

# Chapter B2

## Neighbourhood HCAs

Part B ► General Residential

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## Chapter B2 ► Neighbourhood HCAs

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## B2.1 Introduction

This is Chapter B2 of the Woollahra Development Control Plan 2015 (DCP), Part B General Residential.

This chapter contains controls for 11 heritage conservation areas (HCAs), referred to as “neighbourhood HCAs” to distinguish these areas from the larger HCAs of Paddington, Woollahra and Watsons Bay.

These neighbourhood HCAs are identified in Schedule 5 of Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). These groups of buildings are recognised as having heritage significance based on their aesthetic, historic, scientific and/or social values and they make a significant contribution to Woollahra’s rich heritage. Some of the individual buildings and sites within these HCAs are also heritage items, whilst others are contributory items due to the positive contribution they make to the HCA.

These are areas in which the cultural significance and relationships between the various characteristics creates a sense of place that is worth conserving. The cultural significance is embodied in the subdivision pattern, building materials, styles, forms, details and arrangements of the heritage items, buildings and streetscape elements of the HCAs. Together these elements create a shared history, historic character, sense of place, and shared aesthetic or visual presence that has been identified as of particular value to the community.

These HCAs have been identified following studies and assessments by Council, including documentary investigation and fieldwork surveys. Specific elements of significance are identified in each HCA. The periods and styles of the buildings within the neighbourhood HCAs include Late Victorian cottages, Federation Arts and Crafts dwellings, Federation Queen Anne dwellings, Federation Bungalows, Inter-War dwellings and Inter-War flat buildings in the Art Deco, Spanish Mission, Georgian Revival and Functionalist styles.

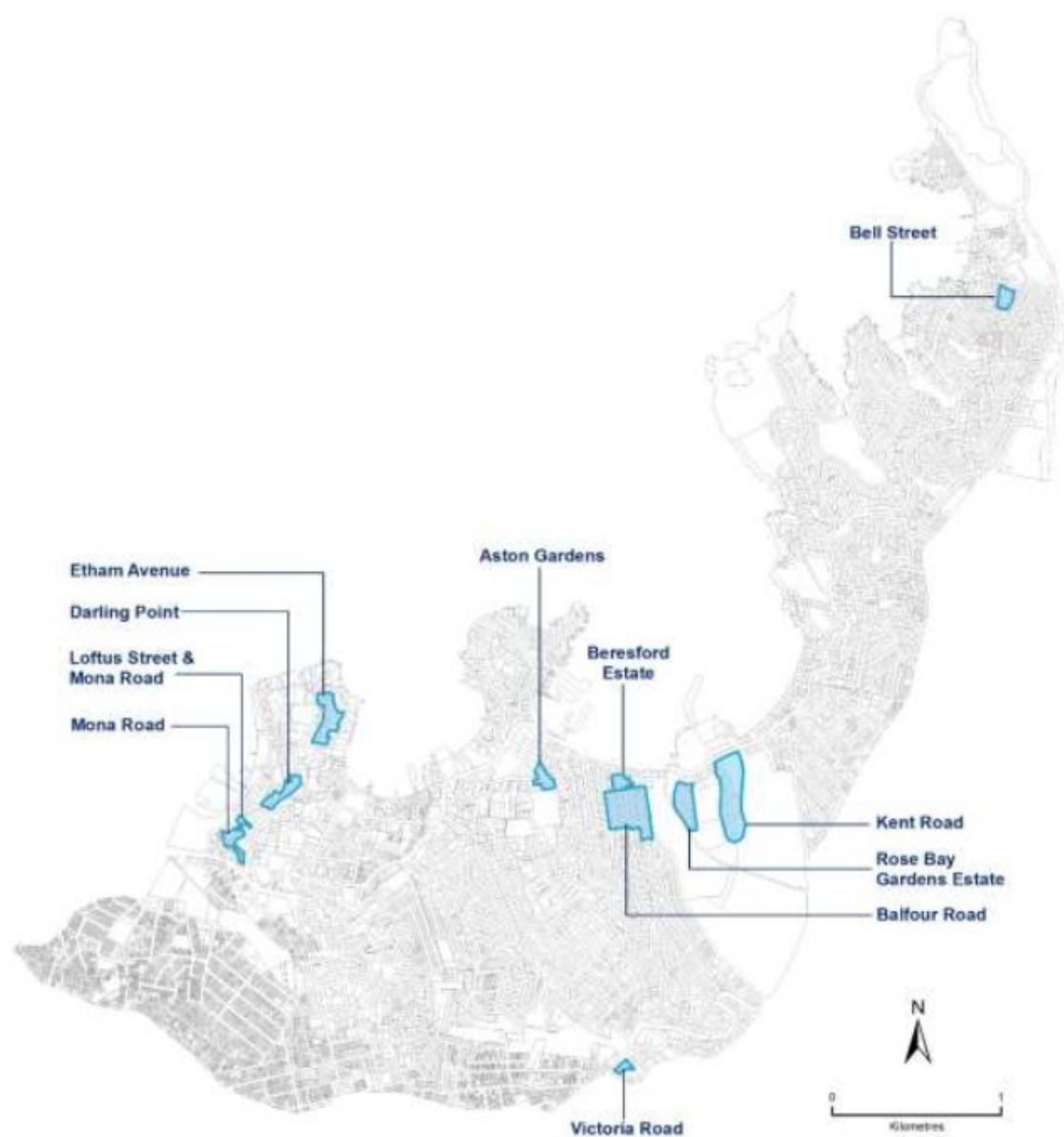
### B2.1.1 Land where this chapter applies

This chapter applies to the following neighbourhood HCAs:

- Etham Avenue, Darling Point
- Darling Point Road, Darling Point
- Mona Road, Darling Point
- Loftus Road and Mona Road, Darling Point
- Aston Gardens, Bellevue Hill
- Victoria Road, Bellevue Hill
- Balfour Road, Rose Bay
- Beresford Estate, Rose Bay
- Rose Bay Gardens Estate, Rose Bay
- Kent Road, Rose Bay
- Bell Street, Vaucluse

These neighbourhood HCAs are identified on the map below. A separate map of each HCA is also provided in the relevant sections of this chapter.

**MAP 1** Map of the Neighbourhood HCAs in the Woollahra local government area



### B2.1.2 Development to which this chapter applies

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This chapter applies to development that requires development consent.

Generally this will be residential development, but may include other permitted uses such as child care centres, community facilities, educational establishments, neighbourhood shops and places of public worship, and other uses permitted in Woollahra LEP 2014.

### B2.1.3 Objectives

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The objectives of this chapter are:

- O1 To retain the cultural or heritage significance of the HCAs, including their cohesive character and distinctive historic features.
- O2 To retain and promote evidence of the historical development and cultural significance of the neighbourhood HCAs and enable the interpretation of that development.
- O3 To encourage the ongoing conservation of heritage items and the significant elements of contributory items.
- O4 To ensure that development is sympathetic to the heritage significance of buildings, their settings, the streetscape and the broader HCA.
- O5 To ensure that development is compatible with the significant characteristics of the neighbourhood HCAs and respects the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter).

This chapter seeks to ensure that development has regard to the heritage significance of the area and is compatible with the desired future character for the neighbourhood HCA. The objectives in this chapter apply in addition to the objectives in Chapter B3 General Development Controls.

Note: The term ‘original’ as used throughout the DCP refers to any significant fabric. This may be from a range of historic periods.

#### Conservation philosophy

This chapter of the DCP adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

The Burra Charter is widely accepted by Government Agencies and private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places.

Demolition of significant fabric within HCAs is contrary to the Woollahra LEP 2014, the Woollahra DCP 2015 and the Burra Charter. Whilst heritage listing does not preclude sensitive change, conservation and restoration of significant fabric is a priority. Demolition should be a last resort where buildings cannot be reasonably retained and conserved, in accordance with the Helou v Strathfield planning principle.

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Further information can be found in Council's DA Guide Demolition report when considering demolition within a HCA.

### B2.1.4 Relationship to other parts of the DCP

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

- ▶ Chapter B1 Residential precincts.
- ▶ Chapter B3 General Development Controls.
- ▶ Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- ▶ Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

### B2.1.5 How to use this chapter

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The primary controls for the neighbourhood HCAs are set out in three chapters:

- ▶ Chapter B1 Residential Precincts;
- ▶ Chapter B2 Neighbourhood HCAs; and
- ▶ Chapter B3 General Development Controls.

#### Chapter B1 Residential Precincts

Each neighbourhood HCA is part of a residential precinct with its own character and desired future character as detailed in Chapter B1.

Applicants need to demonstrate how their development fulfills the relevant objectives having particular regard to the provisions in B1.

The provisions in B1 supplement B2. Unless otherwise indicated, where there is an inconsistency between the objectives and controls in Chapters B1 and B2, the HCA specific objectives and controls in B2 take precedence over the general controls.

#### Chapter B2 Neighbourhood HCAs

Each section in this chapter represents an HCA. Applicants only need to refer to the particular area that is relevant to their site.

The controls for each HCA comprise the following elements:

- ▶ map showing the extent of the HCA;
  - ▶ statement of significance identifying significant characteristics and architectural character of the HCA;
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- desired future character for each HCA. Applicants need to demonstrate how their development fulfills the relevant objectives having particular regard to the objectives and controls at B2.1.3 and B2.1.7; and
- list of contributory items for each HCA.

Note: refer also to clause 5.10 of the Woollahra LEP 2014 when assessing impacts to heritage items and heritage conservation areas.

## Chapter B3 General Development Controls

The general controls in Chapter B3 apply to all land where Chapter B2 applies.

Development is required to fulfil the relevant requirements of all the general controls. Unless otherwise indicated, where there is a disparity between the objectives and controls in Chapters B2 and B3, the HCA specific objectives and controls in this chapter take precedence over the general controls.

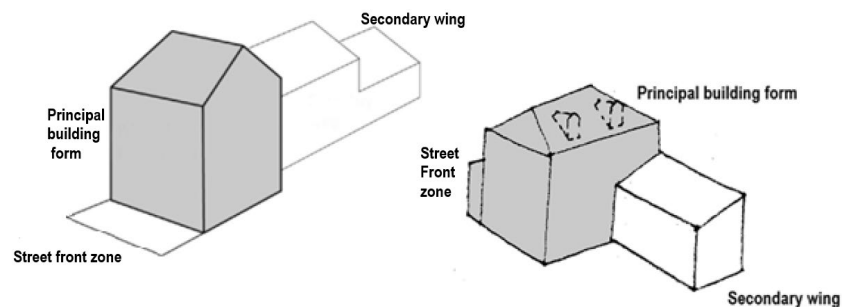
### B2.1.6 Definitions

The definitions below define words and expressions for the purpose of this chapter.

These definitions apply in addition to the definitions in Part A Chapter A3 of the Woollahra DCP 2015, the *Environmental Planning and Assessment Act 1979* and the Woollahra LEP 2014.

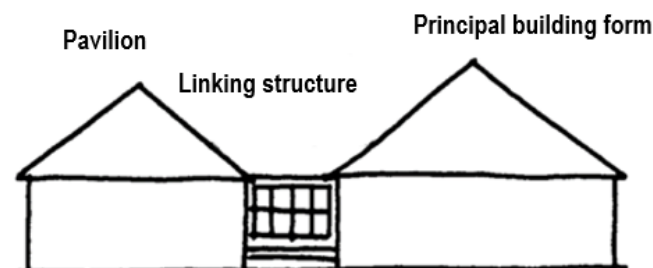
#### Principal building form

The original front building section and main roof within a street front zone, which contains the main rooms (see diagram below)



#### Pavilion addition

A structure located at the rear of the existing building, separated from the principal building form by a linking structure (see diagram below)



### B2.1.7 General Development Controls

The following objectives and controls apply to all neighbourhood HCAs. For Inter-War flat buildings, the provisions at B3.8.7 supplement the controls below.

Note: Refer to Figure 1 for design suggestions for rear additions.

B2.1.7 General Development Controls		
Objectives		Controls
O1	To ensure that the significant fabric of heritage items and contributory buildings is retained.	C1 Contributory items are retained and conserved, with no external alterations or additions made to significant elevations, details, materials or finishes except for maintenance or restoration.
		C2 Any replacement of significant building fabric is of a similar material and type (e.g. timber for timber, terracotta for terracotta).
		C3 Principal roof forms, including roof pitch, roof planes, eaves height and chimneys, are to be retained, with the exception of rear dormers and skylights.
		C4 Infilling (by glazing or otherwise) of original verandahs or balconies is not permitted. Where verandahs/balconies have been infilled, they are to be reinstated.
		C5 Painting, bagging or rendering of original face brickwork is not to occur. Reinstatement of facebrick finish is encouraged where brickwork has been painted or rendered.
O2	To ensure that significant internal fabric is retained and conserved.	C6 Original room layouts and proportions are retained in the principal building forms. New openings in internal walls and floors and ceiling structures lateral to party walls must retain the structural integrity of the building and its neighbours, and should retain significant original ceilings and cornices. Interpretation of the original layout is to be provided with suitable portal frames, nibs or bulkheads.
		C7 Significant internal features within the principal building form are retained,

B2.1.7 General Development Controls		
Objectives		Controls
		including (but not limited to) staircases, joinery, fireplaces and decorated ceilings.
O3	To retain, restore and promote the significance, contribution and relationship of a building within the context of a pair or group of buildings.	C8 The visual dominance and cohesiveness of a pair or group of buildings is retained and development does not obscure or reduce their visual relationship from the public domain.
O4	To ensure that the curtilage of heritage items and contributory buildings is retained and enhanced when opportunity arises.	C9 Additional storeys are not permitted to the principal building form. Additions may be located at the rear or in areas of less significance.
O5	To maintain the existing building scale, form and height of the main streetscape elevation, and ensure new development is compatible with the streetscape.	C10 Roof space within the principal building form may be used if there will be no change to the existing roof height, roof pitch, eaves height or ceiling below.
O6	To ensure that rear alterations and additions are of sympathetic design and construction.	C11 Where suitable, a rear pavilion addition connected to the principal building form via a linking structure can be allowed, if:
O7	To ensure that the architectural character of buildings is not compromised.	<ul style="list-style-type: none"> <li>▪ The height of the rear addition is equal or inferior to the maximum ridgeline of the main building;</li> </ul>
O8	To ensure that alterations and additions are sympathetic to the original building and the predominant streetscape character contributing to the heritage conservation area's significance.	<ul style="list-style-type: none"> <li>▪ The rear addition complements the character of the principal building form in terms of materials, solid-to-void ratios; and</li> <li>▪ It will not adversely affect the setting of the main building by retaining the rear roof plane and rear wall intact.</li> </ul>
		C12 New structures or additions visible from the public domain must use sympathetic materials and forms that are in character with the architectural style of the building and with other contributory buildings.

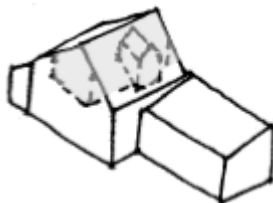
B2.1.7 General Development Controls		
Objectives		Controls
		<p>C13 Additions to the side of a building may be permitted if set behind the main ridgeline of the existing building, and the additions:</p> <ul style="list-style-type: none"> <li>are subservient and do not visually dominate the main building.</li> <li>are designed to be sympathetic and complement the original building; and</li> <li>front, rear and side setbacks will retain uniformity with adjoining development.</li> </ul>
O9	To achieve external materials, finishes and colour schemes sympathetic to the context.	<p>C14 New materials and details to additions must complement the architectural style of the existing building and minimise the apparent bulk of the addition. Light and traditional colours are to be used for predominant wall colours instead of dark colours.</p>
O10	To conserve established garden settings, including original landscape elements and features.	<p>C15 Garden settings are retained, including mature trees, original and early pathways, gates and front fencing.</p>
O11	To ensure that the landscape character of the streetscape is maintained by preserving existing trees and sandstone kerbs and gutters.	<p>C16 Existing street trees are retained.</p> <p>C17 Sandstone kerbs and gutters are retained and protected.</p>
O12	To ensure that on-site parking does not dominate the streetscape.	<p>C18 Car parking is set back behind the front building line. Parking spaces, carports or garages are not permitted in the front setback.</p> <p>C19 Despite C18, where there is no side setback greater than 3m, a single pergola car parking structure forward of the building line may be built forward of the building line and to the side of the property. Permeable paving is to be used to soften visual impact.</p>
O13	To ensure that significant fences and sandstone walls are conserved.	<p>C20 Sandstone fences and walls are retained and are not to be breached by additional openings.</p>

B2.1.7 General Development Controls		
Objectives		Controls
O14	To ensure that fences do not detract from the streetscape.	C21 New fences are appropriate to the style and period of the building. They are made from masonry materials with brick or sandstone piers and infill and/or timber pickets or steel balustrading with at least 25% transparency. Maximum height is 1.5m, pillars may extend to a maximum height of 1.8m.
O15	To ensure that infill development respects significant fabric, the existing subdivision layout and pattern of building separation.	C22 Subdivision or amalgamation will only be permitted if the resulting development respects the subdivision pattern and does not require the demolition of a heritage item or contributory building or compromise its setting.
O16	To ensure that infill development maintains the existing streetscape character and rhythm, building form and scale of buildings.	C23 Infill development is of a scale, form and character compatible with the surroundings and does not match a building that is excessive in terms of its bulk, height, scale or incompatible design.
O17	To maintain the streetscape appearance with uniform setbacks.	C24 Elevations visible from the public domain do not incorporate large expanses of glass, and openings are vertically proportioned.  C25 Infill development has a consistent front setback, with appropriate landscaping. Where adjoining lots have different setbacks, then an average of the two is to be provided.  C26 Infill development and additions must not extend beyond the predominant rear building setbacks at any level of a building.  C27 Infill development maintains the existing building separation pattern to enable planting of side setbacks.
O18	To ensure that the pattern of roofscapes is maintained.	C28 Infill development has a consistent roof form, pitch and materials to that of the adjacent contributory buildings and the context.

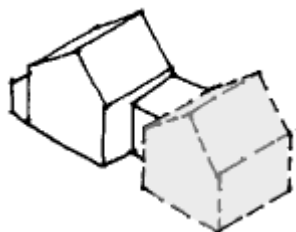
B2.1.7 General Development Controls	
Objectives	Controls
	<p>C29 Roof additions and utilities, such as skylights and dormers, are not to be visible from the street front zone (and side front zone for corner buildings).</p> <p>Note: Solar energy systems such as photovoltaic electricity generating systems, solar hot water systems, or solar air heating systems are addressed in Chapter E6, Section 6.3 Solar Energy Systems.</p>
O19 To promote high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type and historic context.	<p>C30 Infill development does not replicate traditional details.</p> <p>C31 Colour schemes employ traditional colours, and predominantly light colours for walls.</p>

**FIGURE 1** Design suggestions for rear additions to contributory buildings, applicable to single storey houses, multi storey houses or flat buildings:

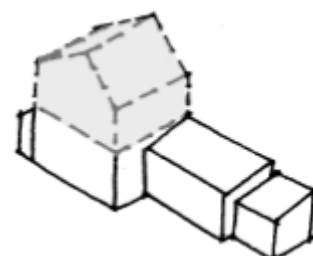
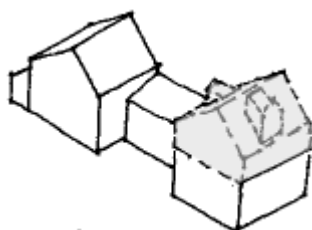
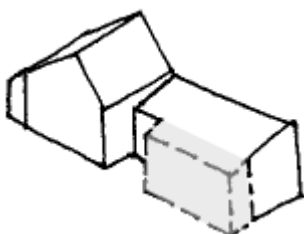
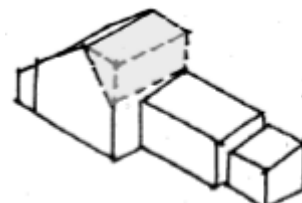
YES



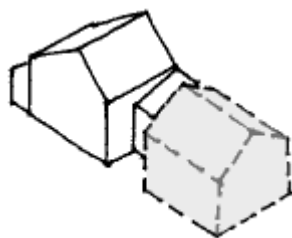
YES



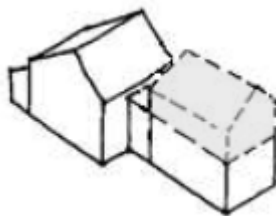
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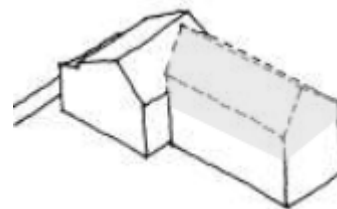
**YES**



**YES**

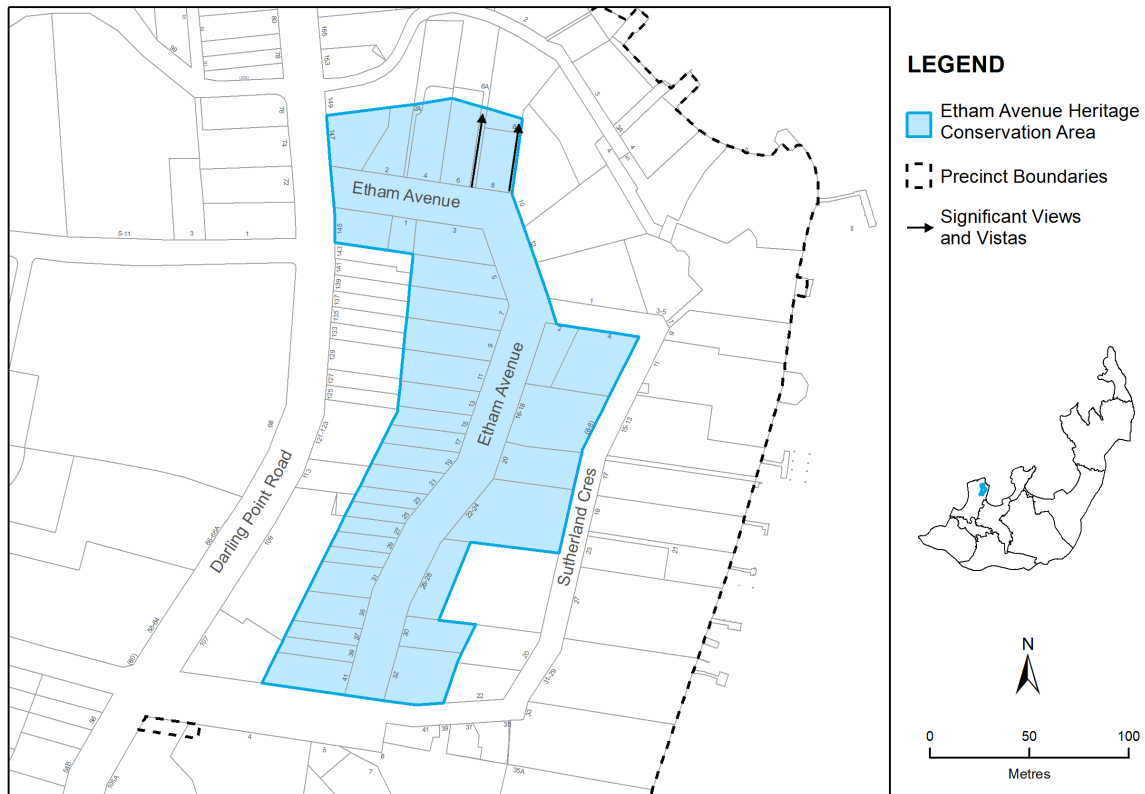


**NO**



## B2.2 Etham Avenue, Darling Point

**MAP 2** Etham Avenue HCA



### Statement of significance

The Etham Avenue HCA is located within the Darling Point residential precinct and is characterised by high quality Federation residences and Inter-War buildings (flats and houses) of varying styles.

The Etham Avenue HCA provides a physical record of a significant historical phase in the urban subdivision of Darling Point. The historical subdivision pattern reflects the staged subdivision of part of the Etham Estate dating from 1900 and a subsequent re-subdivision after the demolition of the Etham Mansion circa 1920. There are distinct groups of buildings that provide physical evidence of the evolutionary development of the area when more compact residences were being designed with distinctly less accommodation for servants.

The Etham Avenue HCA has the distinctive character and layout of a compact early 20th century 'Garden Suburb', a movement based on the urban planning principles of Sir Ebenezer Howard. The streetscape has a high aesthetic value which is enhanced by the serpentine layout of the road along the contour, which creates closed vistas that focus on small cohesive groups of houses. The winding road provides a more complex view of the housing and is typical of the movement. The constant width of the road with its grass nature strip and avenue plantings contributes to the quality of streetscape. It retains three sandstone elements of the former Etham Mansion in the form of its gate and fence pillars.



The circa 1900 suburban subdivision pattern is largely intact and most of the housing derives from this period with characteristic stylistic details that make an important contribution to the HCA.

The housing displays the quality and distinction of a wide range of Federation styles from the excellent highly intact Federation Queen Anne housing at the southern end, to the English Arts and Craft styles, Inter-War Mediterranean and the American-influenced Federation Bungalow style at the northern end.

The consistency of the dominant roof forms and stylistic elements such as verandahs, porches, bay windows, chimneys, including semi-transparent and low metal railing front fencing in front gardens without terracing contributes to the strong streetscape qualities and create an aesthetically pleasing character.

#### Desired future character

- Development is to retain the significant fabric and key values of the Etham Avenue HCA included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

#### Contributory Items

- While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
145 Darling Point Road	Federation house
147 Darling Point Road	Inter-War house
1 Etham Avenue	Federation house
2 Etham Avenue	2 storey Federation house
3 Etham Avenue	Federation house
4 Etham Avenue	2 storey Federation house
6 Etham Avenue	Federation house
7 Etham Avenue	Federation house
8 Etham Avenue	Inter-War flat building

Contributory Items	
11 Etham Avenue	Inter-War flat building
13 Etham Avenue	Federation house
15 Etham Avenue	Federation house
17 Etham Avenue	Inter-War house
19 Etham Avenue	Victorian house
21 Etham Avenue	Federation house
22 Etham Avenue	Inter-War house
23 Etham Avenue	Federation house
25 Etham Avenue	Federation house
27 Etham Avenue	Federation house
33 Etham Avenue	Federation house
Etham Avenue	Street trees

### Heritage Items

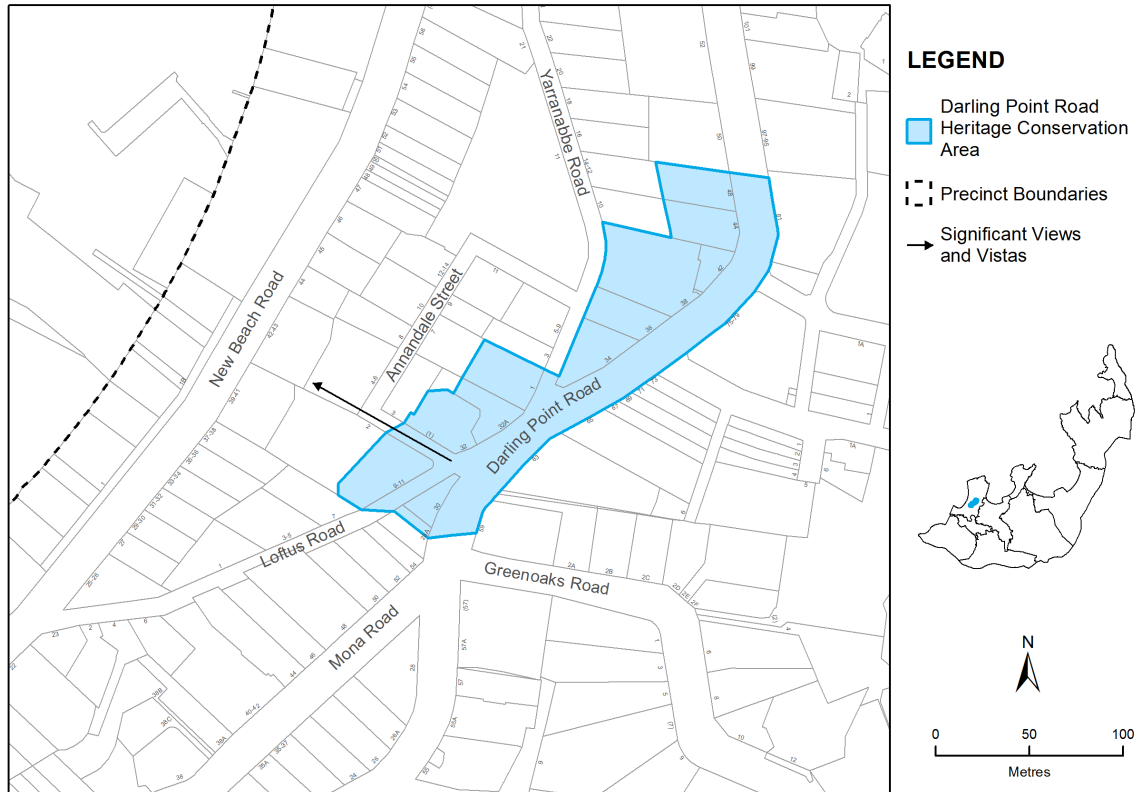
- ▶ *Linden*, 1905 Federation Arts & Crafts house built for J L Weingarth at 9 Etham Avenue.
- ▶ Inter-War Californian Bungalow at 2 Sutherland Crescent built in 1923 for W. Roberts
- ▶ Inter-War Californian Bungalow at 4 Sutherland Crescent designed by Oakley & Middleton Architects for J Saunders in 1925
- ▶ *Craicievar*, Inter-War flat building at 32 Etham Avenue built for Mrs E. Dickson
- ▶ Federation Arts & Crafts group at 37, 39 and 41 Etham Avenue

#### Note:

- ▶ The Etham Avenue HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 and these controls at B2.2 are to be read in conjunction with provisions at B2.1.
- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.3 Darling Point Road, Darling Point

**MAP 3** Darling Point Road HCA, Darling Point



### Statement of significance

The Darling Point Road HCA is located within the Darling Point residential precinct and comprises cohesive groups of substantial late 19th and early 20th century houses in the Federation Gothic and Federation Arts and Crafts styles and residential flat buildings, either original or formed by the alteration of large houses.

The conservation area makes an important contribution to the identity of Darling Point with its prominent steeply pitched roofscapes and mature garden settings with traditional fences.

Darling Point Road, as the main thoroughfare since the layout of Mrs Darling's Point in 1833, winds along the ridge through the township towards the harbour. This central location is historically associated with the influential members of colonial society and the establishment of the Anglican Church of St Marks during the mid-19th century.

The earlier stage of more intense residential development at Darling Point is represented by the large and architecturally distinctive Gothic houses adjacent to the St Marks Church precinct, which were part of the c1841 Glenhurst Estate subdivision.

The second significant phase of development was associated with the 1907 Springfield Estate subdivision. Examples include the substantial houses at Nos. 42, 44-46 and 48 Darling Point Road which are representative of the Federation Queen Anne style with Arts and Crafts influence.

Their siting as a group on the winding Darling Point Road following the contours and their honest use of local materials reflects the principles of the Garden Suburb movement.

### Desired future character

- ▶ Development is to retain the significant fabric and key values of the Darling Point Road HCA included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
32A Darling Point Road	<i>Awelon</i> , Inter-War house
34 Darling Point Road	House
36 Darling Point Road	House
Loftus Reserve	Council reserve

### Heritage Items

- ▶ *Cloncorrick* at No. 32 Darling Point Road, which was designed by the notable architect John Horbury Hunt for the Honourable George Simpson; and
- ▶ *St Canice* at 9-11 Loftus Road, which was designed for the Honourable Edward Butler around 1864, possibly by Architect John Frederick Hilly.
- ▶ The 1908 Federation Arts and Crafts house at 1 Yarranabbe Road.
- ▶ The house at No. 42 is a substantial intact house, designed in the restrained English Queen Anne style with Arts and Crafts influences. It has a stepped plan, face brickwork and multi-gabled roof which address both the southern and eastern approaches.
- ▶ The pair of semi-detached dwellings at Nos. 44 and 46 is skillfully designed to read as a single house in the Federation Arts and Craft style. They feature characteristic elements of tall tapered roughcast chimney, large face brick arches, intersecting gables and tapering columns with restrained timberwork.
- ▶ *Leamington*, the house at No. 48 is a relatively rare example of the Federation Arts and Craft movement in Sydney. It retains a high level of external intactness and integrity of its original Australian design in face brickwork rather than being covered in roughcast. It responds to the local climate by incorporating side verandahs and wider eaves.

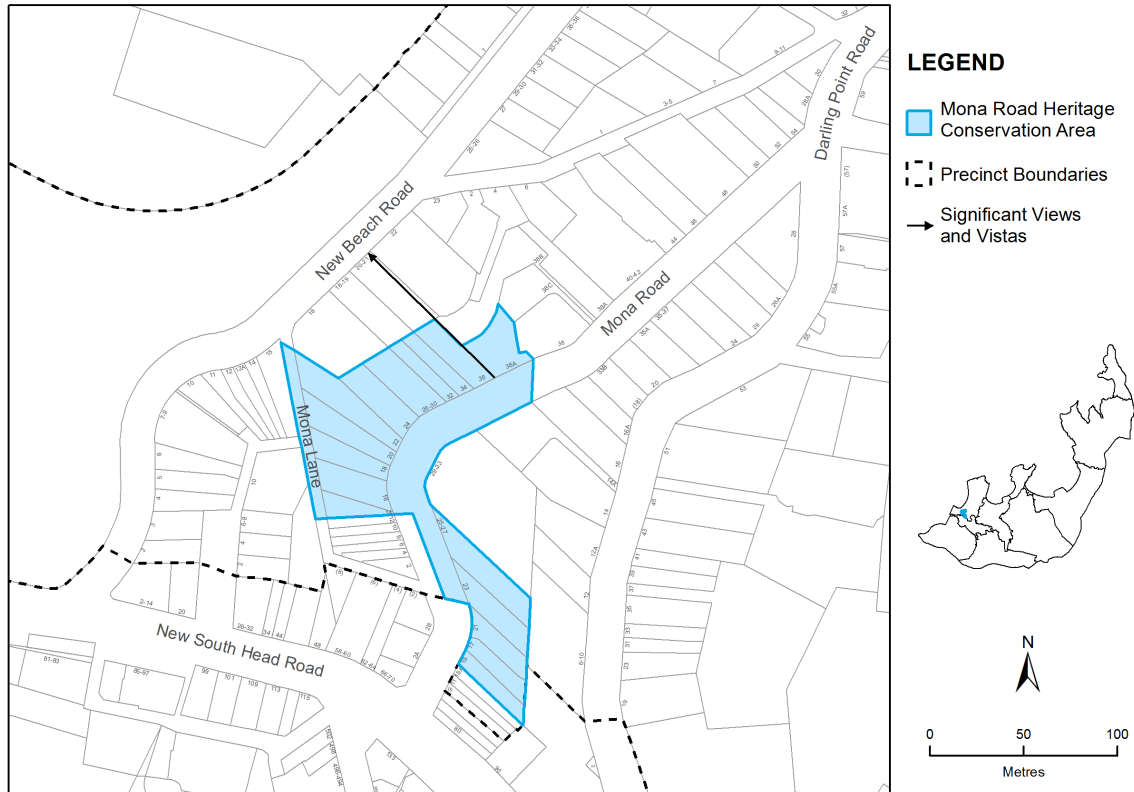
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Note:

- The Darling Point Road HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 and these controls at B2.3 are to be read in conjunction with the provisions at B2.1.
- The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.4 Mona Road, Darling Point

**MAP 4** Mona Road HCA



### Statement of significance

The Mona Road HCA is located within the Darling Point residential precinct and comprises dwelling houses, semi-detached houses and flat buildings that demonstrate the important characteristics of the Victorian, Federation Arts and Crafts and Federation Queen Anne styles.

This HCA contains cohesive groups of substantial but speculative housing built within the first decade of the 20th century on part of the Mona Estate that demonstrates the more intense residential development pattern of Darling Point. Some of the dwellings were subsequently converted to duplexes or triplexes in the 1920s without changing their form or altering their integrity.

The winding alignment of Mona Road through the steep topography results in extensive rusticated ashlar or brick retaining walls which, together with the mature Hill's Weeping Fig street trees and the Federation subdivision pattern, form a distinctive streetscape with cohesive groups of buildings on each side of Mona Road.

On the western side of the street, the buildings are characterised by the rhythmic tiled roofscapes of Federation dwellings and semi-detached dwellings designed to read as single houses.

These houses are orientated towards the harbour and were designed to be accessed from Rushcutters Park via Mona Lane, rather than Mona Road.

### Desired future character

- Development is to retain the significant fabric and key values of the Mona Road HCA. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

### Contributory Items

- While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
22 Mona Road	Federation house
24 Mona Road	Federation house
26-30 Mona Road	Federation flat building
32 Mona Road	<i>Radnor</i> , Federation semi-detached house
34 Mona Road	<i>Booren</i> , Federation semi-detached house
36 Mona Road	Federation house
Mona Lane	Sandstone wall
Mona Road	Street trees

### Heritage Items

- The houses at Nos. 14-16 are adjoining two-storey red brick houses in the Federation Queen Anne style with rusticated sandstone foundation walls and terracotta tiled roofs.
- The houses at Nos. 18-22 are substantial adjoining identical houses designed in the Federation Queen Anne style with face brick, rusticated sandstone foundation walls and slate roofs. Together with Nos. 14 and 16, the sandstone retaining wall to Mona Lane continues the characteristic relationship of the building with the landforms.

- 
- ▶ No. 36a is a landmark face brick building in the Federation Queen Anne Old English style at the northern end of the group, adjacent to *Mona*.
  - ▶ Nos. 15-17 which comprise elevated dwellings and semi-detached dwellings that are fine red brick examples of the Federation Queen Anne style with bow windows, prominent gable ends, decorative fretwork balustrades and tiled with Marseille pattern terracotta tile.
  - ▶ No.21-23 (*Graycliffe Flats*) which are two adjoining houses built in the Federation Arts and Crafts style later converted into flats.
  - ▶ No. 25-27 which is a three-storey Federation Arts and Crafts styled apartment building in an elevated setting that demonstrates a strong massing with heavy articulation of its roughcast and face brick elevations with restrained decoration and weatherboard balustrading.

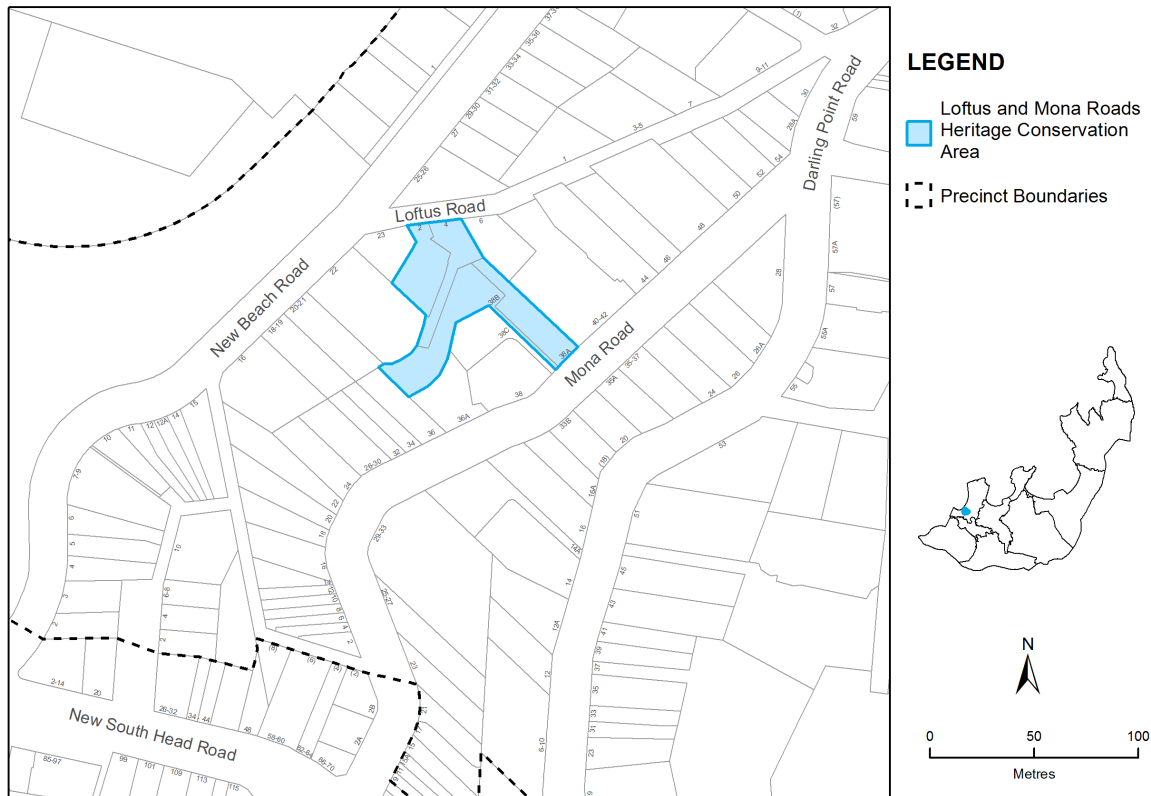
Note:

- ▶ The Mona Road HCA is located within the Darling Point precinct. The precinct character statement in Chapter B1 and these controls at B2.4 are to be read in conjunction with the provisions at B2.1.
- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.



## B2.5 Loftus Road and Mona Road, Darling Point

**MAP 5** Loftus Road and Mona Road HCA



### Statement of significance

The Loftus Road and Mona Road HCA is a group of four residential flat buildings of similar scale, bulk, design and materials, located at 2 and 4 Loftus Road and 38a and 38b Mona Road. These were built on steep land subdivided from the grounds of the Victorian Regency styled house *Mona*, currently adaptively re-used as a flat building.

The Loftus Road and Mona Road group is a significant group of Inter-War flat buildings which appear as a cohesive and substantial presence on the slopes of Darling Point. The area is significant in demonstrating the trend towards closer subdivision and development of fashionable flats in Darling Point during the 1920s and 1930s as a response to the changing planning regulations.

Each building was designed by prominent architectural firms of the time, Peddle Thorpe & Walker and Crane & Scott, in the Inter-War Mediterranean style. Each of the buildings contain architectural features which are highly representative of the Inter-War Mediterranean style such as timber shutters, Marseille tiled roofs, Juliet balconies and arched openings.

The flats are generously sized and some originally included maid's rooms within the lower levels. The group is unusually intact and has retained the garden terraces with Inter-War plantings and substantial sandstone retaining walls from earlier estates.

### Desired future character

- ▶ Development is to conserve the significant fabric and cohesive character of the Inter-War flat buildings in the Loftus Road and Mona Road HCA. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP2014 are also contributory items.

Contributory Items	
38A Mona Road	<i>Brailsford</i> , Inter-War flat building
38B Mona Road	<i>Burford House</i> , Inter-War flat building
2 Loftus Road	Inter-War flat building

### Heritage Item

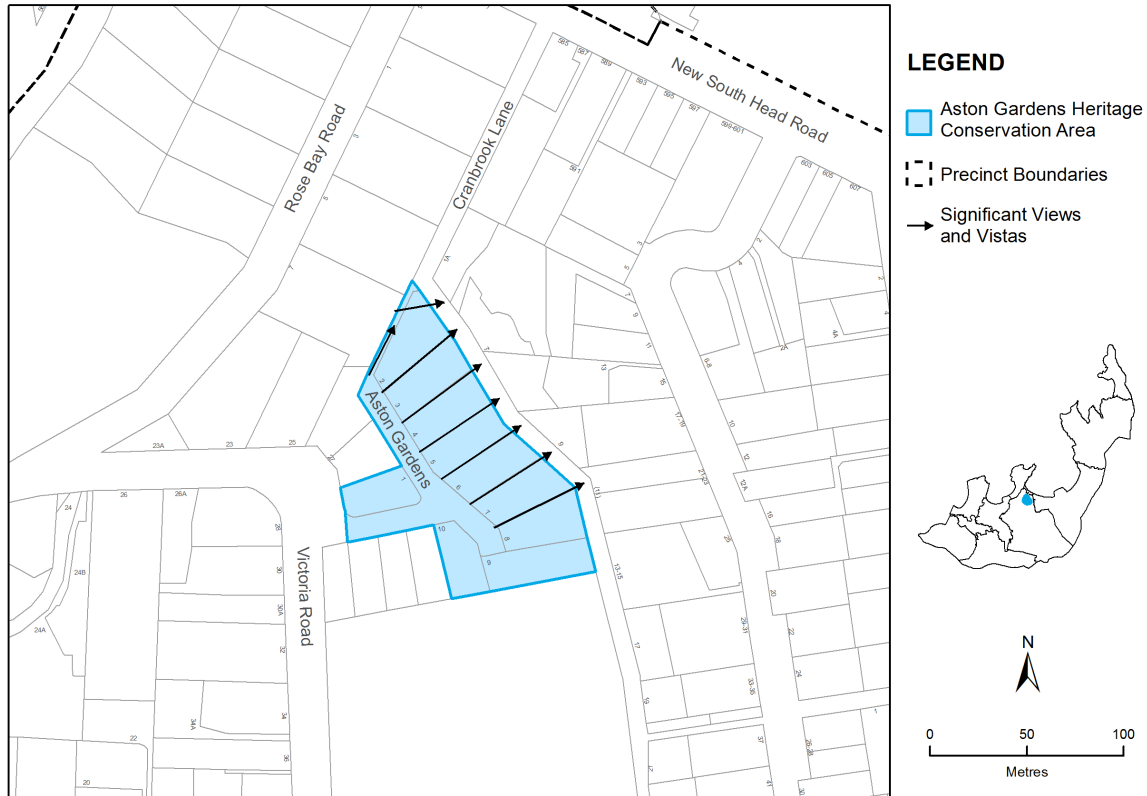
- ▶ *St Martin's* at 4 Loftus Road is a large imposing Inter-War Mediterranean style three storey flat building. It has simplified classical detailing in the Mediterranean style, with a terracotta tiled roof with a band of medallions beneath, timber shutters, and a parapet with a deep entablature featuring medallions. It was designed in 1926 by Crane & Scott Architects for Finlay McLeod.

Note:

- ▶ The Loftus Road and Mona Road HCA is located within the Darling Point precinct. The precinct character statement in Chapter B1 in this part of the DCP and these controls at B2.5 are to be read in conjunction with the controls at B2.1.
- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.6 Aston Gardens, Bellevue Hill

**MAP 6** Aston Gardens HCA



### Statement of significance

The Aston Gardens HCA is an outstanding group of significant Inter-War flat buildings designed by prominent architects that remain largely intact in their fabric, 1927 subdivision pattern and garden settings.

Aston Gardens is rare in that nearly every architectural style of the Inter-War period is represented in the one street. Many of the flats are large and many originally included servant's quarters. The area is significant in demonstrating the move away from large freestanding houses to modern and fashionable flats during the Inter-War period and the changing planning regulations increasing the density of the inner suburbs of Sydney.

The Inter-War flat buildings are 2 to 4 storeys in height, in Spanish Mission, Georgian Revival and Art Deco styles in a landscaped garden setting. The intact subdivision occupies the north-east facing slope that falls steeply away from Victoria Road. The buildings are constructed of face brick or rendered brick with generally timber double hung windows (some with timber shutters) and generally hipped and gabled roof forms with terra cotta roof tiles. The facades feature decorative render/plasterwork, and/or brick detailing.

### Desired future character

- ▶ Development is to conserve the significant fabric of the Aston Gardens HCA. This includes retaining contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
1 Aston Gardens	<i>Gloucester House</i> , Inter-War flat building
2 Aston Gardens	Inter-War flat building
3 Aston Gardens	<i>Novar</i> , Inter-War flat building
4 Aston Gardens	<i>Kalorama</i> , Inter-War flat building
5 Aston Gardens	Inter-War flat building
6 Aston Gardens	<i>Braemar</i> , Inter-War flat building
7 Aston Gardens	<i>Miramar</i> , Inter-War flat building
8 Aston Gardens	<i>Mirradong</i> , Inter-War flat building
9 Aston Gardens	<i>Cranston</i> , Inter-War flat building

Note:

- ▶ The Aston Gardens HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 and these controls at B2.6 are to be read in conjunction with the provisions at B2.1.
- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.7 Victoria Road, Bellevue Hill

### MAP 7 Victoria Road HCA



#### Statement of significance

The Victoria Road HCA is located to the southern side of Victoria Road near the upper limits of Cooper Park at 165-179 Victoria Road, Bellevue Hill. The HCA contains a cohesive group of buildings which demonstrates the forms and styles employed in the consolidation of residential areas of the Woollahra Municipality in the late Inter-War period.

The buildings demonstrate the aesthetic preferences of late Inter-War development by a variety of persistent revival styles, namely the Inter-War Old English and Georgian Revival styles, and the increasingly modern Inter-War Art Deco and Functionalist styles. The buildings are consistent in scale, mass and orientation to the street.

The buildings are of smooth and textured face brick construction with terracotta Marseille tile roofs, partially concealed by raised and detailed brick parapets to the street frontage.

Typical materials include polychromatic brickwork incorporating heraldic motifs and label moulds, tapestry pattern brickwork and stepped and vertically aligned brickwork to parapets which enhances the HCA's aesthetic significance. Coloured lead lighting patterned glazing to express stairways and multi-paned window sashes reinforce the eclectic use of stylistic elements in the buildings. Raised parapets and high gables provide silhouetted forms against the skyline whilst sandstone faced basement garages provide a pediment to many of the buildings.

Specialised finishes include limited use of glazed architectural terracotta, chromed door hardware and timber panelling to the entry lobbies.

The buildings, whilst commonly altered in detail, retain external forms, fabric, detailing and hard landscaping from the original period of construction.

The group retains much of its original landmark relationship to Victoria Road and the ridgeline setting opposite the upper boundary of Cooper Park.

#### Desired future character

- ▶ Development is to conserve the significant fabric and cohesive character of the Inter-War flat buildings in the Victoria Road HCA. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

#### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
169-171 Victoria Road	<i>Hillcrest</i> , Inter-War flat building
175 Victoria Road	Inter-War flat building
177 Victoria Road	Inter-War flat building
179 Victoria Road	Inter-War flat building

#### Heritage Item

- ▶ The Art Deco Inter-War flat buildings at 165 and 167 Victoria Road built for developer H E Rogers.

Note:

- ▶ The Victoria Road HCA is located within the Bellevue Hill South precinct. The precinct character statement for the Bellevue Hill South precinct in Chapter B1 and these controls at B2.7 are to be read in conjunction with the provisions at B2.1.

The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.8 Balfour Road, Rose Bay/Bellevue Hill

**MAP 8** Balfour Road HCA



### Statement of significance

The Balfour Road HCA lies in the valley of Rose Bay in proximity to the harbour foreshore just south of New South Head Road, and is characterised by Inter-War houses and flat buildings.

This HCA represents the intensified residential development of Bellevue Hill and Rose Bay in the Inter-War period following subdivisions of the Beresford Estate and the introduction of regular public transport along New South Head Road after 1903.

The housing stock comprises bungalows and flat buildings dating from the mid-1920s and mid-1930s, which display distinctive architectural characteristics of the Inter-War period. Many demonstrate outstanding craftsmanship in brick detailing and remain substantially unaltered from their original appearance, incorporating distinctive design motifs and original low brick fences. The facebrick flat buildings create cohesive streetscapes of similarly scaled and detailed buildings with open landscaped front yards set in wide tree lined avenues. The houses are typical bungalows dating from the late Federation and Inter-War period.

The precinct has heritage significance at a local level for values related to historic evolution and aesthetic values and represents the local heritage theme of suburban expansion and consolidation.

The Beresford Estate subdivision is characterised by a rectilinear road and subdivision pattern that provides visual and functional links to surrounding areas including the harbour and the nearby golf club.

Note: This HCA contains a local neighbourhood centre, known as the Plumer Road shops. The shops have a business zoning; the relevant objectives and controls for these buildings are contained in Part D of the DCP, Chapter D2 Mixed Use Centres and Chapter D3 General Controls for Neighbourhood and Mixed Used Centres.

### Desired future character

- ▶ Development is to retain the significant fabric and key values of the Balfour Road HCA included in the statement of significance. Development is to comply with the provisions outlined in B2.1.

### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
11 Balfour Road	Inter-War flat building
13 Balfour Road	Inter-War flat building
14 Balfour Road	Inter-War flat building
15 Balfour Road	Inter-War house
16 Balfour Road	Inter-War Californian Bungalow
17 Balfour Road	<i>Bognor</i> , Inter-War flat building
20 Balfour Road	<i>Gladstone Hall</i> , Inter-War flat building
22 Balfour Road	<i>Ashton</i> , Inter-War flat building
24 Balfour Road	<i>Woodburn</i> Inter-War flat building
26 Balfour Road	<i>Tudor Towers</i> , Inter-War flat building



Contributory Items	
27 Balfour Road	Inter-War flat building
28 Balfour Road	Inter-War flat building
29 Balfour Road	Inter-War flat building
30 Balfour Road	<i>Loxley</i> , Inter-War flat building
31 Balfour Road (aka 5 Plumer Road)	Inter-War flat building
32 Balfour Road	<i>Chiltern</i> , Inter-War flat building
33 Balfour Road (aka 22 Plumer Road)	Inter-War flat building
34-36 Balfour Road (aka 3 Plumer Road)	<i>Yalambee</i> , Inter-War flat building
7 Plumer Road	Inter-War substation
9-23 Plumer Road	Inter-War commercial building
2 Powell Road	Inter-War flat building
4 Powell Road	Inter-War flat building
71 O'Sullivan Road	Inter-War flat building
81 O'Sullivan Road	<i>Golf View Court</i> , Inter-War flat building
83 O'Sullivan Road	Inter-War flat building
85 O'Sullivan Road	<i>Knowle Court</i> , Inter-War flat building
87 O'Sullivan Road	Inter-War flat building
89-93 O'Sullivan Road (aka 24 Plumer Road)	Inter-War commercial building

Contributory Items	
99 O'Sullivan Road	<i>Glamis</i> , Inter-War flat building
20 Salisbury Road	Inter-War Bungalow
22 Salisbury Road	Inter-War Bungalow
24 Salisbury Road	Inter-War Bungalow
26 Salisbury Road	Inter-War Bungalow
28 Salisbury Road	<i>St Dunstons</i> , Inter-War flat building
30 Salisbury Road	Inter-War flat building
32 Salisbury Road	<i>Tarana</i> , Inter-War flat building
34 Salisbury Road	Inter-War flat building
36 Salisbury Road	<i>Cranston</i> , Inter-War flat building
38 Salisbury Road	<i>Darlington</i> , Inter-War flat building
40 Salisbury Road (aka 1 Plumer Road)	Inter-War flat building
Balfour Road	Street trees
Salisbury Road	Street trees
O'Sullivan Road	Street trees

### Heritage Items

- ▶ *St Bernard Hall*, the Art Deco style Inter-War flat building at 9 Balfour Road built by J M Park.
- ▶ The group of Inter-War flat buildings at 19 (*Wycombe*), 21, 23 and 25 Balfour Road (*Springfield*) built by local developers H Rogers (1939), J B McNamara (1939), H Rogers (39) and E Miller (1936).
- ▶ Bus stop shelter at the intersection with Plumer Road.
- ▶ *Darnley*, the Inter-War Mediterranean flat building at 79 O'Sullivan Road developed by Dr L. Taylor (1933).

- 
- *Avalon*, the Art Deco style Inter-War flat building at 97 O’Sullivan Road developed by M M Hogg (1939).
  - A pair of Art Deco style Inter-War flat buildings at 101 O’Sullivan Road and 1 Latimer Road developed by P. Samsonovich (1933 and 1934).

Note:

- The Balfour Road HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 and these controls at B2.8 are to be read in conjunction with the provisions at B2.1.
- The provisions at B2 apply in addition to those in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.9 Beresford Estate, Rose Bay

**MAP 9** Beresford Estate HCA



### Statement of significance

The Beresford Estate HCA in Balfour Road, Rose Bay, is a Federation Arts and Crafts Group, which represents the early subdivision and development of the Beresford Estate close to New South Head Road in the first decades of the 20th century. It provides evidence of the historic processes related to this part of the suburb through the subdivision of the grounds of the Rose Bay Lodge and as a result of the introduction of the Rose Bay Tram service in 1903.

The group demonstrates a variety of characteristic external elements of the Federation Arts and Crafts style of architecture, including broad walls of rough cast render with face brick often on sandstone bases, dominant roofs in slate or terracotta tiles with prominent chimneys, and decorative timber detailing. These demonstrate the fashionable use of prominent gable features and arched openings and occasional buttressed walls. The gardens generally remain as informal layouts, retaining mature trees and original stone walls with wrought iron details or brick fencing with timber details.

The dwellings and their gardens form a cohesive and aesthetically significant group, and are representative of Federation dwellings in Rose Bay.

### Desired future character

- Development is to conserve the significant fabric of the Federation Arts and Crafts Group in the Beresford Estate HCA. This includes retaining heritage items, contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

### Contributory Items

- While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

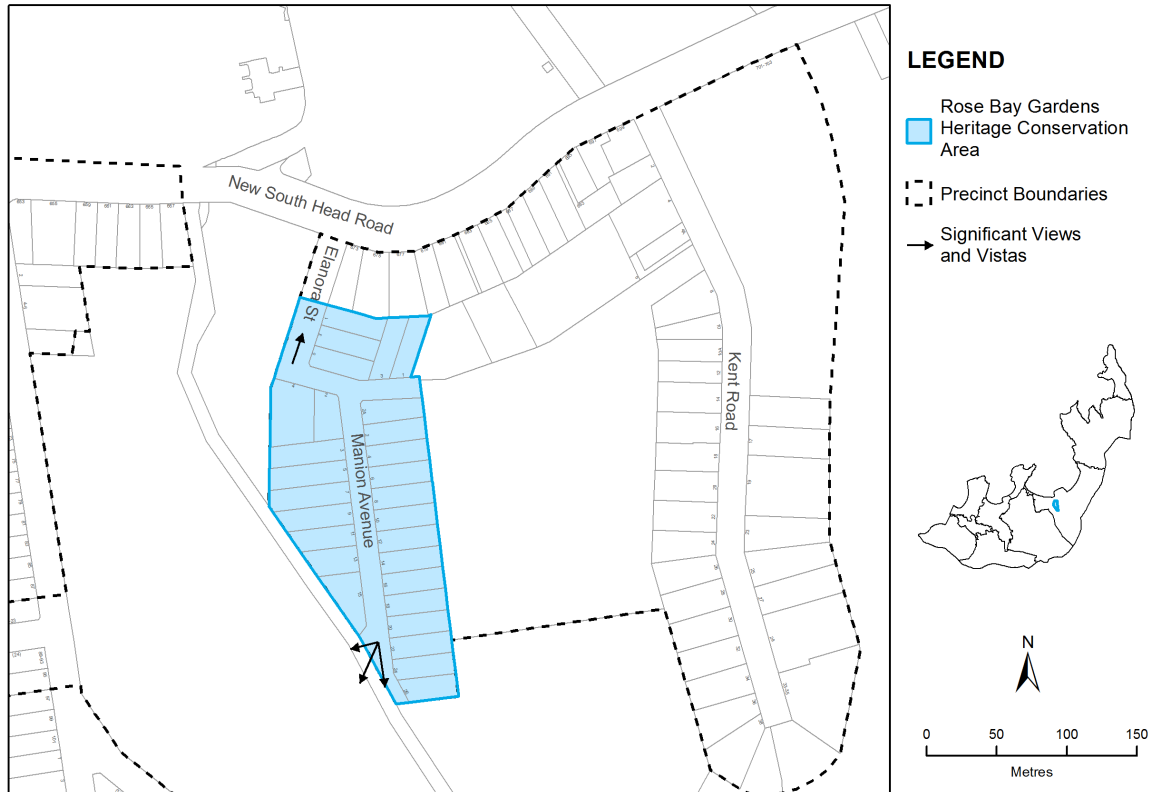
Contributory Items	
2 Balfour Road	<i>Glen Alpin</i> , Federation house
3 Balfour Road	Federation house
4 Balfour Road	Federation house
6 Balfour Road	Federation house
8 Balfour Road	Federation house
10 Balfour Road	Federation house
12 Balfour Road	Federation house

Note:

- The Beresford Estate HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 and these controls at B2.9 are to be read in conjunction with the provisions at B2.1.
- The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.10 Rose Bay Gardens Estate, Rose Bay

**MAP 10** Rose Bay Gardens Estate HCA



### Statement of significance

The Rose Bay Gardens Estate HCA is situated in the flat valley behind Rose Bay south of New South Head Road and Lyne Park. This HCA contains an outstanding group of largely intact Inter-War flat buildings dating from 1930 to 1939, some of which were designed by prominent architects.

The buildings are two to three storeys and constructed of face brick with Art Deco detailing, generally timber double-hung windows and generally hipped and gabled roof forms with terracotta roof tiles. The facades feature decorative render, plasterwork, and/or brick detailing. The buildings also have a landscaped garden setting and low masonry front fences, which complement the buildings.

The group has retained their garden settings, and the subdivision pattern of the street is intact. The area is significant in demonstrating the move away from large freestanding houses to modern and fashionable flats in the Inter-War period and the changing planning regulations increasing the density of the inner suburbs of Sydney.

### Desired future character

- Development is to retain the significant fabric and cohesive character of the Inter-War flat buildings in the Rose Bay Gardens Estate HCA. This includes retaining contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

### Contributory Items

- While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
1 Elanora Street	<i>Bonny View</i> , Inter-War flat building
3 Elanora Street	<i>Tintagel</i> , Inter-War flat building
5 Elanora Street	<i>Toorak</i> , Inter-War flat building
1 Iluka Street	<i>Cardwel</i> , Inter-War flat building
2 Iluka Street	<i>Roslyn</i> , Inter-War flat building
3 Iluka Street	Inter-War flat building
4 Iluka Street	<i>Dorchester</i> , Inter-War flat building
1 Manion Avenue	<i>Gainsborough</i> , Inter-War flat building
2 Manion Avenue	<i>Kinvarra</i> , Inter-War flat building
3 Manion Avenue	<i>Embassy</i> , Inter-War flat building
4 Manion Avenue	<i>Carnarvon</i> , Inter-War flat building
5 Manion Avenue	<i>Werrington</i> , Inter-War flat building
6 Manion Avenue	<i>Clairvaux</i> , Inter-War flat building
7 Manion Avenue	<i>Rosemont</i> , Inter-War flat building

Contributory Items	
8 Manion Avenue	Inter-War flat building
9 Manion Avenue	<i>Toronto</i> , Inter-War flat building
10 Manion Avenue	<i>Greystanes</i> , Inter-War flat building
11 Manion Avenue	<i>Novacastria</i> , Inter-War flat building
12 Manion Avenue	<i>Cardington</i> , Inter-War flat building
13 Manion Avenue	<i>Marlborough</i> , Inter-War flat building
14 Manion Avenue	<i>Chiswick</i> , Inter-War flat building
15 Manion Avenue	<i>Cambridge</i> , Inter-War flat building
16 Manion Avenue	<i>Chatsworth</i> , Inter-War flat building
18 Manion Avenue	<i>Brenchley</i> , Inter-War flat building
20 Manion Avenue	<i>Chesterton</i> , Inter-War flat building
22 Manion Avenue	Inter-War flat building
24 Manion Avenue	Inter-War flat building
26 Manion Avenue	<i>Grantham</i> , Inter-War flat building

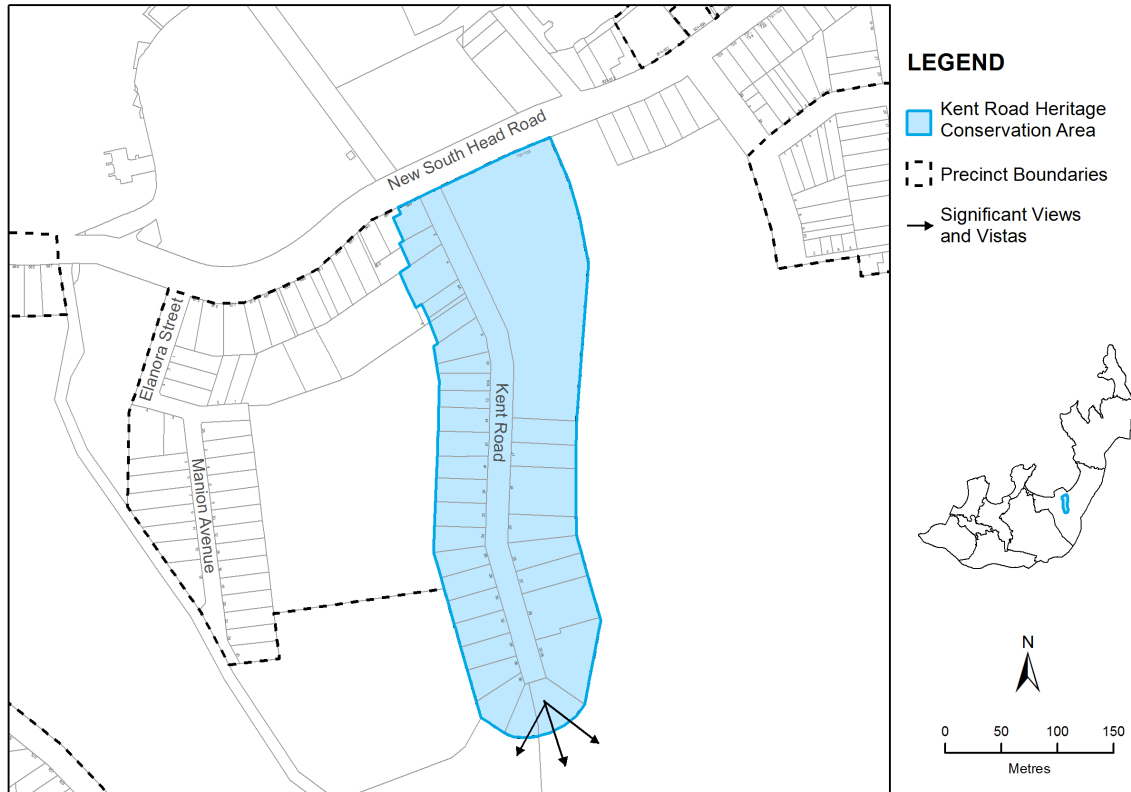
Note:

- ▶ The Rose Bay Gardens Estate is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 and these controls at B2.10 are to be read in conjunction with the provisions at B2.1.
- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.



## B2.11 Kent Road, Rose Bay

**MAP 11** Kent Road HCA



### Statement of significance

Kent Road is a long cul-de-sac located off the southern side of New South Head Road opposite the reclaimed land, which forms Lyne Park. It is an important part of the extended setting of the Royal Sydney Golf Club, with the road and its related subdivision creating the western edge of the golf links. The golf clubhouse is located at the lower northern end where it is the dominant element.

The Kent Road HCA represents a distinct, isolated pocket of residential development in the Rose Bay area, arising directly from the historical development and financial activities of the Royal Sydney Golf Club.

The road is dominated at its lower end by the impressive mass and detail of the historically, aesthetically and socially significant 1920s Clubhouse building and its immediate setting. The contributory buildings in the street are:

- substantial late Federation era Arts & Crafts style houses on the eastern side of the road overlooking the golf links which were well established before the 1919 "Knoll" subdivision sale; and
- Inter-War flats and houses built between 1920 and the late 1930s which were a direct result of rapid residential expansion of Rose Bay following the First World War

Amongst these buildings are a number of excellent representative and rare examples of Inter-War residential development by prominent architects which are of local significance within the Woollahra Municipality.

Kent Road itself is wide with street trees of varying species and maturity, along with wide verges and footpaths. It rises steeply to the 'knoll' and contains a double bend following the contours, which adds to the character of the streetscape, creating a series of enclosed vistas. The road terminates in the cul-de-sac with views over the Golf links and beyond up to Dover Heights.

The area also has significant aesthetic qualities arising from the overall form and layout of the subdivision, the presence of prominent mature gardens and the character created by a variety of substantial street tree plantations.

### Desired future character

- ▶ Development is to retain significant fabric and key values of the Kent Road HCA included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

### Contributory Items

- ▶ While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
2 Kent Road	<i>Kentwood</i> , Inter-War flat building
10A Kent Road	<i>Erifilli</i> , Inter-War flat building
12 Kent Road	<i>Gleneagle</i> , Inter-War flat building
14 Kent Road	Inter-War house
18 Kent Road	<i>Penrhos</i> , Inter-War house
22 Kent Road	Inter-War house
23 Kent Road	<i>Te Puke</i> , Federation house
24 Kent Road	Inter-War flat building
25 Kent Road	<i>Belsize</i> , Federation house

Contributory Items	
27 Kent Road	<i>Lynton</i> , Federation house
28 Kent Road	<i>Narua Flats</i> , Inter-War flat building
29-31 Kent Road	<i>Sama Jean</i> , Federation house
30 Kent Road	Inter-War house
36 Kent Road	Inter-War house
38 Kent Road	Inter-War flat building
Kent Road	Street trees

### Heritage Items

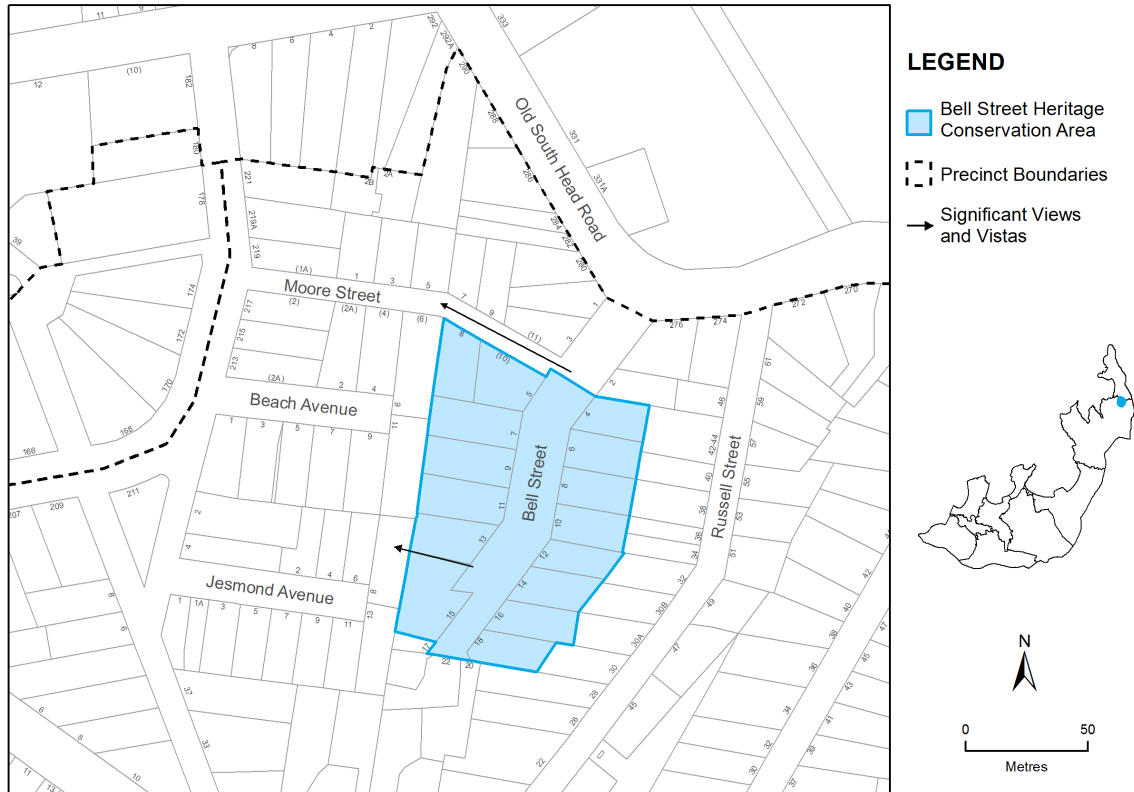
- *Royal Sydney Golf Club*, Federation Arts & Crafts building designed by Halliday & Wilton Architects in 1922 after a major fire destroyed the 1905 building.
- Federation Arts and Crafts house at 699 New South Head Road, built in 1914 for J M Macdonald.
- *Fermoyale*, Inter-War flat building at 4A Kent Road, developed by P M Pegum in 1934 by Fowell & McConnell Architects.
- *Sherland Lodge* at 16 Kent Road, 1923 Inter-War Mediterranean style house by Architect Kenneth Webb, modified by Joseland & Gilling in 1932.
- *Samares*, c1909 Arts & Crafts house at 17 Kent Road for Dr. J Flashman.
- *The Knoll*, Inter-War Georgian Revival style house at 19 Kent Road, designed by Scott, Green & Scott Architects for W. A. Freeman in 1935.
- *Tudor House*, 1924 Old English Style Inter-War flat building at 20 Kent Road built by L L Messey.
- Inter-War Georgian Revival house at 32 Kent Road designed by Spain & Cosh Architects in 1936 for F M Johnson.

#### Note:

- The Kent Road HCA is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 and these controls at B2.11 are to be read in conjunction with the provisions at B2.1.
- The provisions at B2 apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.

## B2.12 Bell Street, Vacluse

MAP 12 Bell Street HCA



### Statement of significance

Bell Street HCA contains a cohesive collection of 1 and 2 storey late Victorian cottages, constructed of weatherboard and corrugated iron with timber double-hung windows and timber panelled doors. The streetscape includes timber picket fences and street trees.

Bell Street has strong historical associations with the village of Watsons Bay as it functioned as part of the adjoining village. The group of cottages can still be seen and understood in the context of the nearby Anglican and Roman Catholic Churches which served the village.

On the route to South Head the street forms an important visual introduction to the historic Watsons Bay village, and this scenic quality is enhanced by its location next to the bend of Old South Head Road from where the whole group can be appreciated as a single entity.

The conservation area was part of the Beaconsfield Estate owned by Sir John Robertson and the subdivision pattern he created in 1887 remains intact. Bell Street's weatherboard and corrugated iron cottages, which form a coherent and contiguous group, are rare in the Woollahra Municipality.

### Desired future character

- Development is to retain the significant fabric and key values of the Bell Street HCA. This includes retaining contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.
- Development generally follows the form of the established cottages with simple, rectangular volumes and traditionally pitched roofs.

### Contributory Items

- While not individually listed as heritage items, contributory items contribute to the character of the HCA and are considered to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory Items	
4 Bell Street	Weatherboard house
6 Bell Street	Weatherboard house
7 Bell Street	Weatherboard house, associated with noted 19 <sup>th</sup> century Australian watercolourist Pilford Fletcher Watson
8 Bell Street	Weatherboard house
10 Bell Street	Weatherboard house
11 Bell Street	Weatherboard house
12 Bell Street	Weatherboard house
14 Bell Street	Weatherboard house
16 Bell Street	Weatherboard house
18 Bell Street	Weatherboard house

Note:

- The Bell Street HCA is located within the Vacluse East precinct. The precinct character statement for the Vacluse East precinct in Chapter B1 and these controls at B2.2 are to be read in conjunction with the provisions at B2.1.

- ▶ The provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the provisions at B2.1 take precedence.



**FIGURE 2** Bell Street, Vaucluse