height of fencing should be restricted to 1.2m maximum at the waterfront side and a maximum height of 1.8m at the sides and rear.
- G13** No additional public carparking should be provided within the precinct in order to retain its open green character.
- G14** Vehicular access to building complexes within Green (Laings) Point Reserve is to be via existing driveways only.
- G15** The existing public access should be retained to all foreshore areas.
- G16** Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G17** The public domain controls in Part 5 of this plan apply to the publicly accessible areas of the precinct.



**Figure R.5** Concrete base to the boom-winch house



**Figure R.6** Phillip Memorial.

**R.1 Significant items**

The significant items within the Precinct are:

*Heritage Items*

Green [Laings] Point Reserve

Green (Laings) Point Battery

31 Pacific Street

*Building and grounds (former Marine Biology Station)*

*Contributory Items*

36 Pacific Street

Single storey Victorian weatherboard Keepers cottage

Green [Laings] Point Reserve

Green Point obelisk [FEP23] – a Victorian sandstone obelisk

Royal Australia Historical Society sandstone monument to Captain Phillip's landing at Camp Cove on 21.1.1788.

Base of winch house for WW2 anti-torpedo and midget submarine boom net

Sandstone rock benches, talus deposits and platforms

Ornamental plantings to northern edge [Coral trees and Melaleucas]

Remnant plantings to SW [Hills weeping fig and Port Jackson fig]

## Precinct S Sydney Harbour National Park (Gap Bluff) precinct

### Character statement

Sydney Harbour National Park (Gap Bluff) Precinct is bounded by sheer sandstone cliffs on part of its eastern edge and consists mainly of a linear, uneven ridge that runs north-south as a series of platforms (narrow and wide at various points), broken by rock benches.

The area retains evidence of earlier defence structures including gun emplacements, the former artillery school and constable's cottage group.

Although a number of buildings exist within the park (currently used as the Gap Bluff Function Centre), they are dominated by the natural topography and vegetation.

Local native plants are complemented by cultural and ornamental plantings, particularly the post-World War II Norfolk Island Pines which, although they have landmark qualities, are of limited heritage landscape significance.

This area is protected under the National Parks and Wildlife Act, 1974 and managed by the NPWS. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

### Precinct specific guidelines

The following Precinct Specific guidelines supplement the General Development Controls in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific guideline should take precedence over the General Development Control.

Given its public ownership, it is strongly recommended that this precinct be conserved and managed via a site-specific management plan that includes the following management policies:

- G1** The existing topography and vegetation should be retained.
- G2** Mature pre-1945 plantings should be retained. If new plantings are proposed in the vicinity of existing buildings, species should be selected that are appropriate in scale, canopy size and character to those within their existing curtilage. New plantings should not obscure existing public views and vistas.
- G3** Beyond the curtilage of historic buildings, plantings should comprise typical Hawkesbury sandstone heath community plants on exposed platforms and eastern suburbs banksia scrub species in more moist, sheltered western aspects.
- G4** The plantation of coral trees in the northwest area of the precinct adjacent to the carpark in Cliff Street should be retained, but no further plantings of these trees should be added elsewhere within the Park.
- G5** Existing extensive views should be retained from within the Park over Watsons Bay and to the waterfront.



**Figure S.1** Aerial view of the precinct.



**Figure S.2** Views across Watsons Bay and the harbour to the city.



**Figure S.3** Remnants of gun emplacements and the former artillery school are located at the north end.

- G6** Alterations and additions to the Gap Bluff Function Centre should be guided by and be consistent with an adopted management plan, including policies for siting, orientation, height limits and design as well as carparking.
- G7** Alterations and additions to the Gap Bluff Function Centre should be sited so as to avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
- G8** New buildings should be orientated to minimise visual impact when viewed from the water and surrounding areas.
- G9** Any required new buildings on the site should be located adjacent to the Gap Bluff Function Centre complex to minimise impact on the open green character of the National Park.
- G10** Any required new buildings should be constructed at a height that is equal to or lower than that of existing buildings within the Gap Bluff Function Centre complex.
- G11** New structures should follow established forms, ie simple rectilinear plan buildings of a small scale with pitched roofs. New development should not include flat-roofed buildings. Roof colours should be recessive.
- G12** Only essential new fences and walls should be erected within the national park. These should be of a low height (1.2m maximum) to retain the open character of the park and constructed of either sandstone or timber.
- G13** Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G14** Only essential additional carparking on existing paved surfaces should be permitted. The locations and design of any additional carparking and vehicular access facilities should be consistent with an adopted management plan.
- G15** The upper and lower level carparks should be provided with additional canopy trees and perimeter shrubs to increase shade and amenity and to provide greater vegetative screening of highly reflective vehicle surfaces.
- G16** The existing public access (including disabled access) should be retained throughout the National Park. The public access from the upper levels of the Park to the waterfront should be retained.
- G17** Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G18** The public domain controls in Part 5 of the DCP apply to the publicly accessible areas of the site.

**S.1 Significant items**

The significant items within the Precinct are:

*Heritage Items*

Cliff Street, within  
South Head Sydney  
Harbour National Park

*Constable's cottage group, comprising the  
site of the former Police Station at 32 Cliff  
Street; sandstone defensive wall and  
roadway*

Sydney Harbour National Park

*Gunnery school group, comprising former  
officers' mess (part of Conference Centre);  
former battery workshop (Ranger's cottage);  
former School of Gunnery latrine (toilets);  
practice battery at seaward cliffs;*

*Contributory Items*

NE of the Tide Station on  
Camp Cove Beach

remains of the former boatshed and ramp at  
the inlet

South Head Sydney Harbour  
National Park

Cultural plantings – Coral trees, Fraxinus  
palms and Norfolk island pines along  
entrance road





**Figure T.1** Aerial view of the precinct.



**Figure T.2** Rugged coastline of sheer sandstone cliff faces.



**Figure T.3** Former defence structures and extensive views across the entrance to the harbour.



**Figure T.4** Former gun emplacement overlooking Camp Cove.

## **Precinct T Sydney Harbour National Park (Inner South Head) precinct**

### **Character statement**

This precinct consists of a rugged coastline fronting both the harbour and the open sea (Figure T.1). The natural topography of the west (harbour) edge and the peninsula (South Head) is marked by the historic Hornby Light and associated lighthouse keeper's cottage.

In conjunction with the adjoining HMAS Watson (Precinct C) and Green (Laings) Point (Precinct R), this area has played an important historical role in the defence of Sydney Harbour since the 1870s.

The narrow, secluded sandy beach of Lady Bay, which disappears at high tide, is defined by sandstone rock benches and cliffs. Built evidence of the historic role this area had in the defence of Sydney Harbour exists in the form of historic gun emplacements overlooking the entrance to the harbour and Camp Cove.

The precinct also features extensive views across the harbour entrance to North Head and across the harbour to the city.

This area is protected under the National Parks and Wildlife Act, 1974 and managed by the National Parks and Wildlife Service in conjunction with Gap Bluff (Precinct S) and Green (Laings) Point (Precinct R). The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

### **Precinct specific guidelines**

The following Precinct Specific guidelines supplement the General Development Control in Part 4 to which they refer. When there is any disparity, the relevant Precinct Specific Control should take precedence over the General Development Control.

Due to its public ownership, it is strongly recommended that this precinct be conserved and managed via a site-specific management plan that includes the following management policies:

- G1** Existing topography and vegetation should be maintained.
- G2** Mature historic plantings should be retained. If new plantings are proposed, select species that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing public views and vistas. Appropriate planting species are identified in Clause 4.7.
- G3** Existing extensive public views to and from the waterfront should be retained.
- G4** The existing public access (including disabled access) should be retained throughout the national park. Any new paths within the precinct should be



unobtrusive and not constructed of concrete. They should be edged with low border plantings to minimise the visual impact when viewed from above.

- G5** Alterations and additions to existing buildings should be guided and managed by appropriate conservation policies. Alterations and additions to existing buildings should be sited so as not to obstruct existing public view corridors.
- G6** No new development should occur except where consistent with the policies in the adopted management plan for siting, orientation, height limits and design.
- G7** Any required new buildings (including ancillary structures for maintenance equipment and the like) on the site should be located adjacent to existing buildings to minimise the impact of the built environment on the open green character of the national park.
- G8** Any required new buildings should be located and designed to minimise the visual impact of such structures when viewed from the water and surrounding public areas.
- G9** Any required new buildings should be constructed at a height that is equal to or lower than the ridgeline heights of existing buildings and be surrounded by vegetation. New structures should follow established forms, ie simple rectilinear plan of a small scale with pitched roofs. Flat roofed buildings are not appropriate.
- G10** Only essential new fences and walls should be erected within the national park.
- G11** These should be of a low height (1.2m maximum) to retain the open character of the park and constructed of either sandstone or timber. Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G12** No public vehicular access is permitted in this area of the national park. The location and design of carparking and vehicular access facilities (limited to maintenance/service vehicles) should be consistent with the policies for such elements in an adopted management plan.
- G13** Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G14** The public domain controls in Part 5 of this plan apply to the publicly accessible areas of the site.



**Figure T.5** Extensive views across the harbour to the city.



**Figure T.6** Hornby Light.

### **T.1 Significant items**

The significant items within the Precinct are:

#### *Heritage Items*

South Head (inner)

*Hornby Lighthouse group comprising: Hornby Lighthouse; two cottages; gun emplacements and fortifications*

#### *Contributory Items*

within South Head Sydney Harbour National Park;

Natural landscape Rugged Hawkesbury sandstone formations, natural vegetation and sandy beaches

**Part 4**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

## 4.0 General development controls

### 4.1 Introduction

The unique character of Watsons Bay lies in its overall natural landform and its historic built forms. Its broad spectacular views of the harbour, its dramatic cliff lines and the streets and public promenades all provide a framework for the public experience of Watsons Bay.

The controls in Part 4 apply to all sites, both privately and publicly owned, within the Watsons Bay HCA. Additionally, specific precinct controls also apply within individual precincts and are contained in Part 3 of the DCP. Where the controls differ, the controls in Part 3 take precedence over those in Part 4.

### 4.2 Topography and vegetation

#### Explanation

Watsons Bay is dominated by a rugged coastal landscape. Its natural topography includes exposed heath-covered ridges and sheer sandstone cliff faces to the Tasman Sea and harbour mouth, which contrasts with the protected bays and sheltered beaches within Sydney Harbour.

The area retains an extensive backdrop of natural vegetation, as well as significant cultural plantings and historic parklands. The extensive and varied landscape also contributes to the attraction of Watsons Bay for tourists.

#### Objectives

- 01 To ensure that the landforms of Watsons Bay remain a dominant feature of the landscape.
- 02 To ensure that new development respects the existing topography of the conservation area.
- 03 To ensure that significant natural and cultural plantings are retained, in both the public and private domains.
- 04 To ensure that new development retains significant cultural plantings, minimises the impact on existing vegetation and respects the character of the landscape.
- 05 To retain the prominence of the vegetated landscape and the prominence of the treed skyline.

#### Controls

- C1 New development is not to alter natural sandstone cliff faces and outcrops.
- C2 Development on sites located on ridgelines and on sloping sites is to be of a height that will complement the natural topography of the site and the surrounding environment, ie it should broadly follow the contours of the



Figure 4.1 Sandstone cliff faces, South Head.



Figure 4.2 Extensive and varied landscape.



Figure 4.3 Backdrop of vegetation.



Figure 4.4 Significant natural and cultural plantings within Watsons Bay.

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- land. To achieve this, development is to be of similar height to neighbouring buildings.
- C3 New development is not to be overly assertive in form, scale or character such that it competes with or dominates its immediate context.
  - C4 New development is to step down sloping sites.
  - C5 Bulky structures that would adversely affect the visual appreciation of the landform are not permitted.
  - C6 New development is not to protrude above the height of natural clifflines or to obscure or detract from views of the landform from major public vantage points, including the harbour.
  - C7 Endemic native planting is to be retained and protected where present.
  - C8 Significant cultural plantings, including, but not limited to those identified as contributory items, are to be retained, except where removal is necessary due to ill health.
  - C9 Where significant cultural plantings are removed due to ill health, they are to be replaced with a species that has an appropriate character, mature height limit and spread.

#### 4.3 Townscape

##### Explanation

The subdivision and development pattern of Watsons Bay has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the topography and drainage patterns. The built form retains the character of a low-scaled early-nineteenth and twentieth-century village, enhanced by natural vegetation and parklands, including the continuous park along the ridgeline and cliff tops.

The townscape of Watsons Bay primarily retains a village character with harbour views and glimpses and a backdrop of extensive areas of vegetation along exposed ridgelines. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style, visual elements and the use of individual sites.

##### Objectives

- O1 To ensure that historic development patterns are retained and conserved.
- O2 To ensure that any block subdivision and new development reflects historic development patterns and the character and village scale of Watsons Bay.
- O3 To ensure that the character of each precinct and streetscape is retained.
- O4 To ensure that new development creates opportunities for the vegetation backdrop along ridgelines to be enhanced.

- 
- 05 To ensure that significant views over the township are retained, particularly in terms of the visual character of roofscapes.

#### Controls

- C1 The mix of small-scale, close-knit dwellings and larger waterfront houses north of Robertson Park is to be retained.
- C2 The predominant one- and two-storey scale of the residential precincts is to be retained to protect their character, retain significant views and vistas and to enhance view sharing.
- C3 Existing development patterns, including building footprint size and spacing between buildings, are to be retained based on precinct type (refer to specific precincts in Part 3 of the DCP).
- C4 Building setbacks from the street are to match the predominant setback of significant items.
- C5 The predominant pattern of subdivision and lot sizes is to be retained. Re-subdividing of properties into narrower, smaller allotments is not permitted where this would alter subdivision patterns or compromise the setting of the existing building on the site or on the setting of the adjoining sites.
- C6 Amalgamation of allotments is not permitted unless resulting development is of a form that reflects the character of single detached dwellings on separate allotments with setbacks from boundaries. The size and location of garden areas must be similar to predominant patterns in the area.
- C7 The height of new development is to be no greater than two storeys, with scale and massing to reflect that of significant items in the vicinity.
- C8 The roofs of new development are to be designed and orientated to retain significant views from more elevated locations within the public domain and to enhance view sharing with other properties.
- C9 The existing street pattern is to be retained, without widening.
- C10 The existing public lanes and passageways that service Watsons Bay are to be retained.
- C11 All significant buildings and natural and landscape features that contribute to the significance of the area are to be retained and conserved.
- C12 Extensive cut and fill or retaining walls that would detract from the appearance of the natural landform or streetscape character are not permitted.





Figure 4.5 Camp Cove Beach.



Figure 4.6 The promenade along Marine Parade North.



Figure 4.7 Rock shelves and jetties along Pacific Street waterfront.



Figure 4.8 Rock shelves at Green (Laings) Point.

#### 4.4 The waterfront

##### Explanation

Watsons Bay has been a recreation and tourist destination from as early as 1803, with a strong emphasis on water-related activities such as swimming and boating, with facilities for hotels, public promenades and parks. Many private properties also have water frontage, access and/or visual links to the harbour foreshore.

Strong visual maritime linkages are reinforced by the many maritime structures including wharves, jetties, boatsheds, swimming baths, yacht club and promenades that remain along the waterfront. The latter is the publicly accessible foreshore area that forms the interface between the harbour and private land. The following objectives and controls apply to the waterfront, inclusive of the intertidal zone.

##### Objectives

- 01 To ensure that publicly-owned foreshore areas are retained within the public domain and are not privatised.
- 02 To ensure that opportunities are created for continuous links along the foreshore via open space and publicly accessible areas.
- 03 To conserve maritime structures that contribute to the heritage significance of the area.
- 04 To ensure significant views and vistas to and from the waterfront are retained.
- 05 To protect the scenic quality of the natural landscape and built environment when viewed from Sydney Harbour.
- 06 To conserve the natural land and water interface.
- 07 To reinforce the natural character of the foreshore.
- 08 To protect environmentally sensitive marine environments and habitats.

##### Controls

- C1 New development is not to further encroach onto existing public foreshore promenades or beaches.
- C2 New development is to retain the visual links between the water and foreshore areas.
- C3 New commercial development is not permitted within the public domain, other than in those areas that are already used commercially.
- C4 No development is permitted that would prevent public access to the shoreline or create the impression of the foreshore being a private area.
- C5 Development on foreshore properties is not to alter natural foreshore features including cliffs, rock outcrops, rock shelves and beaches.

- 
- C6 Slipways and stairs are to be designed and constructed to closely conform with the character of the natural foreshore.
  - C7 Development on foreshore properties is not to increase current levels of site stormwater or sediment run-off entering the harbour.
  - C8 Historic maritime structures are to be retained in situ.
  - C9 Building forms are to follow the natural topography and maintain or enhance vegetation cover as viewed from the harbour.
  - C10 New maritime structures (including wharves, jetties, boatsheds) are not to be constructed on, nor to shade, seabeds or seagrass habitats identified as sensitive marine environments and are not to be sited upon rockshelves.
  - C11 The design of new maritime structures is to be sympathetic to the character of the surrounding environment and not impede significant public views to the harbour from within the conservation area, or views to the beaches from the harbour.
  - C12 Pergolas, boatsheds and other outbuildings and structures are to be designed and constructed to complement the overall appearance of the development. Such structures are to be no more than one storey in height.
  - C13 Boatsheds are to have a direct relationship with the water with openings and access facing the water.
  - C14 Boatsheds are to be used solely for the storage and/or maintenance of boats and are not to be used as dwellings. Boatsheds that include washing or showering facilities, hand basins, toilets, cooking facilities or habitable rooms are not permitted.
  - C15 Boatsheds are to have maximum plan dimensions of 6.0m X 3.7m. Boatsheds are to be sited so that the minimum dimension fronts the harbour.
  - C16 Boatsheds are to incorporate gable pitched roofs with a minimum pitch of 30°. The use of roofs as sundecks, patios or the like is not permitted.
  - C17 Boatsheds are to be single-storey with a maximum wall height of 2.5m.
  - C18 Boatsheds are to be constructed of solid materials such as stone or timber. Large areas of glazing are not permitted.
  - C19 Swimming pools are not to be elevated more than 300mm above the existing ground level. No portion of the pool's casing is to be visible from the water.
  - C20 Swimming pool walls visible from the harbour are to be coursed sandstone or sandstone clad to complement the natural foreshore.
  - C21 Jetties are to be of minimum size, constructed of hardwood and designed to be as unobtrusive as possible. The sharing of jetties between properties is encouraged and, where possible, jetties are to be constructed on common boundaries to limit the proliferation of structures along the foreshore.
  - C22 Boundary fences are not permitted within 8m of the mean high water mark.



Figure 4.9 Existing view across the harbour towards the city from Victoria Wharf Reserve.

- C23 Within the Foreshore Building Line area, defined by the Woollahra LEP 1995 (as amended), boundary fences are not to exceed 1.5m in height above the existing ground level of private land. Fences are to be constructed of open weave materials such as wire or lattice to enable vines, creepers or hedges to provide natural cover. Boundary planting is to be no higher than 1.5m when fully mature.
- C24 Hard surfaces and artificial surfaces, such as paving, are to be minimised within the Foreshore Building Line area and are generally limited to swimming pool surrounds, or modest walkways between the residential building and foreshore structures such as swimming pools or boat ramps.
- C25 Where seawalls or retaining walls are permitted, they are to be constructed of course, rock-faced stone or with stone facing (preferably sandstone) and are not to protrude more than 1m above the mean high water mark.

#### 4.5 Views and vistas

##### Explanation

Watsons Bay contains important views and vistas, both to and from and within the conservation area. Important views are identified in Map 3. Of particular note are the views to and from the harbour, views over Watsons Bay from the higher locations within the area and the views between buildings, through parklands and along streetscapes.

The area is characterised by a series of significant visual gateways, due mainly to its topography and dramatic landscape. Visual gateways include the sweeping view of the entire area from Belah Avenue on the bend along Old South Head Road, high above Watsons Bay and the views from Gap Park. Views into and out of Robertson Park, which forms a visual gateway and distinctive public area between the northern and southern ends of the conservation area, are also significant.

##### Objectives

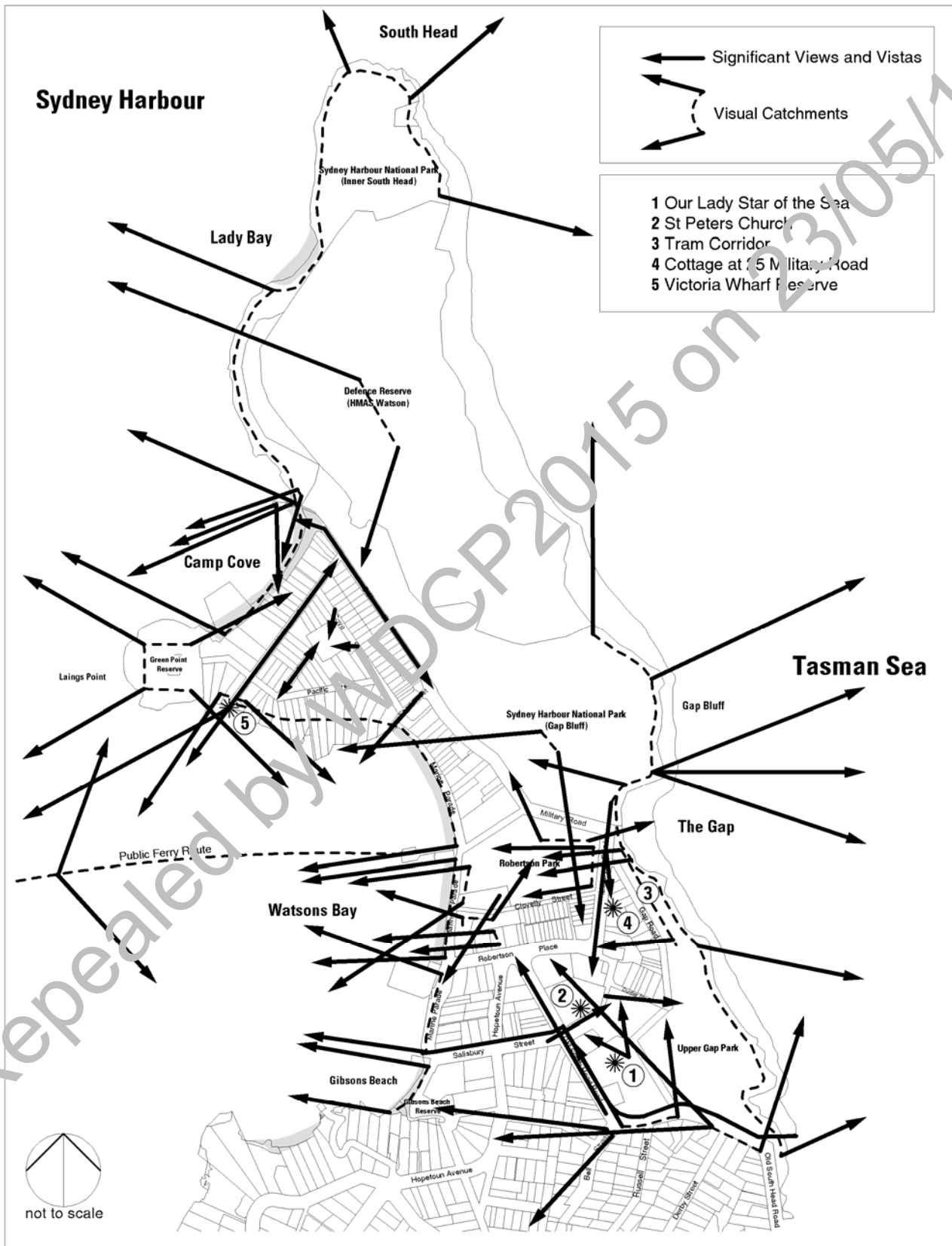
- 01 To ensure that identified significant public views and vistas are retained.
- 02 To ensure that new development does not block identified significant views and vistas.
- 03 To create opportunities for new views and vistas within the public domain.
- 04 To reinstate views and vistas, which are currently blocked where possible.
- 05 To ensure that distinctive visual gateways within the conservation area are retained.
- 06 To encourage view sharing as a means of ensuring equitable access to views from dwellings.



Figure 4.10 Existing view to the harbour along Short Street.



Figure 4.11 Existing views to the harbour between building side setbacks.



Map 4 Significant public views and vistas within the Watsons Bay HCA.

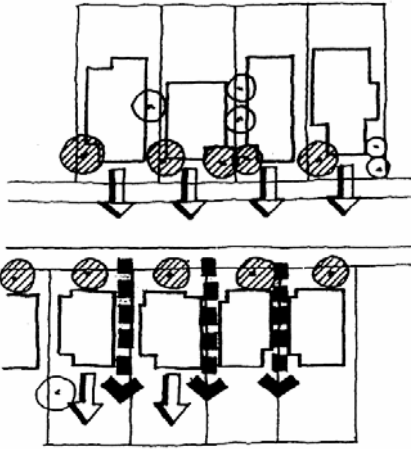


Figure 4.12 Creating streetscapes that allow for the retention of significant views.



Figure 4.13 Articulated building forms and setbacks that enable view sharing.

#### Controls

- C1 New development and street planting is to be sited to retain existing significant view corridors.
- C2 New development is to be designed (including bulk and heights of proposed buildings and vegetation) and located to minimise impact on existing views and vistas.
- C3 New development is to include opportunities to reinstate identified blocked views and vistas.
- C4 New development is not to block views to Watsons Bay from elevated locations, including along Old South Head Road, from Gap Park, from Robertson Park and the foreshore.
- C5 Roofs of new development are to be designed and orientated to ensure views from more elevated locations and visual gateways are retained. Photomontages are to be submitted with development applications demonstrating retention of key views.
- C6 Public/pedestrian links between the rugged coastline, The Gap, Robertson Park and the foreshore/beach frontage to Sydney Harbour are to be retained for public use.
- C7 Buildings must be set back from side boundaries, and adjacent sections of front fences are to be transparent in order to retain and restore view corridors between the street and the harbour.
- C8 Building forms are to enable a sharing of views with surrounding residences (Figures 4.12 and 4.13).

## 4.6 Built form

### 4.6.1 General controls

#### Floor space ratio

- C1 The maximum permissible floor space ratio (FSR) throughout Watsons Bay is shown in Figure 4.14. All development, including additions to dwellings, is to comply with this table.
- C2 New buildings are not to visually overwhelm their context or be visually dominant in the streetscape.
- C3 The maximum permissible floor space ratio (FSR) for residential flat buildings is determined by the FSR control in Woollahra LEP 1995.

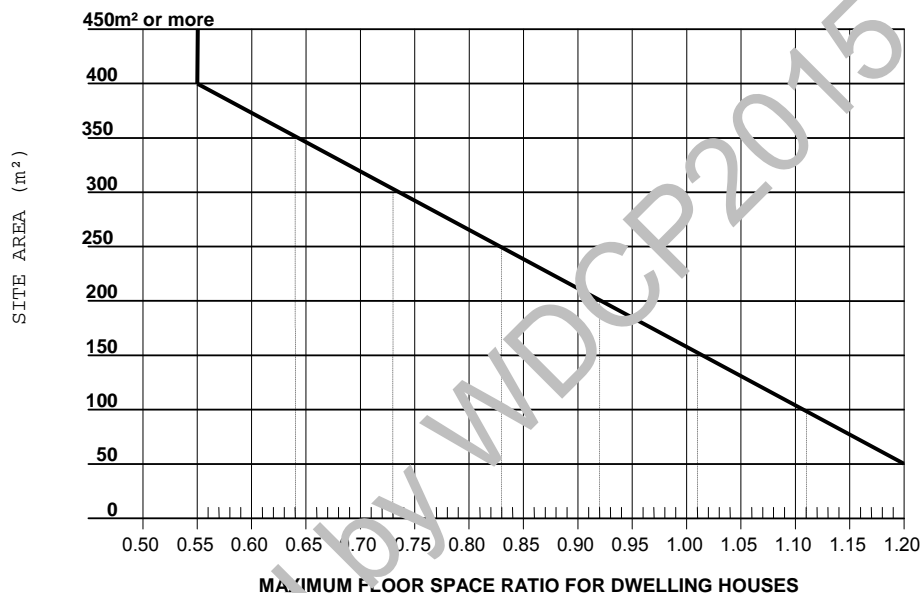


Figure 4.14 Maximum floor space ratios for new buildings and additions

#### Building Footprint

- C1 The maximum building footprint area is to conform with the maximum percentages stated in the precinct controls (Part 3) for Landscaping and Private Open Space.
- C2 Unless otherwise indicated in Part 3 (Precinct controls), building footprints for residential flat buildings are limited to 40% of the site area.

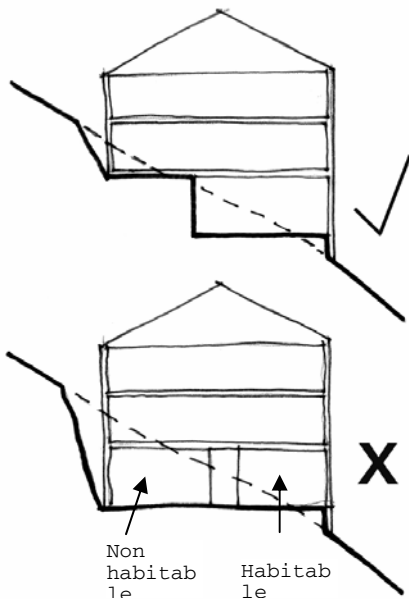


Figure 4.15 Habitable rooms are to have at least one external wall fully above the existing ground level to minimise cut and fill and to encourage good-quality internal environments.

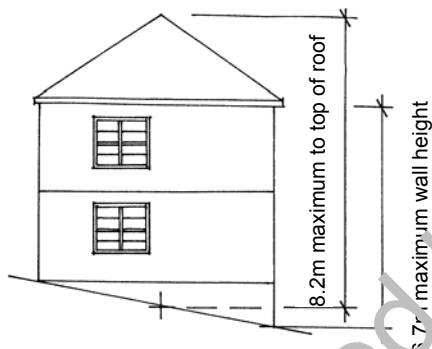


Figure 4.16 Maximum heights for two-storey buildings.



Figure 4.17 Weatherboard cottage, Cove Street.

### Siting and Alignment

- C1 Additions and new buildings are to be designed and sited to retain the character of the streetscape and respect the existing development pattern including setbacks.
- C2 Building alignments at the rear are to be similar to the rear alignment of the adjoining buildings and the prevailing development pattern.
- C3 New buildings and rear additions are to retain mature trees and sufficient space for new tree plantings.
- C4 The setback of new buildings and additions from side and rear boundaries is to be sufficient to ensure that the residential amenity of neighbouring properties is not duly affected.
- C5 New buildings and additions are to be designed and sited so as to retain sunlight to at least 50% (or 35m<sup>2</sup> with minimum dimension 2.5m, whichever is smaller) of the main ground level private open space of adjacent properties for a minimum of two hours between 9am and 3pm on 21 June.
- C6 In waterfront precincts, the siting of new buildings and additions is to have regard to views from the waterfront and from the harbour.
- C7 Footprints of new buildings and additions are to be designed and sited to minimise cut and fill.
- C8 To minimise cut and fill on sloping sites and encourage good-quality internal environments, any habitable room is to have at least one external wall fully above the existing ground level (Figure 4.15).
- C9 The outer edge of excavation, piling and all sub-surface walls shall not be less than 1.5m from a front, side or rear boundary. Excavation is not permitted if underpinning of significant fabric would be required.

### Building Height

- C1 The height of buildings in Watsons Bay is not to exceed two storeys, except where permitted otherwise by Precinct controls (refer to Part 3 of this plan).
- C2 Other than where the maximum statutory height control is 9.5metres, two-storey buildings are not to exceed the following dimensions, measured in a vertical line above natural ground level, as shown in Figure 4.16.
  - maximum external wall height of 6.7m to the underside of eaves or top of parapet (where proposed);
  - 8.2m measured overall, ie to the top of the roof.
- C3 New buildings and additions are to facilitate view sharing with surrounding buildings and from public roads and public spaces.



### Dormers

- C1 The design, proportions and materials of new dormer windows, where permitted, are to be appropriate to the architectural style of the building and the building's context.
- C2 Dormers detailed in a contemporary style may be permitted on non significant buildings where:
  - there would be no adverse impact on adjoining contributory items, and
  - they would not result in privacy or amenity impacts on neighbouring properties.

### Skylights

- C1 Skylights are not to be placed on the front plane of roofs or on other roof planes where they would be obtrusive in views from the public domain or affect the amenity of neighbouring properties. The night-time appearance (ie when lit from below) is to be taken into consideration.
- C2 Skylights are to be limited in number to a maximum of one per 8 m<sup>2</sup> of rear roof plane. This may be further reduced where dormer windows also exist in the same roof plane.
- C3 Skylights are to be of a low profile and flush with the roof surface. Colouring is to merge with the roofing material.

### Materials and details

- C1 Materials, finishes, textures and colour schemes are to be appropriate to the architectural style of the building. No fluorescent or primary colours are permitted. Intensity and hue of colour is to relate to the style of the building and to the streetscape context. Roofs are to be neutral colour range with the exception of the maintenance of original terracotta roofs.
- C2 Security, where needed, is to be provided by the least obtrusive method (such as shutters, mortice deadlocks, window locks and alarm systems).
- C3 Highly visible security grilles embellished with pseudo period detail over windows and doors are not permitted. Metal security doors and window grilles may be acceptable where they use simple, unembellished, rectangular bars in a vertical pattern and painted in recessive colours.
- C4 Security grilles to windows are to be located internally.



Figure 4.18 Navigational Obelisk, Green (Laings) Point.

#### 4.6.2 Significant items

##### Explanation

Significant items are those individual elements within the area that have heritage significance, either as heritage items or contributory items. Heritage items are listed in the Woollahra Local Environmental Plan 1995 (Woollahra LEP 1995). Contributory items are the buildings and structures, landscape elements, landmarks or other townscape features (such as historic kerbs and gutters) that contribute to the overall heritage significance of the Watsons Bay HCA but which are not listed as individual heritage items. The significant items within the Watsons Bay HCA are illustrated on Map 3 – Significant Items and identified in the various precincts in Part 3 of this plan.

The key contributors in the built form include the late-nineteenth and early-twentieth century single-storey cottages, in particular the early weatherboard cottages. The area retains the largest concentration of weatherboard cottages within the Woollahra Municipality. Other contributory items include the historic commercial development fronting Military Road, 1930s residential flat buildings, historic churches and Inter-war period housing. Landmarks are evident throughout the area in various forms including certain buildings, monuments, trees and other natural features. These items also contribute to the significance of the area and, in some cases, its village character.

##### Objectives

- 01 To ensure that heritage items and contributory items are retained and appropriately managed.
- 02 To ensure that new development respects the significance of heritage items and contributory items.
- 03 To ensure that the contributory single-storey dwellings/cottages throughout the area, particularly the weatherboard cottages, are retained as significant items that also enhance the character and village scale of Watsons Bay.
- 04 To ensure that new development respects the scale and character of significant single-storey dwellings/cottages.
- 05 To ensure that significant external and internal fabric and spaces within significant items are retained and appropriately conserved.
- 06 To ensure that significant landmarks are retained and appropriately managed.

##### Controls

- C1 Development affecting significant items is to comply with the heritage objectives and provisions of the Woollahra LEP 1995, as well as the objectives and controls of Clause 4.6 of this plan.
- C2 Development of heritage items is to be undertaken in a manner that retains their heritage significance.



Figure 4.19 Dunbar House.



Figure 4.20 Water Pumping Station, Marine Parade North.

- C3 All contributory buildings are to be retained unless overwhelming physical constraints (such as structural integrity, extensive damaged fabric and fire safety requirements) preclude this option.
- C4 The significant fabric of significant items is to be retained.

#### 4.6.2.1 Alterations and additions to significant items

##### Explanation

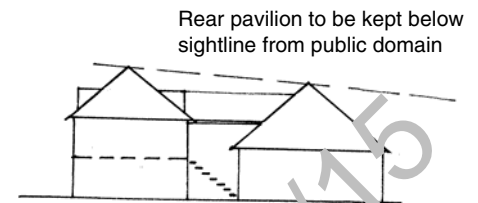
Alterations and additions to buildings within Watsons Bay have the potential to adversely affect the streetscape and the heritage significance of the area as a whole. In order to retain the heritage significance of the conservation area it is important that changes to significant items does not adversely affect their heritage value. Alterations and additions to existing buildings are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape in which they are located. It should also remain possible to tell the new work from the old on close inspection.

##### Objectives

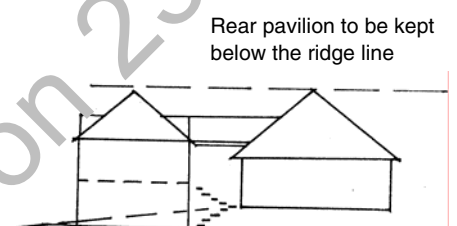
- O1 To ensure that alterations and additions to significant buildings do not adversely affect the character of the building and the streetscape.
- O2 To ensure that alterations and additions to significant buildings that contribute to the significance of the conservation area (ie heritage items and contributory items) respect the contributory and/or streetscape values of these buildings.
- O3 To ensure retention of the existing heights and form of significant single-storey dwellings/cottages.
- O4 To retain existing significant fabric that contributes to the significance of individual buildings and the overall character of the area.
- O5 To restore or reconstruct missing elements, where possible.

##### Siting and Alignment

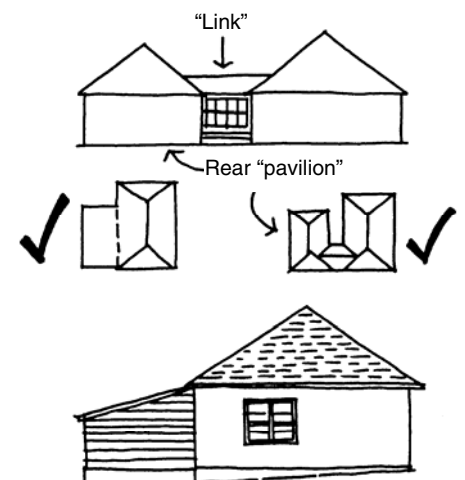
- C1 Additions to buildings that are significant items are to respect their height, form, character and materials.
- C2 Additions to the front of significant buildings are not permitted.
- C3 Additions to a single-storey dwelling/cottage are to occur at the rear and are to be unobtrusive when viewed from the street (Figures 4.21 and 4.23).
- C4 Additions to the side of significant items, including cottages, may be permitted in rare situations where there is insufficient space at the rear of the building and the addition would respect and enable interpretation of the original form of the existing building.



Pavilion additions higher than the contributory item may be considered if the upper storey rear form is not visible from the public domain



Attic or second storey may be considered where there is sufficient fall to rear



Extensions to be of "lightweight" materials (eg timber, F.C.)

Attached ridge line to be minimum 300mm below main ridge



Hipped or gabled rear additions

Figure 4.21 Rear additions to single-storey dwellings/cottages.

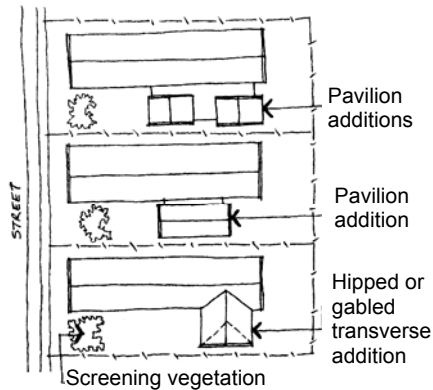


Figure 4.22 Side additions to cottages are to be towards the rear.

- C5 Side additions to significant single-storey dwellings/cottages are to be located towards the rear of the dwelling and are to be screened with vegetation (Figure 4.22).

#### Height of additions

- C1 The height of significant buildings, as they present to the street, is not to be increased. This applies irrespective of whether the building is single storey or whether it adjoins or is located between higher buildings.
- C2 The height of additions is to be no greater than that of the existing building unless:
- the addition is a pavilion form and the upper storey of the rear form is not visible when viewed from the public domain, and
  - the additions do not adversely affect the appearance and setting of the existing building, nor its streetscape contribution.

#### Form and character

- C1 Attic conversions within significant items, including cottages, are only permitted where the upper floor can be contained wholly within the existing roof space without change to the roof pitch (Figure 4.23). Dormer windows may be permitted in these circumstances, but only if located in the rear roof plane.
- C2 Two-storey rear extensions to single-storey dwellings/cottages may be permitted where:
- the land slopes to the rear and can provide for the additional storey as a basement level,
  - the ridgeline of the addition is not to extend above the height of the ridgeline of the existing building, and
  - the roof form is to relate to the original existing roof form (Figure 4.21).
- C3 The form (massing and building arrangement) of additions is to complement and not compete with the existing building. Additions are to generally match the roof pitch, form and proportions of the existing building. (Skillion or 'lean-to' additions may be appropriate at the rear of significant buildings, as this is a traditional form of building extension.) (Figure 4.21).
- C4 Additions to significant items are to complement but not mimic their character (ie architectural design treatment or 'style').
- C5 Components/elements that contribute to the significance of the building or the conservation area are not to be altered; in particular, those visible from the streetscape.
- C6 The removal of unsympathetic alterations to existing buildings is encouraged, particularly when further work is undertaken.

- C7 Internally, room layouts of original portions of contributory cottages are to be retained.
- C8 Changes to the roof pitch (ie slope) of significant items are not permitted.
- C9 The eaves height of significant buildings is not to be raised; for example, by constructing the roof at a higher level in order to accommodate an additional storey.
- C10 Significant items are not to be 're-styled'; ie their architectural style is not to be changed.
- C11 Additions are not alter original roof forms of significant buildings.

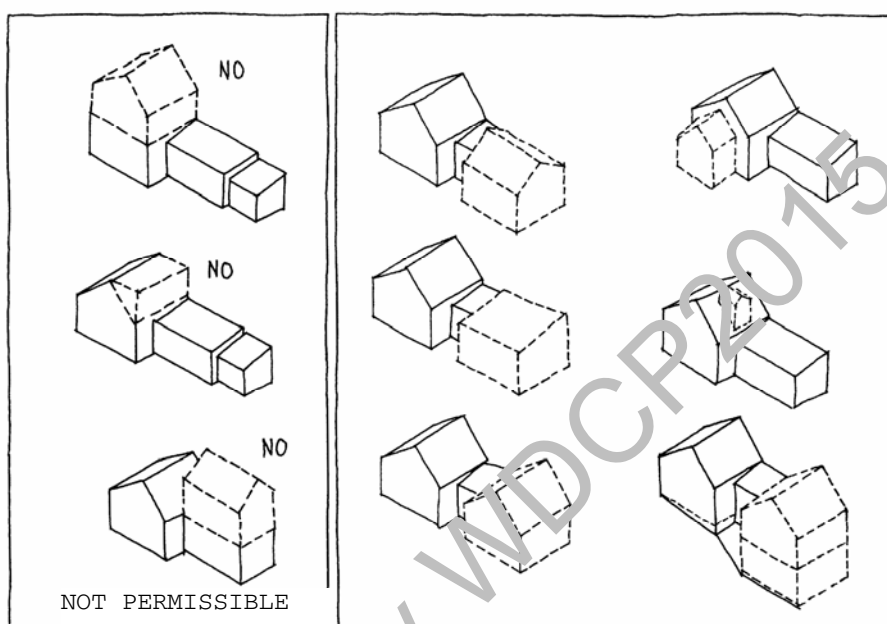


Figure 4.23 Rear additions to significant single-storey dwellings/cottages.

#### Verandahs and balconies

- C1 The enclosure or infilling of existing verandahs or balconies is not permitted.
- C2 Original verandahs and balconies are not to be altered except for the reinstatement of original details and the reversal of unsympathetic alterations.
- C3 Verandahs, balconies and shop awnings may be reinstated on street front elevations where evidence shows that they have previously existed. They should be reconstructed to their former appearance in terms of materials and details.

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**Materials and details**

- C1 The removal of original materials, details and decorative elements is not permitted unless they are in poor condition. If removed, they are to be replaced using the same or similar materials, details and decorative elements.
- C2 Previously unpainted brick or stone walls/surfaces are not to be painted, rendered or bagged.
- C3 Mortars for repointing and repair are to match the colour, profile of joint, texture and mix of the original mortar (usually a mixture of lime, putty and sand).

**Dormers**

- C1 Dormer windows are not to be added to street front and side elevations unless documentary evidence shows that an original dormer or dormers existed in these locations as part of the original design.
- C2 A dormer may be located within the rear slope of the main roof subject to consideration being given to its visual impact when viewed from the public domain, its impact on the building's significance and the impact on the group's significance where the building forms part of a group.
- C3 More than one dormer window may be located within the rear slope of the main roof subject to the width of the roof being greater than 6m and subject to consideration of the impact on the building's significance and appearance
- C4 The overall height of the dormer window, including the pediment, must be below the main roof ridgeline by at least 300mm.
- C5 The design, proportions and materials of new dormers where permitted, are to be based on traditional models, appropriate to the architectural style of the building and the building's context and have the following characteristics:
  - Pediment infill for dormer windows must only be weatherboards,
  - The cheeks may be covered in weatherboard or in corrugated profile steel sheeting, depending on the building's architectural style and context,
  - Windows shall be traditional double-hung windows or pivoting wings with casement stays, and
  - Dormers are not to incorporate balconies.



#### 4.6.3 New buildings (i.e. infill development) and non – contributory buildings

##### Explanation

There is greater scope for alterations and additions to non-contributory buildings provided the proposed work would not detract from the scale or character of the streetscape or the conservation area generally. Where the addition is not visible from the street, waterfront and public places, its form becomes less important and there is a greater flexibility in design; for example, a contemporary design may be appropriate for an addition at the rear of an existing house.

When new buildings are to be introduced within Watsons Bay, it is important that they respect its character. Generally, where an area has character that is valued, new buildings are required to conform with infill criteria. Good infill is building new structures that enhance and complement the existing urban character.

Contemporary design provides the basis for the continuing enrichment of the historic interpretation of Watsons Bay HCA by adding to our understanding of contemporary life as expressed in the built environment. Issues of contemporary design are relevant to new development of a minor and major nature in both the public and private domains.

Council does not advocate replication of previous architectural styles in cases of infill development. Where infill development is proposed, a contemporary design approach which respects the context is encouraged.

A thorough understanding of the physical and historical aspects of the site and its context will act as a guide to the appropriateness of the design approaches. Designers will be required to demonstrate that the application of contemporary design techniques, materials or idioms provides an appropriate response to relevant aspects of the physical and historical context. In some instances, a conservation management plan may be required as the preliminary step in the contemporary design process.

The use of contemporary design approaches particularly for infill development, work to an intrusive building, work in the public domain and work to buildings or building elements of high heritage significance, must be able to achieve a cohesive relationship between new and existing urban fabric.

The following controls for new buildings (ie infill development) are based on the standard infill criteria that apply in conservation areas throughout New South Wales. Reference should be made to the publication titled *Infill — Guidelines for the Design of Infill Buildings* published by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter).

##### Objectives

- 01 To ensure that new buildings and additions respect the character of, and minimise visual impact upon, the area and its individual precincts and streetscapes through appropriate design and siting.

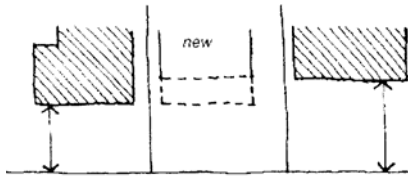


Figure 4.24(a) Setback to conform with setback of any adjoining significant item (shaded).

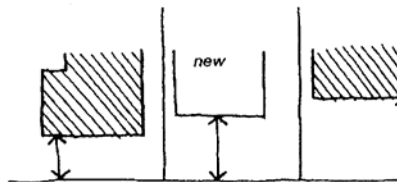


Figure 4.24(b) Setback to be a transition between pairs of adjoining significant items or non-significant buildings (shaded).

- 02 To ensure that new buildings and additions are designed and located in such a way that they retain and enhance the heritage values of the Watsons Bay HCA as identified in Clause 2.4 of this plan.
- 03 To ensure that new buildings and additions respect the scale, character and setting of any significant items in their vicinity.

#### Controls

- C1 New buildings and additions are to be designed to respect the character, scale, form, massing, materials, details, orientation and setbacks of adjacent and surrounding significant items.

#### 4.6.3.1 New buildings and alterations & additions to non-contributory buildings

##### Building siting and alignment

##### Explanation

The siting and alignment of buildings are important characteristics of the streetscapes of Watsons Bay. Within the majority of streetscapes, there is an overall consistent pattern of development with similar setbacks from the street front boundary and side boundaries.

##### Objectives

- 01 To ensure that new buildings and additions conform to the predominant setbacks from front and side boundaries within the vicinity of the site.
- 02 To ensure that new buildings and additions are a sympathetic addition to the streetscape in terms of alignments, setbacks and orientation.
- 03 To ensure that the siting and floor levels of new buildings is similar to the levels and siting of significant items within the streetscape.
- 04 To ensure that the location of new buildings and additions allows for the sharing of views and preserves privacy and reasonable sunlight access for neighbouring properties.
- 05 To encourage retention or creation of useable open space at the rear of sites.
- 06 To ensure that new buildings and additions relate to the existing topography with minimal cut and fill.

#### Controls

- C1 New buildings and additions are to conform with the existing pattern of development within the streetscape in terms of setbacks from boundaries and footprint size.
- C2 New single-storey buildings, other than non-residential structures such as garages etc, are to be set back 1.2m minimum from side boundaries. Two-

storey buildings or parts of new buildings are to be set back 1.5m minimum from side boundaries.

- C3 The proportion of site coverage is to be no greater than that of adjoining properties and surrounding area.
- C4 New buildings are to adopt the established orientation patterns. Where adjoining buildings are orientated to face a view rather than the street, new development is to adopt this orientation.
- C5 Where there is a uniform building setback, new buildings are to be aligned to the existing setback pattern. New buildings are not to be built forward of adjacent buildings.
- C6 Where there is no uniform or predominant setback pattern, new buildings and additions are to be set back at the same distance from the street as any significant item on an adjoining property.
- C7 Where there is no uniform or predominant setback pattern and either both or neither one of the adjacent buildings is a significant item, the new building is to achieve a transitional front setback between the two properties on either side.
- C8 New buildings and additions are to be set back a minimum of 3m from the base of existing significant trees and vegetation in order to minimise root damage.
- C9 Council may consider a variation to setback controls where the site is less than 10m wide, comprises an irregular shaped allotment, contains a service easement or shares a party wall with an adjoining property.
- C10 Ground floor levels of new buildings are to be similar to those of existing buildings within the streetscape.

#### Building height

#### Explanation

The general consistency of building heights throughout Watsons Bay HCA is an important unifying element and contributor to the character of the area and individual precincts.

While individual building heights in Watsons Bay vary, there is a predominance of single-storey dwellings/cottages with a smaller number of two-storey terraces and new buildings. It is important that new buildings and additions are designed to respect the scale of significant items, particularly those adjacent, in order to retain the character of the precinct in which it is located and the area generally.

#### Objectives

- O1 To ensure that new buildings and additions are not visually dominant within the streetscape.
- O2 To maintain visual consistency where existing in streetscapes.

- 
- 03 To ensure that new buildings and additions do not visually dominate significant buildings.
  - 04 To minimise the impact of new buildings and additions on views from existing development on neighbouring lands and from public places.

#### Controls

- C1 New buildings and additions are not to exceed the predominant height of significant items in the street. Additionally, the height of a proposed new building may be limited to the height of an adjoining significant building (both along the ridgeline of the roof and the height to the eaves).
- C2 The design of new development must conform to the predominant floor and ceiling heights in adjacent significant buildings.
- C3 Habitable rooms are to have a minimum floor-to-ceiling height of 2.7m. A lower height may be acceptable or preferred where:
  - development is within a roof space (other than for mansard roof forms) and the environmental quality of internal living spaces is not adversely impacted;
  - it can be demonstrated that a reduced floor to ceiling height will provide measurable benefits for neighbouring amenity and the environmental quality of internal living spaces is not adversely impacted.

#### Building form

##### Explanation

Form is the three-dimensional volume or massing of a building. The form or 'massing' of buildings in the Watsons Bay HCA is relatively consistent. Most buildings have a hipped or gabled roof of 30° pitch (slope) or greater. The buildings are characterised by simple, rather than complex, forms. It is important that new buildings are designed to respect these traditional forms in order to retain the character of the area.

##### Objective

- 01 To retain the identified village character of the area.
- 02 To maintain visual consistency of building forms to ensure that new buildings do not dominate.
- 03 To retain the character of the roovescape of Watsons Bay, particularly when viewed from the harbour.

#### Controls

- C1 New buildings and additions are to respect the predominant form and massing of existing development within the streetscape, in particular, adjacent or nearby significant items.

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- C2 The designs of new buildings and additions are to respect the simple rectangular footprints and traditional pitched roof forms of existing dwellings in the area.
  - C3 Roof forms are to be designed to present a traditional appearance (ie sloping with hipped, gabled or skillion form), when viewed from the harbour.

#### Building character

##### Explanation

Watsons Bay retains a significant built form that has the character of a low-scaled nineteenth and twentieth-century village. A variety of building forms and styles exist throughout the area. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style and character. The area retains an historic character.

##### Objectives

- O1 To ensure that the character of new buildings and additions enhances the streetscape and is in harmony with adjacent significant items and minimises the visual impact upon the immediate area and the streetscape.
- O2 To ensure that the designs of new buildings and additions respond to the character and style of adjacent and surrounding significant items.
- O3 To promote sympathetic contemporary design that responds to the historic character of the area.

##### Control

- C1 The character of new buildings and additions is to be consistent with the character of nearby and surrounding significant items and the character of the streetscape in which they are located.

#### Building materials and details

##### Explanation

Original materials, details and decorative elements are of heritage significance and contribute greatly to the style and character of individual buildings and also to the overall character and significance of the Watsons Bay HCA. Modern materials and details may be appropriate if their proportions are similar to those of original elements, and colour and tonal contrast can be used as unifying elements to ensure an appropriate response to the historic context.

##### Objective

- O1 To ensure that new development responds to the character of existing development and the significance of the area.

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Controls

- C1 The materials and details used in new buildings are to reflect, but not copy, the characteristic materials, colours, finishes, textures and details of existing surrounding buildings and be appropriate for the building type and style.
- C2 Solid to void ratios of new buildings should be similar to those of significant items in the vicinity.
- C3 Excessive areas of glazing will not be permitted.
- C4 Building materials are to be referenced from the predominant materials evident in the streetscape, but detailed in a contemporary manner. Materials and details of existing development are not to be replicated but rather re-interpreted.
- C5 Colour schemes are to complement the architectural style of the building and respect the character of the streetscape.
- C6 Verandahs and balconies of new buildings are to be of a sympathetic, contemporary design. Tinted or reflective glass balustrades are not permitted.
- C7 Skylights and dormers in new buildings are to comply with the controls in Sub-clause 4.6.1.



## 4.7 Landscaping and private open space

### Explanation

Private open space contributes to the amenity of individual dwellings. The Watsons Bay HCA is characterised by smaller allotments with landscaped areas to both front and rear of existing buildings. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce views, provide screening and define streetscape character. Existing trees and vegetation may support significant indigenous wildlife populations and habitat. Areas of landscaping can also play an important role in stormwater management.

### Objectives

- 01 To promote landscaping that contributes to the character of the conservation area.
- 02 To ensure that adequate provision is made for accessible and usable private open space.
- 03 To retain significant existing mature trees, vegetation and other landscape features.
- 04 To enhance the appearance, amenity and energy efficiency of housing through integrated landscape design.
- 05 To ensure that the design and use of private open space areas do not have an adverse impact on the amenity of the occupiers of adjoining properties.
- 06 To ensure that trees and other vegetation do not have an adverse impact on the fabric of buildings and works.
- 07 To provide landscaping that assists with stormwater management.

### Controls

#### 4.7.1 Private open space

- C1 Each dwelling located at ground level, including any dwelling house, is to be provided with private open space comprising a minimum area of 35m<sup>2</sup> with minimum dimensions of 3m. The principal area is to have a minimum area of 15m<sup>2</sup> and minimum dimensions of 4m.
- C2 Part of the private open space is to be capable of serving as an extension of the dwelling for relaxation, recreation and entertaining and must be directly accessible from the main living areas. Stairways and ramps may be used to provide access to these areas on sloping sites.
- C3 The raising of open space areas to provide level access from a building is not permissible if this would impact on the amenity of adjoining properties or the significance of the property generally.

- C4 Where paving is provided, the materials and colours are to complement the development and the streetscape.
- C5 Landscaping is to consist of vegetation types and landscaping styles that blend the development into the streetscape and which will not block identified views and vistas.

#### 4.7.2 Soft landscaping and stormwater infiltration

- C1 The area of soft landscaping is to be at least 75% of the required private open space. At least 40% of the soft landscaped area is to be a deep soil landscape area.
- C2 Soft landscaping is to be designed and is to be at existing ground levels.
- C3 For dwelling houses, at least one-third of the unbuilt upon area is to be located at ground level and comprise soft and porous landscaping such as lawns, gardens and tree planting (or be left in its natural condition if the area consists of a rock outcrop or is covered by bushland vegetation).

#### 4.7.3 Trees and vegetation

- C1 Existing significant trees and vegetation are to be retained and incorporated into proposed landscape treatment.
- C2 Where plantings are to be removed due to ill health they are to be replaced with a species that has an appropriate character, mature height limit and spread. Where the removed tree is a cultural planting, it should be replaced with the same species, subject to site constraints. Alternatively, it would be appropriate to use cultural plantings associated with the principal period of the area's development.
- C3 Planting is to be selected to ensure that the mature height and canopy spread would not be excessive for the limited space available, and not obstruct major views to the harbour from private properties and public viewing points further up the slope.
- C4 Trees and other vegetation are to be of a size and species that will not have an adverse impact on the fabric of buildings and works and have minimal adverse impact on the amenity of the occupiers of adjoining properties.
- C5 Plantings in the vicinity of significant buildings are to be of a solid, bold, sculptural form with rich green canopy and generally taller than 10m in mature height. While they should help frame and provide an appropriate backdrop to the significant buildings, new plantings are to be planted a minimum of 7.5m away from the nearest significant building so as not to affect their foundations, roofs or views to their spires.
- C6 Pines such as Norfolk Island, Cook Island, Hoop and Bunya, and other large-scale trees, are not permitted as they become too large for private open space, potentially damaging buildings and overshadowing neighbouring properties.

Note: Palms are not appropriate as they contribute little to the greening and amenity of the area. Where palms are used, they are not to exceed 25% of the number of trees within the planted area of an allotment. Preferred palms are Howea (Kentia), Bangalow and Cabbage Tree palms. Small-scale trees such as Frangipani, Crepe Myrtle, Chinese Tallowood, New Zealand Christmas Tree, flowering fruit trees and ornamental pears, Blueberry Ash and Lillypilly, are appropriate in private open space. The use of native species with ornamental plants is acceptable where these tolerate similar growing conditions (watering, fertilising and pruning), but generally they should be kept as specimen plants or grouped together with other native plants. Generally, planting should be 'tiered', with taller shrubs along boundary fences, lower shrubs in front of them, and groundcovers meeting a lawn (if one is provided).

#### 4.7.4 Swimming pools

- C1 Swimming pools are not permitted in front gardens between the house and the street.
- C2 Swimming pools in the rear of properties are not to have an adverse impact on the amenity of adjoining properties.
- C3 Swimming pools may be permitted in front gardens along waterfronts, but are not to be constructed on rock shelves.
- C4 Swimming pools in the rear of properties are not permitted if the construction of the pool would result in the removal of identified significant trees and vegetation.
- C5 A swimming pool is only permitted in front gardens along the waterfront where the coping will be flush with or no higher than 300mm above the existing ground level. No portion of the pool's casing is to be visible from the water.



Figure 4.25 Example of composite sandstone block/timber paling fence.

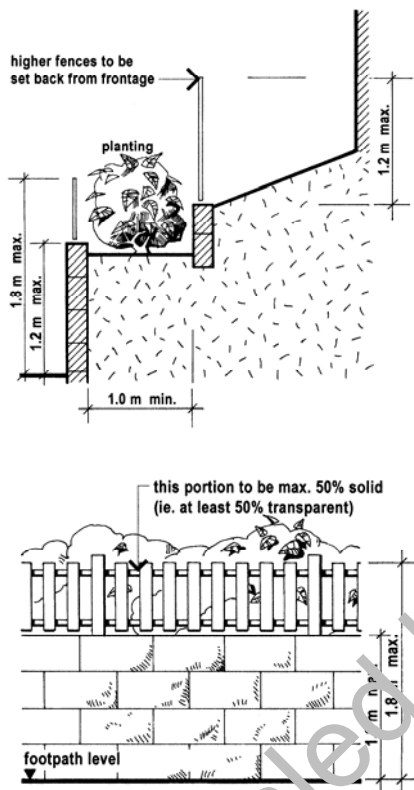


Figure 4.26 Maximum fence and wall height.

## 4.8 Fences and walls

### Explanation

Fences and walls play a major role in forming the character of a house and in its contribution to the streetscape. Carefully-designed fences and walls help to integrate developments into the streetscape. Each architectural period or building type had an associated style of fence so the materials and design of front fencing varied. Victorian and Federation period houses generally had a timber picket fence or wire on timber rails. Sometimes, these also had a low brick or sandstone base.

### Objectives

- 01 To retain original fences and gates.
- 02 To reinstate fences and gates on street frontages and side streets in a style appropriate to existing buildings.
- 03 To maintain traditional heights of fences and their elements.
- 04 To encourage fences and gates on infill structures that reinterpret, in a contemporary manner, the details of traditional fences.
- 05 To ensure fences and walls contribute positively to the streetscape and adjacent buildings while improving amenity for residents.
- 06 To ensure boundary fences between allotments provide visual privacy without affecting the amenity of those allotments in terms of views, sunlight and air movement.
- 07 To ensure materials used in fences and walls are of a high quality and in keeping with the character of the existing dwelling and the streetscape.
- 08 To ensure fences and walls are sympathetic to topography.
- 09 To ensure front fences to corner sites maintain adequate visibility for vehicles and pedestrians.

### Controls

#### Front fences and walls

- C1 There is to be no alteration to original or early fences and gates, except for maintenance, reconstruction or the reinstatement of missing elements.
- C2 Unsympathetic fences, walls and gates are to be removed and appropriate models and heights constructed that complement the architectural character of the associated building, when the opportunity arises.
- C3 Fence styles and heights are to be based on the architectural style of the building and appropriate traditional heights.

- 
- C4 Fences and gates on infill sites are to be of a contemporary design and use details and materials that conform with the building's context.
- C5 The design and materials of front fences and walls is to be compatible with appropriately-designed fences in the streetscape and the heritage context of the area.
- C6 For sloping sites, the height of fences and walls may be averaged and fences and walls may be regularly stepped.
- C7 Front fences and walls are to be no higher than 1.2m above footpath level unless a taller fence is permitted by the controls for the specific precinct. Corner sites must maintain an open form front fence to maintain visibility for traffic and pedestrians.
- C8 On sites where the ground level is above the footpath level, a taller fence up to 1.8m max (above footpath level) may be permitted if the upper portion of the fence above 1.2m is not more than 50% solid (see Figure 4.26).
- C9 Gates are to be designed so as not to encroach over the street alignment when opening or closing.

**Side and rear fences and walls**

- C1 Side and rear boundary fences are to be no higher than 1.8m on level sites, or 1.8m as measured from the low side where there is a difference in level either side of the boundary.
- C2 Where there is difference in ground level in excess of 1.2m either side of the boundary, the height of fences and walls between allotments may be up to 1.5m above the ground level on the high side.

## 4.9 Carparking and access

### Explanation

Garages, carports and on-site parking areas for vehicles were not elements incorporated into earlier forms of housing. Garages only emerged as a building type with the advent of the motor car just prior to World War I. Over time, two-car families and the desire for vehicle security have created pressure for large garages and car spaces within sites. These can have an adverse impact on the streetscape. Often, they also result in a reduction of soft landscaping and usable open space within properties, a reduction in trees and increased removal of sandstone kerbing for driveway crossovers.

The design of parking and driveway areas should also acknowledge the need to limit the amount of impervious surfaces over a site and the amount of site excavation to reduce heat storage and stormwater runoff.

### Objectives

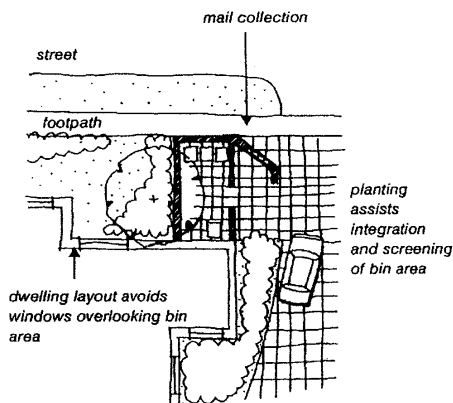
- 01 To ensure that the design of garages and carports is sympathetic in their massing form and scale to the relevant aspects of the historic context and setting of existing buildings and the streetscape.
- 02 To ensure that on-site carparking and driveways do not dominate or detract from the appearance of existing buildings, new development and the local streetscape.
- 03 To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.
- 04 To provide a balance between vehicle parking within sites, soft landscaping and usable open space.
- 05 To conserve original elements and structures on street frontages and property boundaries.
- 06 To retain original sandstone kerbing.
- 07 To improve streetscape character where unsympathetic earlier development has eroded urban spaces.
- 08 To minimise vehicle and pedestrian conflicts.
- 09 To minimise problems with traffic movement and circulation.
- 010 To limit adverse stormwater runoff and temperature impacts of impervious surfaces.

### Controls

- C1 The provision of on-site parking structures, parking areas, driveway access and servicing areas (such as loading facilities) is not a general requirement of Council and may not be permitted in any of the following circumstances:

- 
- if new garages or carports or parking areas would adversely affect the appearance of existing heritage or contributory items or the character of the existing building or streetscape;
  - if the parking of a vehicle will have a detrimental impact on the amenity of adjoining properties;
  - if vehicle entries and exits have a detrimental impact on pedestrian or traffic movements;
  - if inadequate sight distances will result in unsafe vehicle movement to or from the site; or
  - if there will be an adverse impact on the effective use of on-street public parking spaces or public parking management.
- C2 The height and bulk of new garages and carports, whether attached or freestanding, is to be subservient to the existing building on the site and to adjacent buildings.
- C3 All carparking is to be provided behind the front wall of the dwelling, preferably at the rear of the property. Exceptions may be considered only where the streetscape is characterised otherwise (in particular, in Precinct H and J).
- C4 No additional vehicle crossovers are permitted on street frontages where these would result in the removal of original sandstone kerbing.
- C5 In streetfront situations where a single crossover exists, it is not to be expanded to facilitate double/multiple garages.
- C6 In streetfront situations where a crossover exists, new garage and carport structures are to be of a design and constructed of materials that respond to the relevant aspects of the historic context, including existing buildings and the streetscape. A sympathetic contemporary design is preferred to historic imitation.
- C7 Open carport structures are preferred to garages. Where garages are proposed, they are to be designed to complement the building but also to respect significant items in the vicinity.
- C8 Suitable garage doors (in order of preference) are bi-fold, panelled doors, panel-lift doors or roller shutter doors. Roller doors are not permitted without a masonry surround structure.
- C9 Loft structures over garages will only be permitted in the few areas which are already characterised by these structures and where:
- the form, bulk and scale of the structure will not overwhelm the existing building on the site and on adjoining properties;
  - they will not adversely affect the existing streetscape patterns and character; and
  - they can be included within a roof space of a pitch that reflects surrounding existing development.





**Figure 4.27** Mail and garbage areas should be integrated with the building and landscaped areas.

- C10** Accessways and driveways are to be designed to enable vehicles to enter designated off-street parking spaces in a single turning movement and to leave the space in no more than two turning movements.
- C11** The grade of driveways is to satisfy the minimum requirements of AS 2890.1 1993 - Parking Facilities Part 1 Off-Street Car Parking.
- C12** Driveways, parking areas or parking structures are not permitted where their location would adversely affect the existing or long-term health of significant trees and vegetation.
- C13** Extensive areas of excavation to facilitate carparking/access are not permitted.

#### **Maximum number of on-site car spaces**

- C14** All new development is to comply with the carparking and access requirements contained within the Woolahra Parking DCP, where this can be achieved within the precinct criteria in Part 3 and provisions of clause 4.9 of this plan.

Applications that seek to vary the number of parking spaces must address all parking related controls in this plan and the relevant matters listed in clause 2.2.1 of the Woolahra Parking DCP.

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#### 4.10 Site facilities and aerial devices

##### Explanation

The roovescape of Watsons Bay is an integral component of its overall significance. The introduction of unsympathetic and uncharacteristic elements such as telecommunication facilities, satellite dishes, solar heating devices and aerials can have a detrimental impact on the aesthetic significance of individual buildings and on the conservation area generally. The fixing of these structures on roofs and chimneys can also contribute to physical damage and possible loss of original fabric and detail. The location and design of site facilities such as mail boxes, garbage storage areas, external storage facilities, clothes drying areas and laundry facilities can impact upon the appearance and overall character of the area and should therefore be carefully considered.

##### Objectives

- 01 To retain the character of the significant roovescape of the Watsons Bay Conservation Area, particularly when viewed from elevated locations.
- 02 To ensure that site facilities are unobtrusive and do not adversely affect original fabric and details of roofs and chimneys.
- 03 To ensure that site facilities are unobtrusive and their design and location do not adversely affect the character of individual buildings and the streetscapes.

##### Controls

- C1 Telecommunication facilities must comply with the requirements of the Council's Telecommunications DCP.
- C2 Satellite dishes, solar heating devices, aerials and similar devices are not to be located on any part of a roof that is visible from the street, the public domain or elevated locations within the area.
- C3 Depending on their design, size and visual impact, satellite dishes, solar heating devices, aerials and similar devices may be positioned at the rear of buildings, subject to townscape considerations.
- C4 Television aerials are to be located within the roof area where practicable. If this option is not suitable for reasons such as lack of space, storage or habitation, the aerial to be located on a secondary rear roof rather than attached to the main chimney.
- C5 The design and location of site facilities such as mail boxes, garbage storage areas and laundry facilities are to be integrated physically and visually with other built elements such as fences, walls, buildings and carparking facilities and to reflect the character of the streetscape.

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Note: Information relating to specific requirements for garbage and recycling is contained in Annexure 10 of Council's DA Guide. This note does not form part of the approved DCP, but is provided for guidance.

- C6 Fencing, landscaping and roof treatments are to be used to screen garbage and recycling areas.
- C7 Clothes-drying facilities are to be located in a secure, open (preferably sunny and breezy) place away from public spaces and screened from public view.
- C8 Garbage enclosures greater than 1.2m high and laundry enclosures will not be permitted to be located forward of the front building line or be visible from the public domain.

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#### 4.11 Stormwater management

##### Explanation

The reduction of permeable ground and damage to drains causes flooding. Stormwater management is required to protect people and property when flooding occurs. It is also required to ensure that stormwater does not adversely impact on the quality of natural waterways and sensitive marine environments. Council requires a geological and hydrogeological report if excavation exceeds 1.5m in depth.

##### Objectives

- 01 To ensure that stormwater run-off does not affect the water quality of the harbour.
- 02 To ensure that stormwater run-off does not adversely affect sensitive marine environments.
- 03 To eliminate discharge impacts on adjoining properties.
- 04 To maximise the uses of stormwater management areas for recreation and amenity.
- 05 To augment, where possible, the existing capacity of the stormwater system.
- 06 To reduce the pressure of new development on the domestic water supply and storm drainage infrastructure.

##### Controls

- C1 New stormwater drainage systems is to fit in with the hydrology of the natural system, where possible, and not adversely affect existing downstream systems.
- C2 On-site stormwater retention in storage tanks with controlled flow to the street drainage works is to be provided, where required.
- C3 Non-porous surfaces are to be minimised to reduce stormwater runoff.
- C4 New development is not to result in a rise in the ground water level.
- C5 On larger-sized allotments, where sufficient space is available, stormwater detention basins are desirable and are to be integrated with open space areas.
- C6 Stormwater control systems are to be located to retain existing trees.
- C7 New dwellings are to be designed to maximise opportunities to incorporate the following measures to minimise water consumption:
  - rain tanks with direct plumbing to dwellings;
  - dual flushing toilet systems;
  - location and grouping of plants to reduce water use; and
  - irrigation systems to minimise water waste and ensure the system responds to the varying water needs of different sections of the garden.

## 4.12 Design for energy efficiency

### Explanation

Energy efficiency provisions aim to promote ecologically sustainable development by minimising greenhouse gases and the consumption of non-renewable resources and can lead to significant household cost savings.

### Objectives

- O1 To minimise fuel use and greenhouse gas emissions through energy efficiency in the design, construction and use of housing.
- O2 To maximise the benefits of passive solar design.

### Controls

- C1 Applications for new development are to demonstrate compliance with energy efficient design criteria by including an energy efficient compliance certificate from an accredited certifier demonstrating the proposal's compliance with a minimum NatHERS rating of 3.5 stars.
- C2 Building materials, insulation, appliances and fuel sources are to be selected to minimise energy requirements and greenhouse gas emissions.
- C3 Dwellings are to achieve an added thermal resistance (R value) for insulation to the following standards (except where the construction materials to be used embody an equivalent total R value to the standard):
  - R1.5 for roofs and ceilings; and
  - R0.0 for walls.
- C4 Opportunities are to be maximised for the inclusion of:
  - solar hot water systems;
  - insulation of hot water pipes, placing hot water tanks and heaters close to rooms where the most hot water will be used and grouping hot water rooms together;
  - cooking tops located away from windows, fridges and freezers;
  - task lighting, where lights focus on particular areas of the room where light is required rather than lighting the whole room;
  - energy efficient globes; and
  - light internal colour schemes and maximised opportunities for natural lighting.
- C5 Living areas are to be orientated towards the north for maximum solar access.
- C6 Buildings are to be sited and designed to maximise midwinter solar access to north-facing windows of habitable rooms and principal areas of open space, having regard to slope, views, existing vegetation and overshadowing.

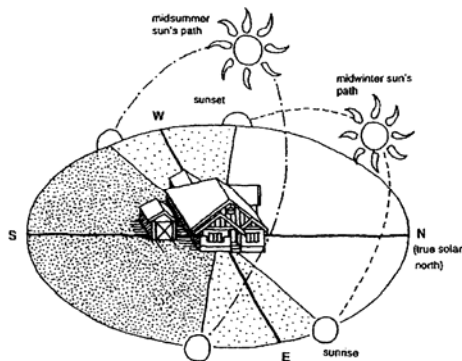


Figure 4.28 Sun control considerations.

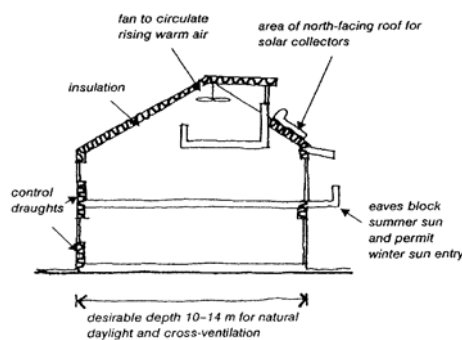


Figure 4.29 Considerations for energy efficient housing.

- C7 Dwellings are to include at least one north-facing room capable of use as a habitable room.
- C8 Windows to north-facing habitable rooms are to receive at least three hours of sun between 9am and 3pm on 21 June over a portion of their surface.
- C9 North-facing windows to habitable rooms of neighbouring dwellings are not to have sunlight reduced to less than three hours between 9am and 3pm on 21 June.
- C10 Heavyweight materials with a thermal mass such as concrete slab floors, cavity brick, stone walls, mud brick and rammed earth (which absorb heat during the day and release it at night) are to be located inside the insulated fabric of dwellings in north-facing rooms.
- C11 Glazing to the southern areas of a building is to be minimised to maximise solar penetration and also to the east and west areas of a building where the sun will be at its lowest angle and where it is difficult to prevent heat intake during warmer months.
- C12 Landscaping (using appropriate species that reflect the character of the area) is encouraged to screen prevailing winds, deflect cooling summer breezes into dwellings, provide cooling air through leaf transpiration, reduce glare and modify temperatures.
- C13 The size and location of windows is to facilitate cross-ventilation. Windows are to be suitably shaded to restrict summer sun while permitting winter sun. North-facing roof overhangs or appropriately designed shading devices to be at least 0.45 times the height measured from the bottom of the glass to be shaded.
- C14 Insulation and weather sealing (such as bulk and reflective foil laminate insulation on the roof and in walls) are required to influence heat loss/gain.
- C15 New buildings are to have an area of roof with appropriate orientation and pitch suitable for the installation of solar collectors and photovoltaic cells that are screened from view from public areas.
- C16 Air movement within a dwelling is to be designed to provide acceptable thermal conditions.
- C17 External clothes drying areas with access to sunlight and breezes are to be available to all new dwellings.
- C18 Domestic solid fuel heaters are to comply with the relevant Australian Standards for the control of burning. Applications including specifications for a domestic solid fuel heater are to be accompanied by:
- a detailed floor plan, site plan and elevations showing all structures and features (including windows) within a 15m radius of the chimney or flue; and
  - a copy of the certificate of compliance for the solid fuel heater demonstrating compliance with the relevant Regulation for Domestic Solid Fuel Heaters.

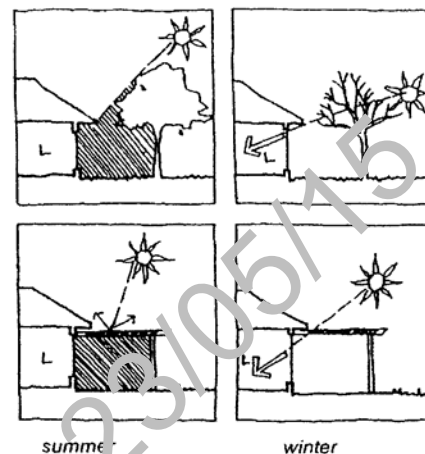


Figure 4.30 Protection of north-facing walls and windows.

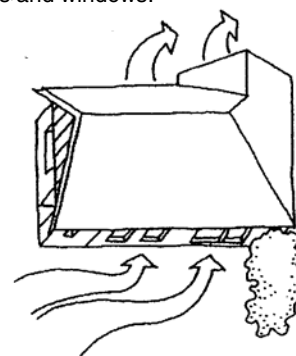


Figure 4.31 Consideration of cross ventilation.

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- C19 Steel (or equivalent) chimneys or flues are to be insulated to maintain gas velocity and temperature. Chimneys or flues will be vertically positioned to allow for efficient gas flow and to avoid trapping condensation. They are to be located higher than 1m above the height of any structure and/or feature within a 15m horizontal radius of the chimney. In some areas, for topographical reasons, a height of up to 5m above any structure within a horizontal radius of 30m will be required.
  - C20 Where a rain excluder is used, a concentric shroud will be required to distribute exhaust gases. Conical cover plates are not permitted.
  - C21 Existing buildings are to be retained where possible to minimise the use of building materials. Where existing structures are demolished, building materials that contribute to the significance and character of Watsons Bay are to be recycled, where possible.
  - C22 Relevant Australian Standards for sealing, thermal resistance and insulation apply.



### 4.13 Acoustic and visual privacy

#### Explanation

Privacy is a major determinant of the ability of residents and neighbours to enjoy their homes. The acoustic and visual privacy needs of residents are to influence all aspects of design, including the location of new building works, building scale, the placement of windows, the location of main living rooms in a building and the type of materials and construction techniques.

#### Objectives

- O3 To ensure an adequate degree of acoustic and visual privacy in building design.
- O4 To minimise the impact of new development on the acoustic and visual privacy of existing development on neighbouring lands.

#### Controls

- C1 Shared walls and floors between dwellings are to be constructed in accordance with the sound transmission and insulation requirements of the Building Code of Australia.
- C2 Bedrooms of one dwelling are not to share walls with living rooms or garages of adjacent dwellings.
- C3 Bedroom windows are to be located at least 3m from streets, shared driveways and parking areas of other dwellings.
- C4 Bedroom areas are to be separated, by way of barriers or distance, from on-site noise sources such as active recreation areas, carparks, vehicle accessways and service equipment areas.
- C5 New dwellings located close to high noise sources, such as busy roads, commercial or retail precincts, are to be designed to locate habitable rooms and private open space away from noise sources.
- C6 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high noise sources.
- C7 Electrical, mechanical, hydraulic and plant equipment are to be suitably housed so as to not create an 'offensive noise', as defined in the Noise Control Act 1975.
- C8 In sensitive locations, such as where commercial, retail or other non-residential buildings adjoin or are adjacent to residential properties, or on busy roads, an acoustic report prepared by a suitably qualified and experienced professional may be required as part of the site and context analysis process.

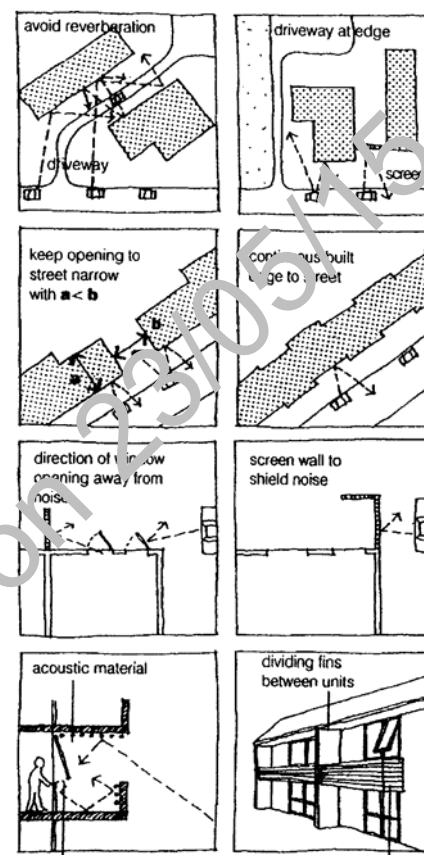


Figure 4.32 Potential design options to maximise acoustic privacy.

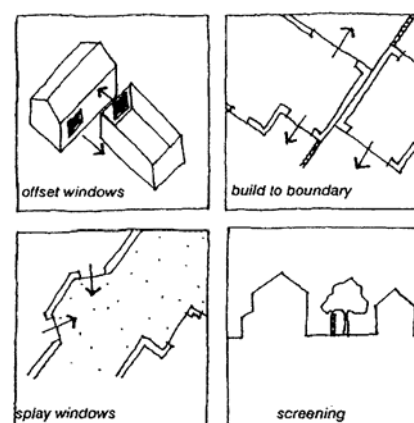


Figure 4.33 Potential options to maximise visual privacy.

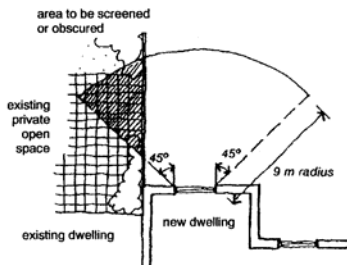
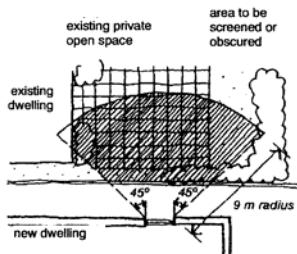


Figure 4.34 Screening views to adjacent open space.

- C9 Windows in bathrooms, toilets, laundries and storage rooms are to have translucent glazing if they have a direct view to and from rooms and private open space on adjoining and adjacent properties.
- C10 Direct overlooking of the main living areas and private open space areas of adjoining and adjacent properties is to be minimised by the sensitive location of windows, balconies, screening devices and landscaping and the use of opaque glazing.
- C11 Rear balconies are to be designed to provide privacy for the building's occupants and for the occupants of adjoining and adjacent properties. This may require the use of privacy screens to be designed with regard to the architectural style of the building and relevant aspects of the historic context.
- C12 The use of any premises is not to result in:
- transmission of vibration to any other premises;
  - an offensive noise as defined in the Noise Control Act 1975;
  - a sound level at the boundary of any adjoining premises or occupancy greater than 0dB above the L90 background level in any octave band from 31.5Hz to 8kHz centre frequencies inclusive (this does not apply when the L90 background levels in frequencies below 63Hz are equal to or below the threshold of hearing as specified by the equal loudness contours for octave bands of noise); or
  - a sound level at any point on the boundary of the site greater than the levels specified in the relevant Australian Standard.
- C13 Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m 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; or
  - have sill heights of 1.7m above floor level; or
  - have fixed obscure glazing in any part of the window below 1.7m above floor level.
- C14 Windows and balconies of an upper-level dwelling are to be designed to prevent overlooking of the private open space of a lower level dwelling directly below and within the same development.

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#### 4.14 Access and mobility

##### Explanation

Access and mobility provisions aim to promote the social welfare of the community through the provision of accessible and adaptable housing as well as improved access for the aged and disabled to new developments and public areas. The *Disability Discrimination Act (DDA) 1992* makes it unlawful to discriminate against people with disabilities in all areas of public life, including access to, and the use of, buildings and places.

The provisions contained in the Access Development Control Plan (DCP) provide guidance to developers on the access requirements for development within the Municipality of Woollahra. The access DCP requires certain access provisions to be provided for certain types of development as outlined in Table 1 of the document. The Access DCP also encourages adaptable and accessible housing as well as building modifications to provide visitation by disabled persons.

##### Objectives

- 01 To encourage new buildings and associated spaces to be accessible and useable by all people in the community, including people with disabilities.
- 02 To create appropriate levels of access when alterations and additions are proposed to existing buildings, including existing commercial buildings.
- 03 To promote sustainable development by extending the use of new and existing buildings through the provision of accessible and adaptable housing requirements and by increasing the number of accessible and adaptable houses in the HCA.

##### Control

- C1 Compliance with the requirements of the Access DCP.

Repealed by WDCP2015 on 23/05/15

**Part 5**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

## Part 5 Public domain principles

### 5.1 Explanation

The public domain describes the areas of land, which are owned and/or managed by Council or other relevant public authorities. The domain includes roadways, gutters, kerbs, footpaths, retaining walls, landscaped verges and reserves, public views and vistas, natural landforms and other elements located beyond private property boundaries.

The public domain plays a significant role in determining the overall character of the Watsons Bay HCA. It is therefore important that a consistent approach is taken to managing public domain elements. In addition to the following principles the general development objectives and controls in Part 4 of this plan also apply within the public domain.

### 5.2 Objectives

- 01 To ensure that existing elements of the public domain, which give Watsons Bay its distinctive character, are conserved.
- 02 To ensure that new elements are appropriately designed and managed to retain and enhance the character of the area and its precincts.
- 03 To ensure that new elements within the public domain are discreet and unobtrusive in terms of colours, materials and location.

### 5.3 Principles

#### 5.3.1 Parks

- C1 The formal layout of the parks should be retained, in terms of placement of built elements, path location and cultural plantings, to reflect their key development period.
- C2 Significant views and vistas should be retained between The Gap and the beach via Robertson Park, through the careful location of plantings and structures.
- C3 New plantings and structures should be located in such a way and be of a size that will retain and enhance public views and vistas between The Gap and the beach.
- C4 Structures such as toilet blocks, playgrounds, shade structures and shelters should be located to protect and enhance public views and vistas and designed, in terms of their character, scale, massing, form, colour and materials, to enhance the character of the area.



Figure 5.1 Robertson Park.





Figure 5.2 Camp Cove Beach.



Figure 5.3 North end of Marine Parade.



Figure 5.4 Cultural plantings, Cliff Street.



Figure 5.5 Sandstone retaining wall along Salisbury Street.

- C5** Opportunities for recreational use of parks should be enhanced.

### 5.3.2 Beaches

- C1** The natural qualities of the beaches should be retained and rock platforms protected.
- C2** Direct public access should be retained to the beaches.
- C3** Views to the beaches from the water should not be obscured by a proliferation of structures such as wharves, jetties, boat ramps, clubhouses, landings and the like. The cumulative effects of such structures should also be assessed when new structures are being considered.

### 5.3.3 Waterfront

- C1** Public promenades should be retained along the waterfront and from Marine Parade to The Gap through Robertson Park.
- C2** Views from the public domain to the waterfront or the harbour should not be obscured by structures such as kiosks, public facilities such as telephone booths, wharves, jetties, and the like. The cumulative effects of such structures should also be assessed.
- C3** Continuity of public access to the waterfront and along the promenade must be retained and, where possible be enhanced..

### 5.3.4 Landscape Elements

- C1** Significant landscape elements such as cultural plantings (street trees and park vegetation), sandstone retaining walls, and steps should be retained and conserved in situ using appropriate conservation methods.
- C2** Street trees should:
- be incorporated with other urban elements to complement the built form but should not obscure significant views and vistas;
  - only be planted along streets with verges that traditionally provided for such plantings;
  - be consistent with the period planting of the area; and
  - not have root systems that are invasive to drains, underground pipes and building foundations or cause upheaval of pavements, kerbs and gutters.
- C3** New retaining walls should be of similar design to traditional retaining walls in the area in terms of their character, height and materials. Appropriate materials may include sandstone and face brick.
- C4** The scale and proportion of new steps should be consistent with the existing built form in the immediate vicinity and should comply with relevant Australian Standards.

- C5** Materials for new steps should be concrete or sandstone, depending on their function and the significance of their location.
- C6** New steps and ramps should be designed and located to enhance amenity and opportunities for vistas.

#### **5.3.5 Signs and advertising**

- C1** The style and colours of signs should complement the historic character of the area but not mimic historic signage.
- C2** Signs should be discreet, of slender appearance and of a contemporary design.
- C3** Corporate and advertising signs are not appropriate on street furniture or generally within the public domain.
- C4** Signs should be painted and externally spotlighted, where lighting is required.
- C5** Internally lit signs, neon signs and flashing lights are not appropriate.
- C6** Signs should not be painted on previously unpainted surfaces of significant masonry.
- C7** Signs should be provided for the interpretation and identification of heritage items and sites, walks, parks and other significant public sites. Interpretative signs should incorporate brief historical information to assist in the comprehension of specific areas.
- C8** Gateway signs are not appropriate.
- C9** Traffic and road signs should not be located where they would obscure public views of significant items or impact on significant public vistas.
- C10** The cumulative visual impacts of signs should be assessed and the number of signs limited appropriately to avoid visual cluttering of the streetscape.
- C11** The overall number of traffic signs should be rationalised and reduced, within statutory requirements.
- C12** Signs in the public domain should be designed as a suite of street furniture for Watsons Bay that reflect the identified character of the area and provide visual continuity and unity within the conservation area.

#### **5.3.6 Street furniture**

- C1** The design of street furniture (including elements such as garbage bins, streetlights, seats, benches, bollards, telephone boxes etc) is to acknowledge the historic village character of the area but is to be contemporary in spirit.
- C2** The design and location of street furniture should provide for visual continuity within the Watsons Bay HCA and unity within precincts.



**Figure 5.6** Camp Street name incorporated into gutter.



**Figure 5.7** Sandstone guttering.

- C3** The design of new street furniture should also have regard to functionality, amenity, safety, durability, resistance to vandalism, maintenance and compliance with relevant Australian Standards.
- C4** Seating should be provided for the appreciation of public views and vistas and should be accessible to wheelchair users. The suitable treatment of areas around seating facilities is essential.
- C5** Wherever possible, bus stops should be located under existing awnings or reconstructed verandahs of the Commercial Centre to avoid the need for additional shelters.

#### **5.3.7 Roads and traffic elements**

- C1** Meaningful sections of original sandstone kerbs and gutters should be retained in situ to enhance interpretation. New paving should not adversely impact on the fabric or setting of sandstone kerbs and gutters.
- C2** Kerbs and gutters that incorporate street names should be retained.
- C3** If sandstone kerbs and gutters are required to be removed (for example, in instances of new crossovers), they should be stockpiled for re-use in new roadworks.
- C4** Damaged original sandstone kerbs and gutters should be restored where possible or replaced with new sandstone kerbs and gutters.
- C5** New kerbs and guttering should be constructed in similar materials and details to that of original fabric.
- C6** New sandstone kerbing should be used where appropriate to the context and is to be detailed to match the existing kerbing. Where concrete kerbs are to be used, preference should be for precast segmental elements.
- C7** The design and location of traffic management devices (such as speed humps, roundabouts and road signage etc) should be balanced against heritage considerations to prevent adverse impacts on the heritage significance of the area.
- C8** The design of traffic management devices should give consideration to their proposed form, size and materials and the visual and acoustic impact they will have on the streetscape, and residential amenity of the surrounding area.
- C9** The use of painted white line markings on roads should be minimised.
- C10** Crossovers and chicanes should be discouraged as they interrupt the original line of the streets and sandstone kerbing.
- C11** Original kerb alignments should be retained to preserve the character of the streets.

- C12** Screen planting (using appropriate species) should be provided to off-street public car parking areas to soften their visual impact, increase shade and provide a visual barrier to adjacent residential development.

### 5.3.8 Paths

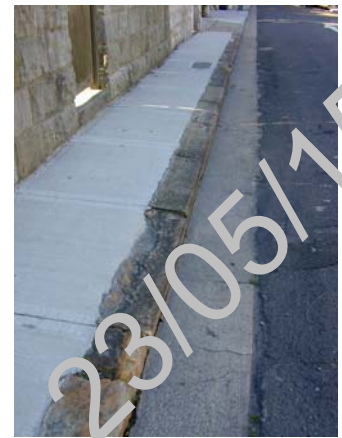
- C1** Where footpaths are widened, original sandstone kerbs should be left in their original position so that earlier street form and historic alignments can be understood.
- C2** A consistency of surface treatments should be maintained throughout street blocks in cases where replacement of surfaces is necessary.
- C3** A homogeneity of colour and texture in paving materials should be maintained.
- C4** Pavement surfaces should be asphalt or concrete. Where concrete is used it should match the appearance and finish of traditional mixes within the area.
- C5** Texture rather than colour or line-work should define zones of change.
- C6** The colours of paths and crossovers should be compatible with the existing surface treatments.
- C7** Footpaths located within the Military Road Commercial Centre (Precinct D) may include detail and/or elaboration, where this would complement the historic character of the area.

### 5.3.9 Public access

- C1** Continuous public access (including disabled access) linkages should be retained and created to the harbour foreshore.
- C2** Opportunities should be retained and created for pedestrian circulation throughout the Watsons Bay area.
- C3** The pedestrian network of public stairways and promenades has historic significance and should be retained, recognised and enhanced.

### 5.3.10 Services

- C1** Where possible, services should be provided and/or relocated underground to ensure that the visual impact of overhead wires is reduced or eliminated.
- C2** New street lighting should be of a simple and robust contemporary design yet complementary to the character of the area.
- C3** Energy efficient lighting should be considered to meet environmentally sustainable principles.
- C4** Public lighting should be:
- provided to ensure legibility and visual orientation for pedestrians;



**Figure 5.8** Sandstone kerb retained with new path.



**Figure 5.9** Pathway and steps, Sydney Harbour National Park (Inner South Head).

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- increased in intensity at pedestrian crossings, activity nodes and areas that require a sense of safety to be enhanced; and
  - downcast.
- C5** Lighting standard should not extend above the adjacent tree line, nor the line of the cliffs, when viewed from the harbour.
- C6** Overhead power and telecommunication lines should be located underground at key locations in order to protect significant public views and enhance the character of the area.
- C7** New services should be located away from significant landscape items to avoid the need for unsympathetic pruning.
- C8** Excavation for the installation or repair of underground services should not damage items such as sandstone kerbs and gutters and significant concrete paths.
- C9** Patching of concrete and bitumen pathways should match the existing finish.
- C10** Excavation for services, paving and the like within the public domain should be preceded by archaeological assessment, unless those areas are known to have no archaeological potential.

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**Part 6**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15



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## **6.0 Appendices**

Appendix A Glossary

Appendix B Supporting documents

Appendix C Reference Material

Appendix D Table of amendments

Repealed by WDCP2015 on 23/05/15

## Appendix A Glossary

<b>Adaptation</b>	means modifying a place to suit the existing use or a proposed use.
<b>Aesthetic significance</b>	means significance due to positive visual or sensory appeal, landmark qualities and/or creative or technical excellence.
<b>Alter</b>	in relation to a heritage item or to a building or work within a heritage conservation area, means: <ol style="list-style-type: none"> <li>make structural changes to the outside of the heritage item, building or work, or</li> <li>make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, but not changes that involve the maintenance of the existing detail, fabric, finish and appearance of the outside of the heritage item, building or work</li> </ol>
<b>Amenity</b>	means the enjoyment of the environment, whether by the community or by an individual, arising from the use of property, dwellings or publicly accessible land, community facilities or open space and includes, but is not limited to, the enjoyment of sunlight, privacy and views.
<b>Ancillary development</b>	means a building or structure, other than a dwelling house, dual occupancy, mixed development, residential flat building or other housing type, but including sheds, pool houses, detached garages, garages, separate laundries, pagodas, swimming pools and pergolas.
<b>Archaeological site</b>	means the site of one or more relics.
<b>Attic level</b>	means a room or rooms contained within the roof space under the beams of the roof where the roof of the building pitches from the ceiling level of the uppermost floor.
<b>Balcony</b>	means a raised platform added to the enclosing envelope of a building and unenclosed except for the external enclosing walls of the building and / or an approved balustrade or privacy screen.
<b>Boat shed</b>	means a building or any other structure used for the storage and routine maintenance of a boat or boats and which is associated with a private residence and includes any skid used in connection with the building or other structure.
<b>Building footprint</b>	means the area of land measured at finished ground level, which contains all external walls and balconies of a dwelling house, dual occupancy or residential flat building including all above ground levels.
<b>Building line</b>	means the street addressing wall of a dwelling house, dual occupancy or residential flat building (not including forward projections accommodating car parking and the like).

<b>Burra Charter (and its guidelines)</b>	means the charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance.
<b>CMP</b>	Conservation Management Plan.
<b>Conservation</b>	means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
<b>Conservation plan</b>	means a document establishing the significance of a heritage item and the policies that are appropriate to enable the significance to be retained in its future use and development.
<b>Conservation policy</b>	is a succinct and concise statement intended to guide all future conservation and development of heritage items, based on the assessed significance of the place, and should be suitable for formal adoption by the item's occupiers, owners and consent authorities.
<b>Contributory building</b>	means a building and its setting which contributes to the heritage significance of a conservation area but which is not listed as a heritage item in WLEP 1995.
<b>Contributory item</b>	means a building, work, archaeological site, tree or place and its setting, which contributes to the heritage significance of the conservation area but which is not listed as a heritage item in Woollahra LEP 1995. The contributory properties may have historic, aesthetic, social or scientific values but will most typically have historic and/or aesthetic significance including streetscape value.
<b>Council</b>	means the Woollahra Municipal Council.
<b>Cultural landscape</b>	means broad geographical areas of the landscape that have been modified by human activity which may contain various heritage items, contributory items or heritage conservation areas and act as the heritage curtilage to those items or areas.
<b>Cultural plantings</b>	means plantings of either ornamental or native plants deliberately made by humans.
<b>Significant cultural plantings</b>	means those plants including native plants that were planted for a deliberate purpose and which reflect the taste or fashion of a particular period or were associated with a person or event of historical significance.
<b>Curtilage</b>	means the geographical area that provides the physical context for an item and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.
<b>DCP</b>	Development Control Plan.
<b>Deep soil landscape area</b>	means that area of a site with no above ground, ground level or subterranean development. Paved surfaces, driveways, pathways or tennis courts do not constitute deep soil landscape area.

<b>Demolition</b>	in relation to a heritage item, or to a building or work, within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the whole or part of the heritage item, building or work.
<b>Development Control Plan</b>	means a plan made by either Council or under section 72 or section 51A of the <i>Environmental Planning &amp; Assessment Act 1979</i> respectively. DCPs are used to provide more detailed provisions than those included in a Local Environmental Plan (in the case of a DCP made by a council) or a Regional Environmental Plan (in the case of a DCP made by the Department).
<b>Dwelling</b>	means a room or a suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used as a separate domicile
<b>Dwelling house</b>	means a building containing one, but not more than one, dwelling on one allotment of land.
<b>Eastern suburbs banksia scrub</b>	<p>means vegetation within the Watsons Bay, Camp Cove and Sydney Harbour National Park areas, which is endemic to these areas.</p> <p>In the Eastern Suburbs most Hawkesbury Sandstone is covered by Quaternary sands and clays. Extensive wind-blown dune sands cover the central core between Moore Park and Bunnerong, while along the Cooks River and Sneas Creek are estuarine silts and clays.</p> <p>Sclerophyllous heath, scrub and low forest originally grew on the sand dunes. Surviving remnants at La Perouse, Eastlakes and Centennial Park give a glimpse of its original richness. Common shrub species were <i>Banksia aemula</i>, <i>Banksia serrata</i>, <i>Monotoca elliptica</i>, <i>Lriostemon australasius</i>, <i>Ricinocarpos pinifolius</i> and <i>Xanthorrhoea resinosa</i>. Small soaks and concentrations of organic matter in the sand formed locally wet habitats for <i>Goodenia stelligera</i>, <i>Callistemon citrinus</i>, Button Grass, <i>Gymnoschoenus sphaerocephalus</i>, and other swamp heath plants.</p> <p>The variety of habitats contributed to the rich assemblage of species in the Banksia Scrub.</p> <p><i>Banksia aemula</i>, a North Coast species, reaches its southern distribution limit at La Perouse; it grows only on older leached sands, such as in the Eastern Suburbs. The related and superficially similar <i>Banksia serrata</i> appears to favour younger higher nutrient sands or Hawkesbury Sandstone sites. <i>Angophora costata</i> grows as a mallee or small tree in similar places. In swales and drainage lines between the sand dunes were freshwater swamps.</p>
<b>Excavation permit</b>	means a permit issued by the NSW Heritage Office under the provisions of the NSW Heritage Act 1977 (as amended) which conditions the excavation of any known or potential archaeological site and is issued to the archaeologist who will undertake the work.

<b>Existing ground level</b>	means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development or site works.
<b>Fabric</b>	refers to physical material or substances. In the case of a building, fabric would include materials such as brick, stone, timber, mortar, glazing, iron, steel, terracotta and slate etc.
<b>Floor space ratio</b>	in relation to a building, means the ratio of the gross floor area of the building to the site area of the land on which the building is or is proposed to be erected.
<b>Foreshore</b>	means the section of land extending from the low water mark to the rear of the first line of properties as viewed from the waterway.
<b>Foreshore building line area</b>	means the area of land between the foreshore building line and the waters of Port Jackson.
<b>Front fences and walls</b>	refers to fences and walls located or proposed to be located forward of the building facade.
<b>Frontage</b>	means the alignment at the public road reserve at the front of a lot and in the case of a lot that abuts two or more streets, the boundary of which, when chosen, would enable the lot to comply with the Watsons Bay HCA provisions.
<b>Gross floor area</b>	<p>in relation to a building, means the sum of the areas of each level of the building, including:</p> <ul style="list-style-type: none"> <li>a) the thickness of all external walls; and</li> <li>a) the area of voids, staircases and lift shafts, counted at each level; and</li> <li>b) that part of the area of balconies and verandahs which is in excess of 20m<sup>2</sup> per dwelling in the case of a building used or intended for use for residential purposes, or in excess of 10% of the site area in the case of a building used or intended for use for non-residential purposes; and</li> <li>c) any other areas of the building where the height of those areas exceeds 1.5 metres above ground level;</li> </ul> <p>and excluding –</p> <ul style="list-style-type: none"> <li>d) car parking to meet the requirements of the Council and any vehicular access thereto; and</li> <li>e) any area used or intended for use as a car parking station; and</li> <li>f) uncovered roof terraces; and</li> <li>g) any area used or intended for use as an arcade.</li> </ul>
<b>Group</b>	means a number of buildings, including a pair of buildings and a terrace, which display similar characteristics such as architectural style, form, scale and details.

<b>Guidelines and controls</b>	means the requirements of the design elements in this DCP that provide a basis for judging whether the objectives have been met.
<b>Habitable room</b>	means a room in a dwelling used for normal domestic activities that includes: a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom and sunroom; but excludes a bathroom, laundry, water closet, food storage pantry, walk in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.
<b>Height</b>	in relation to a building means the greatest distance measured vertically from any point on the building to the existing ground level immediately below that point.
<b>Heritage Act 1977</b>	means the statutory framework for the identification and conservation of heritage in NSW. The Act also describes the composition and powers of the NSW Heritage Council.
<b>Heritage assessment criteria</b>	means principles by which values for heritage significance are described and tested.
<b>Heritage conservation area</b>	means land shown edged blue and marked "Heritage Conservation Area" on the heritage conservation map.  Note: A Heritage Conservation Area is an area that has a distinctive character of heritage significance, which is desirable to conserve and includes buildings, works, archaeological sites, trees and places and situated on or within the land.
<b>Heritage Impact Statement</b>	means a document consisting of a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building, work, archaeological site, tree or place within a heritage conservation area, an assessment of the impact that proposed development will have on that significance and proposals for measures to minimise that impact.
<b>Heritage item</b>	means a building, work, relic, tree or place: <ul style="list-style-type: none"> <li>located on land described in Part A of Schedule 3 of the Woollahra LEP 1995, being land shown coloured orange on the heritage conservation map; and</li> <li>described in Part B of Schedule 3 of the Woollahra LEP 1995.</li> </ul>
<b>Heritage inventory</b>	means a list of heritage items, usually in a local environmental plan or regional environmental plan.
<b>Heritage significance</b>	means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.
<b>Infill development</b>	is a new building sited and designed to 'fit-in' and respect the context within which it is located. Infill development is required where an existing building is to be demolished, or where there is a vacant allotment.

<b>Integrity</b>	in relation to a building or place, refers to the soundness, quality and condition of fabric. A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
<b>Intrusive development</b>	is development which is inappropriate to the significant heritage character of Watsons Bay due to its form, scale, bulk, materials and proportions and which adversely affects adjoining buildings, the streetscape and general character of the area.
<b>Jetty</b>	means a horizontal decked walkway on piered or piled foundation providing access from the shore to the waterway.
<b>Landscape plan</b>	means a plan or document outlining the extent, type and location of landscaping proposed for a development.
<b>Landscaped open space</b>	for the purpose of mixed development includes both communal and private open space areas that are landscaped by way of planting of gardens, lawns, shrubs or trees but does not include that part of the site used for driveways and parking. Landscaped open space does not include the area of any swimming pool or tennis court.
<b>Land subdivision</b>	includes the division of an allotment into two or more allotments, the realignment of boundaries of existing allotments and the consolidation of allotments.
<b>Local Environmental Plan (LEP)</b>	means a plan made under section 70 of the <i>NSW Environmental Planning &amp; Assessment Act 1979</i> . An LEP is a legal document and generally provides the land use zones, Council objectives and development standards for different types of development.
<b>Local significance</b>	means items of heritage significance which have significance to the Woollahra local government area.
<b>Maintenance</b>	in relation to a heritage item or a building within a heritage conservation area, means the continuous protective care of the fabric of the item and its setting or of the building within the heritage conservation area.
<b>Mixed development</b>	means one or more dwellings (or a boarding house) within the same building as, or on the same allotment of land as shops, commercial premises or any other non-residential use, which is not prohibited in the zone.
<b>Movable heritage</b>	means heritage items not fixed to a site or place (for example, furniture, locomotives and archives).
<b>NatHERS or equivalent</b>	NatHERS (Nationwide House Energy Rating System) is a computer simulation tool developed by the CSIRO for rating the thermal performance of houses across Australia. The Energy Management Task Force is responsible for delivering a NatHERS compliance protocol. Any software or paper checklist which passes under this protocol is deemed 'NatHERS or equivalent' (SEDA 1997).



<b>National Parks and Wildlife Act 1974 (NPW Act)</b>	means the statutory framework for the care, control and management of natural areas and Aboriginal relics in New South Wales.
<b>National Parks and Wildlife Service (NPWS)</b>	means the NSW State Government agency which administers the NPW Act. It acquires and manages national parks in New South Wales.
<b>Native planting</b>	means native trees (not necessarily endemic) planted by humans
<b>Natural vegetation/bushland</b>	means endemic vegetation of the natural bushland.
<b>Non-habitable room</b>	means a bathroom, laundry, water chest, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
<b>North facing</b>	means the orientation range within 20 degrees west and 30 degrees east of true solar north.
<b>NSW Heritage Manual</b>	is a document prepared by the NSW Heritage Office and comprises a series of publications explaining the three steps of the NSW Heritage Management System and how they can be applied.
<b>Objectives</b>	describes an outcome that development is required to achieve in relation to Part 3, 4 or 5 of this DCP. Objectives describe the intent of the related controls.
<b>Open space</b>	is that area within a particular site upon which no building has been erected.
<b>Passive solar design</b>	means a dwelling design which combines the sun's energy with local climate characteristics to achieve comfortable temperatures without the use of mechanical devices.
<b>Place</b>	means a site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
<b>Precinct</b>	refer to the geographical areas identified as discrete planning units within the Watsons Bay Heritage Conservation Area shown on Map 2.
<b>Preservation</b>	means maintaining the fabric of a place in its existing state and retarding deterioration.
<b>Principal elevation</b>	is the elevation of a building that faces a public space.
<b>Private domain</b>	is all land which is privately owned and which is not included in the public domain.

<b>Private open space</b>	<p>means an area of land or of a building (such as a balcony or uncovered roof terrace) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants. Private open space provided at above ground level must be located at a minimum of two (2) metres above ground level.</p> <p>Note: For the purpose of calculating the area of private open space to be provided, tennis courts, swimming pools and spa pools are not included as private open space.</p>
<b>Public domain</b>	<p>refers to the community's shared spaces, the structures that relate to those spaces and the infrastructure that supports and serves them (Prime Minister's Urban Design Task Force 1994, p.6). The public domain includes streets, footpaths, squares and public open spaces, as well as items such as street trees, street furniture, lighting and drainage. The design of buildings and works on private land can entail significant implications for the public domain. For example, building form and location may affect the availability of public views, street shading, neighbourhood surveillance and visual amenity. At the same time, a high quality public domain can substantially add to the attractiveness and value of private houses.</p>
<b>Public open space</b>	<p>means land used or intended for use for recreational purposes by the public and includes parks, public gardens, riverside reserves, pedestrian and cyclist accessways, playgrounds and sports grounds.</p>
<b>Rarity</b>	<p>refers to a value of significance. An item may have this type of significance because it represents a rare, endangered or unusual aspect of history or cultural heritage.</p>
<b>Reconstruction</b>	<p>means returning a place as nearly as possible to a known earlier state and is distinguished from restoration by the introduction of materials (new and old) into the fabric.</p>
<b>REP</b>	<p>Regional Environmental Plan.</p>
<b>Regional environmental plan</b>	<p>means a plan made under Section 51 of the <i>Environmental Planning &amp; Assessment Act 1979</i>. REP refers to environmental planning matters, which are considered by the Minister to be of significance for a region (or part of a region). The meaning of what constitutes a region for the purposes of an REP depends on the circumstances and the nature of the issues addressed. For example, Sydney Harbour is defined as a 'region' by Sydney REP 23 – Sydney and Middle Harbours.</p>
<b>Regional significance</b>	<p>means items of heritage significance which are fine examples, or rare, at the regional community level.</p>

<b>Relic</b>	<p>means any deposit, object or material evidence relating to:</p> <p>(a) the use or settlement, of the area of Woollahra, not being Aboriginal habitation, which is more than 50 years old, or</p> <p>(b) Aboriginal habitation of the area of Woollahra commencing before or continuing after its occupation by persons of European extraction, including human remains.</p>
<b>Representativeness</b>	refers to a value of significance. An item may have this type of significance because it is a fine representative example of its type.
<b>Residential flat building</b>	means a building containing two or more dwellings but does not include a building specifically defined elsewhere in the Woollahra LEP (as amended).
<b>Restoration</b>	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
<b>Roofscape</b>	means a view or expanse of roofs including their pitch and form, and elements such as chimneys, parapets, party walls, guttering and roof materials.
<b>Roof terrace</b>	means the flat roof of a lower level building, which is directly accessible for exclusive use from the dwelling it adjoins and is open to the sky except for a pergola or similar non-continuous shade device.
<b>Row</b>	means a continuous line of buildings.
<b>Sandstone heath</b>	<p>means Heath and scrub which is found on shallow exposed sandstone-derived soils which border the sea coast, and extend to varying distances inland, or where drainage is impeded by rock shelves or shale lenses. Here <i>Banksia ericifolia</i>, <i>Angophora hispida</i>, <i>Allocasuarina distyla</i> and needle-leaved <i>Hakea teretifolia</i> grow in dense thickets up to four metres tall. There may be occasional emergent trees of <i>Eucalyptus haemastoma</i>, <i>Eucalyptus gummifera</i>, or <i>Eucalyptus oblonga</i>. Where soil is damper, the shrub layer diminishes and ground cover sedges predominate.</p> <p>Mallee eucalypts – <i>Eucalyptus luehmanniana</i>, <i>Eucalyptus obtusiflora</i>, <i>Eucalyptus multicaulis</i> – typically grow in shallow sandy soils on or below ridge lines, and may be associated with seepage zones.</p> <p>Shallow pockets of soil on sandstone platforms support islands of low shrubs above moss and lichen carpets. <i>Baeckea brevifolia</i>, <i>Baeckea diosmifolia</i>, <i>Darwinia fascicularis</i>, <i>Calytrix tetragona</i>, <i>Allocasuarina distyla</i>, <i>Leucopogon microphyllus</i> and <i>Kunzea capitata</i> can often be found here.</p>
<b>Seawall</b>	means a structure placed partially or wholly along the land/water interface to protect the land from the sea or to stop accelerated erosion of the shoreline, but does not include a breakwater.

<b>Sensitive environment</b>	<b>marine</b>	<p>means the environment in which any of the following ecological communities exist along the harbour foreshore within the Woollahra Municipality, as identified in the <i>Development Control Plan for Sydney Regional Environmental Plan (SREP) No. 22 — Parramatta River and SREP No. 23 — Sydney and Middle Harbours</i>:</p> <ul style="list-style-type: none"> <li>• rocky intertidal;</li> <li>• sandy intertidal;</li> <li>• grassland;</li> <li>• seagrass beds;</li> <li>• mixed sandy intertidal and rock shelf; and</li> <li>• mixed rocky intertidal and sand.</li> </ul>
<b>Setback</b>		means the horizontal distance between a building and a site boundary measured along a line perpendicular to the site boundary. The building includes all parts of the building from the lowest point (including where it extends below ground level) to its highest point.
<b>Significance</b>		refer to Heritage Significance.
<b>Significant building</b>		a building that is a heritage or contributory item.
<b>Significant item</b>		a heritage item listed in Schedule 3 of Woollahra LEP 1995, or a contributory item identified in the precinct sections in Part 3 of this Plan.
<b>Significant views</b>		views and vistas from streets and public reserves which strongly contribute to a sense of place and cultural identity, as shown on Map 4.
<b>Site</b>		means the allotment or group of allotments of land on which a building stands or is proposed to be erected.
<b>Site area</b>		means the area of land to which an application for consent under the Act relates, including any land on which the development to which the application relates is permitted by or under this Plan, other than any long narrow corridor or accessway in the case of hatchet-shaped or irregular allotments or land which was below the line of maximum tidal reach as at 15 December 1972 or at a date determined by Council.
<b>Soft landscaping</b>		means the area of private open space at ground level that is landscaped exclusively with gardens, lawns, shrubs or trees.
<b>Solar access</b>		means the amount of direct access to sunlight enjoyed by a building, room or open space.
<b>Spa pool</b>		means an impermeable structure capable of holding water to a depth greater than 300mm generally used for recreation purposes and includes hot tubs and other like structures, but does not include a swimming pool.

<b>State significance</b>	means items of heritage significance which are fine examples, or rare, at the State community level.
<b>Storey</b>	<p>means any separate level within a building (not including levels below existing ground level provided for car parking or storage, or both, that protrude less than 1.2m above existing ground level, or an attic level).</p> <p>In determining the number of storeys which a building contains, the number shall be deemed to be the maximum number of storeys, floor levels of a building which may be intersected by the same vertical line, not being a line which passes through any wall of the building.</p>
<b>Street alignment</b>	means the horizontal shape of the street reserve boundary.
<b>Streetscape</b>	refers to the collection of visible elements in a street, including the form and treatment of buildings, setbacks, fences and walls, landscaping and trees, driveways and street layout and surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.
<b>Swimming pool</b>	means an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreational purposes, but does not include a spa pool.
<b>Terrace</b>	is a row of three or more buildings which are linked by common party walls and which share a similar design and form.
<b>Thermal mass</b>	refers to the ability of buildings and materials to store heat, principally from the sun. Materials with good thermal mass include brick, concrete, mud brick, rammed earth and stone.
<b>Tree</b>	means a long-lived woody perennial plant greater than (or potentially greater than) five metres in height or having a dimension greater than three metres in width with one or relatively few stems.
<b>Unbuilt upon area</b>	<p>in relation to the Watsons Bay HCA DCP landscaping requirements, in Part 4 means the area of the site located above the line of maximum tidal reach which is uncovered by the permissible building footprint. For example, if the building footprint for a given site is 40% of the site area, the 'unbuilt upon area' is 60% of the site.</p> <p>The unbuilt upon area may include:</p> <ul style="list-style-type: none"> <li>• the area of any setback; and</li> <li>• that part of the site occupied by an unroofed swimming pool or tennis court located at or very near ground level.</li> </ul>
<b>Wall height</b>	means the greatest distance measured vertically from the topmost point on an external wall of a building, other than a gable wall or the wall of a dormer window, to the existing ground level immediately below that point.

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## **Appendix B**   **Supporting documents**

Architectural Projects Pty Limited, Warwick Mayne-Wilson, Megan Stewart and Ian Kirk, *Watsons Bay Heritage Conservation Study*, 2000.

Woollahra Municipal Council, *Watsons Bay Area Strategic Plan & Heritage Conservation Study*.

Woollahra Municipal Council, *Policy for the Control of Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Paddington and West Woollahra*.

Woollahra Municipal Council, *Information Requirements for Heritage Assessments and Statement of Heritage Impact for Development in Heritage Conservation Areas*.

Woollahra Municipal Council, *Heritage Report Information Requirements for Development Within Heritage items*.

Woollahra Municipal Council, *Parking Development Control Plan*.

Woollahra Municipal Council, *Woollahra Local Environmental Plan*, 1995.

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## **Appendix C**   **Reference Material**

Australia ICOMOS, 1999, *The Australian ICOMOS, Charter for the Conservation of Places of Cultural Significance* (The Burra Charter), Australia ICOMOS.

JS Kerr, *The Conservation Plan*.

NSW Heritage Office, *NSW Heritage Manual*.

Heritage Council of NSW and Royal Australian Institute of Architects (NSW Chapter), *Infill: Guidelines for the Design of Infill Buildings*, 1983.

Ku-ring-gai Development Control Plan No. 38.



**Appendix D** Table of amendments

Amendment	Date of commencement	Description of amendment
No.1	29 August 2012	Delete parking generation rates for residential flat buildings and for the residential component of mixed use development which were minimum rates. Refer applicants to the Parking Development Control Plan instead which uses maximum rates.

Repealed by WDCP2015 on 23/05/15