

# Chapter C2

## Woollahra Heritage Conservation Area

Part C ► Heritage Conservation Areas

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# Chapter C2 ► Woollahra HCA

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## C2.1 Introduction

### C2.1.1 Background

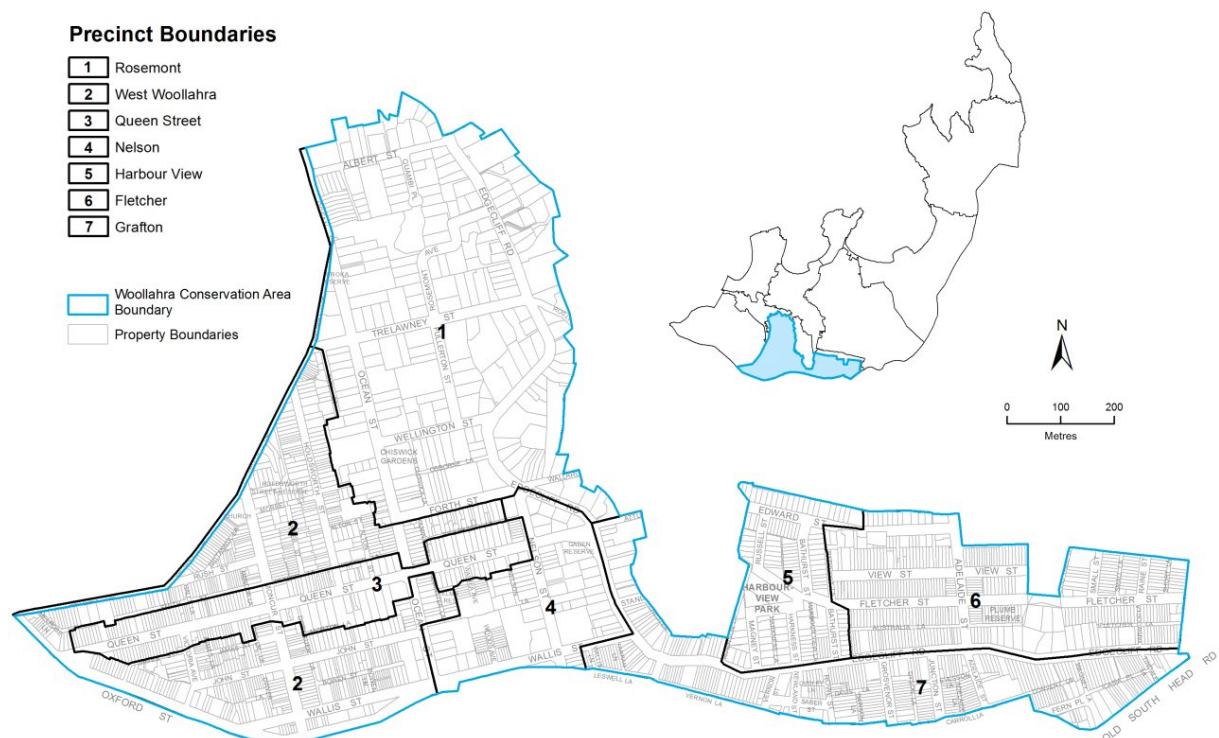
The Woollahra Heritage Conservation Area (Woollahra HCA) is a place of outstanding local heritage significance. The special character of the Woollahra HCA derives from its unique historic background and the expression of this background in its interrelationship of buildings, their settings, landscaping and open spaces, topography and land uses.

The significance of the Woollahra HCA derives not just from the heritage items listed in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) but also from its large collection of contributory items and elements. Contributory items are listed in Section C2.7 and shown in Map 2.

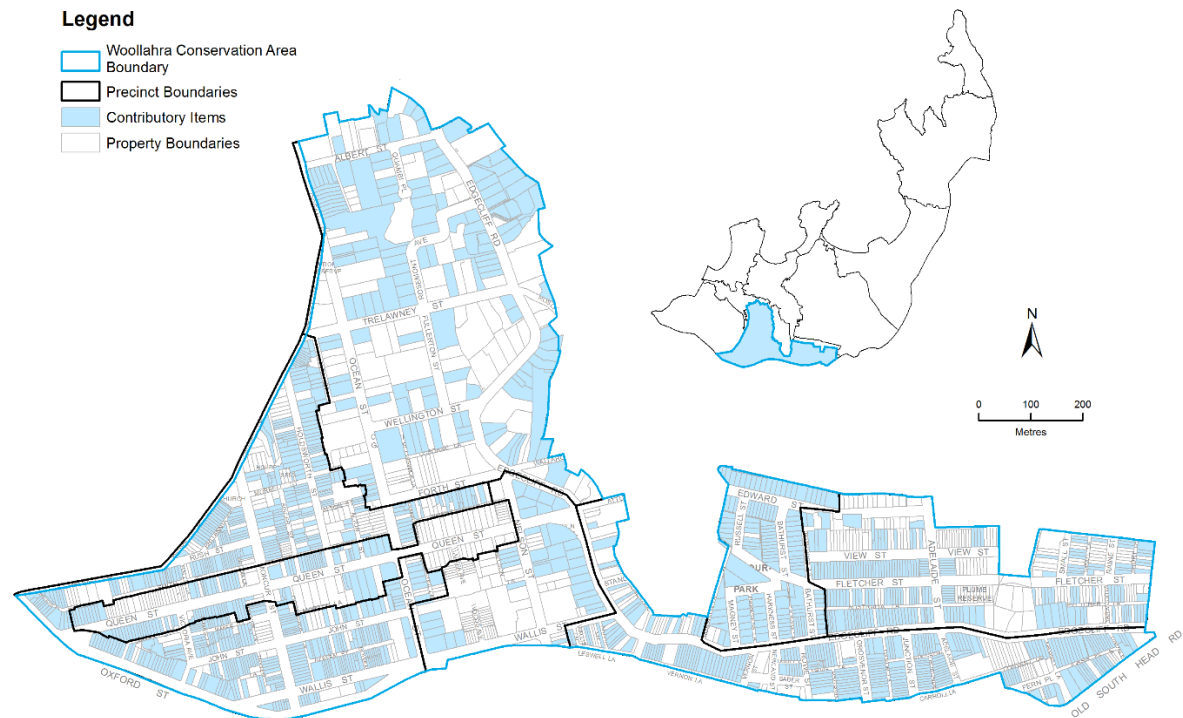
### C2.1.2 Land to which this chapter applies

This chapter applies to the Woollahra Heritage Conservation Area, which is shown in Map 1.

#### MAP 1 Land to which this chapter applies



## MAP 2 Contributory items



### C2.1.3 Development to which this chapter applies

This chapter applies to development that requires development consent under Woollahra LEP 2014.

### C2.1.4 Objectives

The objectives are:

- O1 To facilitate the implementation of the objectives and provisions relating to heritage conservation contained in Woollahra LEP 2014.
- O2 To acknowledge and conserve the heritage significance of the Woollahra HCA, including the character of individual precincts.
- O3 To encourage the retention and conservation of contributory items.
- O4 To encourage appropriate development of contributory items.
- O5 To provide controls to protect the identified heritage values and significant character of the Woollahra HCA.

- 06 To encourage contemporary design that responds appropriately to that character of the Woollahra HCA.
- 07 To enable appropriate and expert consideration of proposed development to be made by applicants and the Council.
- 08 To encourage and promote public awareness, appreciation and knowledge of heritage conservation.
- 09 To enhance amenity and heritage values within the Woollahra HCA.

### C2.1.5 Relationship to other parts of the DCP

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

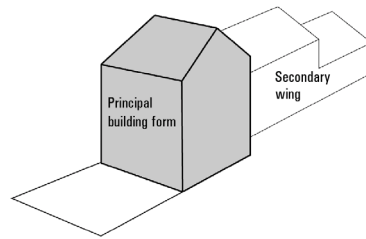
- Part B: Chapter B3 General Development Controls, but only if the proposal is for a dual occupancy development (refer to Section B3.8 Additional controls for development other than dwelling houses).
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater 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.

### C2.1.6 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 DCP, the EP&A Act and Woollahra LEP 2014.

<b>ancillary development</b>	a building or structure, other than a dwelling house, dual occupancy, semi-detached dwelling, mixed development, attached housing, multi-dwelling housing, residential flat building or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.
<b>breezeway</b>	an unenclosed passage or void between the side boundary and rear wing.
<b>gable ended roof</b>	for the purpose of Section 2.5.8 Parking and garages, is a roof with a gable end facing the street or lane.
<b>principal building form</b>	the original front building section and main roof, which contains the main rooms (see diagram).



**transverse gable roof** for the purpose of Section 2.5.8 Parking and garages, is a roof with gable ends, where the ridge is parallel to the rear boundary.

### C2.1.7 How to use this chapter

#### Steps to be considered for all development

##### Step 1 Understanding the context

- ▶ Read Section C2.2 including the significance and desired future character of the Woollahra HCA.
- ▶ Identify the precinct where the subject site is located (refer to Map 1). Read about the precinct characteristics in Section C2.3 Precincts.

##### Step 2 Understanding your site

- ▶ Identify whether the building or site is a heritage item as identified in Woollahra LEP 2014.
- ▶ Identify whether the building or site is a contributory item (refer to Map 2 and Section C2.7 Schedule of contributory items).
- ▶ Consider the history and relationship of the site and surrounding sites, having particular regard to contributory items in the street.

##### Step 3 Addressing the objectives and controls

Each section must be read and the relevant objectives and controls applied:

- ▶ Section C2.3 Precincts: Identifies the significant characteristics and objectives for each of the precincts, also contains precinct specific controls for Queen, Nelson and Fletcher Streets.
- ▶ Section C2.4 Building type controls: There are 12 building types, each with specific objectives and controls.
- ▶ Section C2.5 General controls for all development: Applies to all development including contributory items.
- ▶ Section C2.6 Public domain: Applies to land owned and/or managed by Council or other public authorities.



## C2.2 Understanding the context

### C2.2.1 Description of Woollahra Heritage Conservation Area

The Woollahra HCA comprises a broad triangular plateau, sloping gently from the ridge that forms its southern and western boundaries to the escarpment above Double Bay. Early settlement took place within the confines of the Old South Head Road on the southern ridge (now largely Oxford Street), the Road to Point Piper (now Jersey Road) and Edgecliff Road skirting the Double Bay gully. Originally known in the 1850s as Upper Paddington, the area was later called Woollahra following the establishment of the municipality in 1860. Development from the 1880s was concentrated east of this area and also extended to the north of Edgecliff Road.

The distinguishing natural and built elements of the Woollahra HCA are:

- A topographic form that is generally relatively level but slopes along its eastern and northern boundaries towards the more dense vegetation of Cooper Park and the Double Bay gully. Distinctive long views towards the Woollahra HCA's buildings and trees, many of which are historically significant, are possible from the eastern end of the area.
- In the east and south-west of the Woollahra HCA, regular, gridded street patterns with alternating wide streets and narrow rear lanes. Houses are generally aligned to face the street. In the north, the grid expands to form much larger blocks and generally does not include rear lanes. Houses in this area are often aligned to face views to the harbour, Double Bay or across to Bellevue Hill.
- A land use character that is predominantly residential but also contains several shopping precincts as well as distinctive public, private, religious, light industrial and institutional buildings.
- A number of precincts that retain the architectural detailing, roof forms, materials, fencing and sometimes landscaping of their phase of development within the Woollahra HCA:
  - **Rosemont Precinct**, characterised by large lots including gardens, the villas and estate remnants of the mid Victorian period and the detached houses and Inter-War flat buildings;
  - **West Woollahra Precinct**, characterised by small lots and a variety of generally small scale cottages and terrace houses;
  - **Queen Street Precinct** with its mix of significant mid to late Victorian and Federation residential, civic and retail buildings;
  - **Nelson Precinct**, characterised by the highly consistent late Victorian Gothic style cottages of the Waimea and Woods Avenue groups, its gracious mid Victorian houses and its many Inter-War flat buildings;
  - **Harbour View Precinct**, developed by E.K. Harkness, with a fine collection of Federation period houses influenced by Victorian Gothic architecture and
  - **Fletcher and Grafton Precincts** with their variety of Victorian and Federation timber, stone and brick cottages, detached or semi-detached and terrace houses.

- A visual and architectural complexity that derives from:
  - the variety of contributory public and private building types including residential buildings, institutional buildings such as schools; religious buildings including churches and synagogues; hotels, retail buildings, commercial and light industrial premises;
  - the variety of contributory architectural styles and scales within the range of building types;
  - the complex and varied subdivision pattern, which directly affected the sizes of buildings constructed in different parts of the Woollahra HCA;
  - contributory remnant landscape elements including front fences in a variety of styles that complemented the houses behind them, sandstone retaining walls and bedrock shelves, trees including Norfolk Island, Cook and Bunya pines from early estates and gardens, rows of street trees such as Moreton Bay and Port Jackson figs and London Plane trees, sandstone kerbs and gutters and red-coloured street-name inlays to footpaths; and
  - its municipal parks and small reserves, which often contrast with the dense urban fabric of the areas surrounding them.
- A variety of open space and landscape features that include:
  - municipal street tree plantings;
  - small public parks;
  - private open spaces around institutional buildings;
  - remnant and distinctive trees from the gardens of large early estates. These make a strong contribution to the skyline of the Woollahra HCA and are visible from great distances;
  - private gardens that contribute significantly to the townscape quality of streets and laneways; and
  - leafy escarpment areas along Edgecliff Road and the borders of Cooper Park.

The division of the Woollahra HCA into seven precincts is a reflection of the varied development patterns that resulted from the large and unusual leasehold landholding of the area known as the Point Piper Estate.

The mid Victorian development of the West Woollahra precinct attracted working class people whilst the affluent owners built large residences in extensive grounds with harbour views in the Rosemont precinct. The areas between the Queen Street and Nelson precincts developed as a diverse mix of residences and shops as the gaps closed. The suburban boom of the 1880s in Woollahra continued the slow development trend with piecemeal development by local builders in the east, the Grafton and Fletcher precincts. Only the Harbour View precinct, the rapid work of a single builder, demonstrates an individual housing.

The Woollahra HCA has continued a pattern of redevelopment and infill that contributes to its significance as a rich and diverse conservation area with many fine architectural examples from every period of the 19th and 20th century. The identified precincts have different settlement patterns that demonstrate the distinguishing character elements that contribute to the overall significance of the Woollahra HCA. Many smaller precincts exist within the diverse precincts.

The precincts are shown collectively in Map 1.

## C2.2.2 The significance of the Woollahra Heritage Conservation Area

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The Woollahra HCA has historical, aesthetic, technical and social significance at the local level.

The surviving built and natural fabric of the Woollahra HCA has significance for its ability to demonstrate the important historical phases of the area's development. These phases include the development of large estates during the mid-19th century, small lot residential development in the mid-19th century, retail development of the mid-19th to early 20th centuries, speculative subdivisions of the late-19th century, Inter-War consolidation and municipal improvements of the 20th century.

In its surviving elements of built fabric, the Woollahra HCA retains the potential to reveal evidence of ways of life, building and land uses which have now changed or disappeared.

Such fabric includes:

- early domestic kitchens and their associated service areas and technology;
- former stable buildings;
- outbuildings including early external toilets and garages;
- 'nightsoil' lanes;
- paling fences and gates to rear lanes;
- front fences and gateposts to buildings that have been demolished;
- bricked-up openings to former doors; and
- first floor loading bays to former industrial and storage buildings.

The Woollahra HCA has high aesthetic significance for its visual complexity derived from:

- the variety of significant public and private building types;
- the variety of significant architectural styles and scales within the range of building types;
- the complex and varied subdivision pattern;
- the significant intact and remnant landscape; and
- the municipal parks and small reserves.

The Woollahra HCA contains aesthetically contributory items of architectural excellence dating from all the major periods of its development, many designed by the eminent architects of their period.

The area has social significance for its association with the growth of the heritage conservation movement in Sydney during the 1960s. It was an early example of an area which received recognition by the National Trust and the Australian Heritage Commission through the efforts of the local community.

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### C2.2.3 Building types

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The area has a rich diversity of building types that include examples of the contrasting scale of the housing of Woollahra's social mix since the 1840s. All major architectural styles from each period exist throughout the area, demonstrating the continuing process of development that contributes to the heritage significance of the area.

The residential buildings range from small Victorian workers cottages and terraces, to villas and grand mansions from the large estates of the gentry. The boom style terraces of the 1870s and 1880s are similar to those in Paddington, but built in smaller groups. The late subdivision of the Cooper Estate is dominated by Edwardian cottages, semi-detached cottages and small groups of terraces often built with Victorian stylistic influences. Inter-War houses and flat buildings of every major style are concentrated in the subdivision of the earlier estates.

Further consolidation occurred in the 1960s, 1970s and 1980s with high rise flat buildings and small groups of town houses. Several excellent examples of contemporary infill dwellings co-exist throughout the area.

The Victorian and Edwardian period public buildings include two schools, a post office, former Council Chambers and a fire station. The hotels date from the Victorian and Inter-War periods. The religious buildings include Victorian, Federation and Inter-War churches and synagogues. The retail buildings include the special precinct in Queen Street and smaller groups in Ocean Street and Edgecliff Road with single shops occurring throughout the Woollahra HCA.

Section C2.4 contains a brief explanation of each building type with objectives and controls for alterations and additions that retain the essential character of each building.

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### C2.2.4 Contributory items and contributory groups

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Contributory items are those that contribute to and exemplify the heritage significance of the Woollahra HCA and are identified as heritage items or contributory items. Contributory items are buildings, structures, landscape elements and other townscape features, such as historic kerbs, gutters and street name inlays that contribute to the overall heritage significance of the Woollahra HCA. Contributory items are listed together in Section C2.7 and shown in Map 2. Heritage items are listed in Woollahra LEP 2014.

When a property has been identified as a contributory item, the listing includes all original fences, landscaping, trees, gardens and outbuildings as well as any building. This chapter therefore includes objectives and controls that apply to these important elements of the buildings' settings.

Section C2.5 General controls for all development, contains general objectives and controls for alterations and additions to contributory items and contributory groups.

### C2.2.5 Desired future character of the Woollahra HCA

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In the Woollahra HCA, with its established and valuable historic character, new buildings and alterations and additions to existing buildings must be designed with close reference to their context.

Even small changes to buildings in the Woollahra HCA require careful consideration, especially where changes are visible from the street or from other public spaces. It is not just change to the street front elevations of buildings that is important. Alterations and additions at the rear of properties are also often visible from the public domain and can alter the proportion, scale and cohesion of a group of buildings.

In the Woollahra HCA, the aim is to establish a cohesive relationship between new work and the existing building fabric. This does not mean that additions should be designed in a historicist style. Contemporary design is often appropriate, as long as it responds to the relevant aspects of its context. Refer to Section 2.2.7.

Retention of original fabric and detail and the removal of inappropriate and intrusive building elements to the elevations of contributory items are also important. The reinstatement of missing detail and building elements is also encouraged.

The desired future character objectives for the Woollahra HCA are:

- 01 To retain its heritage significance and its recognition as a rare and distinctive urban area.
- 02 To retain and promote evidence of the historical development of the Woollahra HCA and its individual precincts and enables the interpretation of that historical development.
- 03 To maintain the residential character that has been predominant from the earliest phase of its development.
- 04 To maintain the character and significance of its identified precincts.
- 05 To retain the distinctive building types characteristic of the area and its precincts.
- 06 To continue to cater for a variety of uses and building types within a predominantly residential area.
- 07 To exhibit contemporary design excellence.

### C2.2.6 Conservation philosophy and management policy

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This chapter 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 Burra Charter sets down

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principles, processes and practices for the conservation of significant places. Certain terms used in the Burra Charter are also used in this chapter.

Having regard to the heritage significance of the Woollahra HCA, Council has adopted the following policy as its approach to the management of the area. Council intends to implement this policy when assessing development proposals and when undertaking Council initiated work within the public domain.

### Objectives

- O1 To retain the heritage significance and significant characteristics of the Woollahra HCA and its precincts, including its variety of distinctive building types, the built and landscape evidence of its historical development and its public and private open spaces and gardens.
- O2 To allow removal or alteration of uncharacteristic features that detract from the significance of the Woollahra HCA.
- O3 To retain and conserve heritage items and contributory items including significant fabric, curtilages and settings.
- O4 To encourage the reconstruction of contributory items that have been unsympathetically altered.
- O5 To ensure that development is compatible with the significant characteristics of the Woollahra HCA and respects the principles contained in the Burra Charter.

### Processes

All applications for development within the Woollahra HCA will be assessed with regard to the impact of the proposed development on individual buildings, significant characteristics and the overall significance of the Woollahra HCA.

Council will require the preparation of a heritage impact statement and, in some cases, a conservation management plan may be required for major works. This applies to applications for whole and partial demolition, alterations and additions and new or replacement development.

A number of matters will be considered when Council assesses an application for demolition of a building in the Woollahra HCA including the proposal for replacement development.

Work undertaken by Council will comply with the above policy and will be subject to the same level of assessment as development on privately owned land.

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

## C2.2.7 Contemporary design in Woollahra

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Part of the cultural significance of the Woollahra HCA stems from its ability to demonstrate the important historical phases of its development between the mid-19th and mid-20th centuries.

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The surviving built and natural fabric of the Woollahra HCA retain the potential to reveal further evidence of ways of life and of building and land uses which have now changed or disappeared.

Council does not advocate replication of historic architectural styles or the use of pseudo-period detail in new development. By adding a layer of development which illustrates the ways of life and design approaches of the early 21st century, contemporary design can contribute to the rich history of the Woollahra HCA and the expression of this history in the built fabric of the area. Inventive and interpretive contemporary design solutions of high architectural quality may be quite different in spirit and appearance from existing fabric while still providing a positive contribution to the continued history of the Woollahra HCA.

Contemporary design for infill development and for additions to contributory items is encouraged as long as it respects its context and achieves a cohesive relationship with existing historically significant fabric.

In some locations and circumstances, a traditional design approach may be required. Such an approach may be appropriate, for example, where alterations are proposed to a highly intact section of a building that has a high level of significance.

A thorough understanding of the historical background and physical context of the site will act as a guide to the appropriateness of the design approach. Designers will be required to demonstrate that the application of contemporary forms, materials or detailing provides an appropriate response to the streetscape, the precinct and the Woollahra HCA as a whole.

## C2.3 Precincts

This section identifies the significant characteristics and objectives for each of the precincts. Controls for the precincts of Queen Street, Nelson and Fletcher are also provided. These controls take precedence over the general controls for development in Section C2.5.

The Woollahra HCA is divided into seven precincts reflecting the varied development patterns that resulted from the large and unusual leasehold landholding of the area known as the Point Piper Estate. The identified precincts have different settlement patterns that demonstrate the distinguishing character elements that contribute to the overall significance of the Woollahra HCA.

The mid Victorian development of the West Woollahra precinct attracted working class people whilst the affluent owners built large residences in extensive grounds with harbour views in the Rosemont precinct. The areas between the Queen Street and Nelson precincts developed as a diverse mix of residences and shops as the gaps closed. The suburban boom of the 1880s in Woollahra continued the slow development trend with piecemeal development by local builders in the east, the Grafton and Fletcher precincts. Only the Harbour View precinct, the rapid work of a single builder, demonstrates an individual housing style.

The significant natural and built character elements to be retained for each of the precincts are detailed in this section.

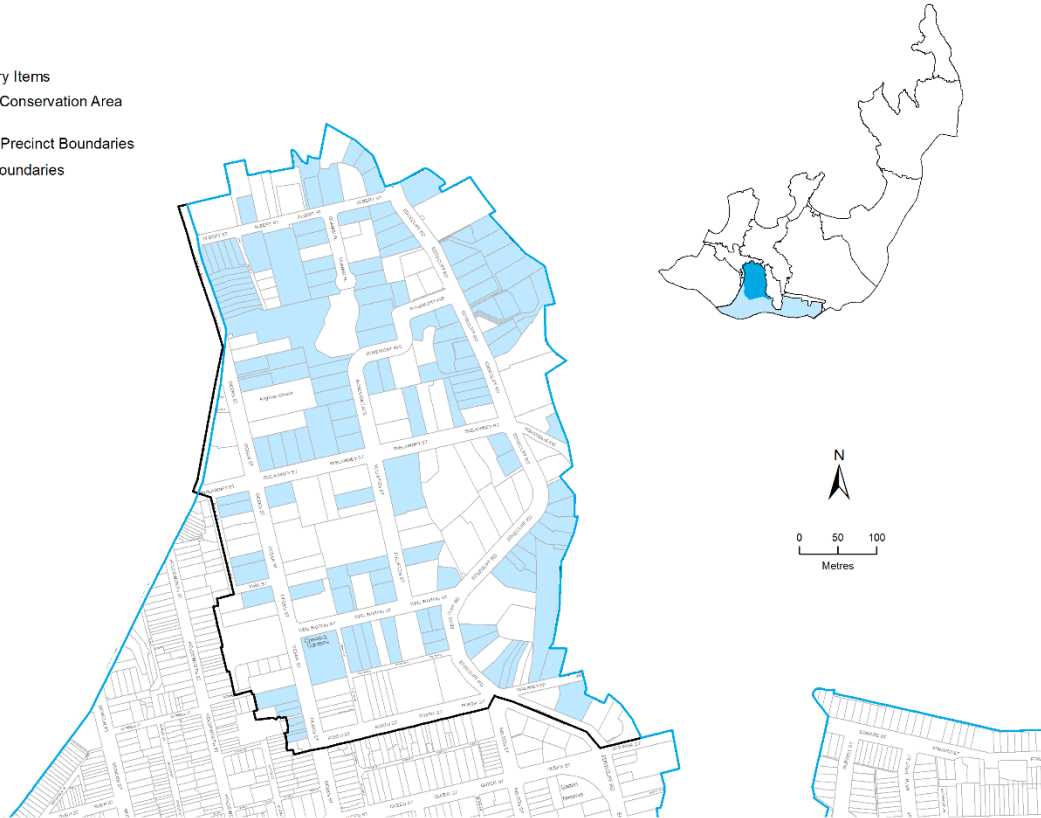


### C2.3.1 Rosemont Precinct

**MAP 3** Rosemont Precinct – contributory items

**Legend**

- Contributory Items
- Woollahra Conservation Area Boundary
- Rosemont Precinct Boundaries
- Property Boundaries



#### Significant characteristics

- A subdivision pattern developed from former estates made up by large, sometimes irregularly shaped, lots that respond to the hilly topography and Edgecliff Road.
- Remnant substantial houses orientated towards the harbour views.
- Landscape features of the large early estates such as ‘Rosemont’ in Rosemont Avenue, the terraces and sandstone retaining walls from ‘Eynesbury’ in Albert Street, the Kauri Pine from the grounds of ‘Quiraing’ at 2 Trelawney Street and the later subdivision of Quambi and ‘Hillside’.
- Streetscapes of mature street trees, including the avenue of plane trees on Rosemont Avenue and the figs and plane trees on Edgecliff Road and Ocean Street. Substantial sandstone retaining walls respond to the steep topography.
- The combination of substantial Victorian houses within landscaped ground, located beside large Victorian or Federation terraces or semi-detached houses and Inter-War period houses and residential flat buildings. Gardens often contain mature trees such as pines, planes and figs. Front fences and gates are designed in association with, and to complement, the buildings behind.

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- ▶ The variety of its residential architecture, which includes:
    - detached and semi-detached Victorian houses with external masonry walls of unpainted sandstone or painted stucco, often with decorative painted cement render mouldings. Roofs are steeply pitched and were generally originally clad in slate. Windows are vertically proportioned painted timber double-hung sashes. Porches or verandahs often had cast iron filigree detailing;
    - detached and semi-detached Federation houses usually in the Queen Anne style. Walls were originally unpainted brickwork. Open verandahs have turned and fretted timber work. Roofs are steeply pitched with tall chimneys and clad with slate or Marseilles pattern terracotta roof tiles. Windows are casements or double hung sashes with multi-paned tops lights;
    - Inter-War houses in an eclectic variety of styles typical of the period, including Spanish Mission, Mediterranean, Georgian Revival and Old English, usually with painted stucco walls and Roman, Spanish or Marseilles pattern tiles. The houses sometimes combine detailing from a number of these styles; and
    - Inter-War flat buildings usually in face brick with terracotta tiled roofs. The styles of the flat buildings often demonstrate the influence of the Inter-War domestic styles for detached houses. Skyscraper Gothic styled apartments are also present.
  - ▶ Garages and carports that are generally located within the property at some distance from the front boundary or accessible from a side street.
  - ▶ Substantial Victorian and Federation institutional and public buildings including the former Woollahra Council Chambers [Goethe Institute], Woollahra Public School and Fire Station, All Saints Anglican Church, St Columba Uniting Church, Little Sisters Convent and Wolper Hospital.
  - ▶ Chiswick Gardens, a municipal garden established in 1938.

## Objectives

- O1 To conserve the curtilages of the former estates and their landscaped garden settings, including outbuildings and fences.
  - O2 To conserve the institutional public buildings and mature street trees.
  - O3 To encourage contemporary infill development to respond appropriately to the Victorian, Federation and Inter-War housing which dominate the precinct.
  - O4 To encourage alterations and additions to existing buildings which retain and enhance the character of the building and the streetscape.
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## C2.3.2 West Woollahra Precinct

**MAP 4** West Woollahra Precinct – contributory items



### Significant characteristics

- Its subdivision grid pattern of primary streets with secondary service lanes dating from the 1850s. The grids are generally rectangular, but are angled at their junctions with Jersey Road and Oxford Street.
- The retention of most of its original consistently narrow lots which run perpendicular to street frontages.
- A strong pedestrian character reflected in the narrow streets and interconnecting lanes.
- A varied scale of consistently Victorian character generated by its mix of small to medium-sized Victorian houses and different building types, some of which have new uses as shops:
  - individual single storey houses that are detached, attached or in small single storey terrace groups. Some of these are very narrow with no setback from the street, while others have front verandahs and gardens;

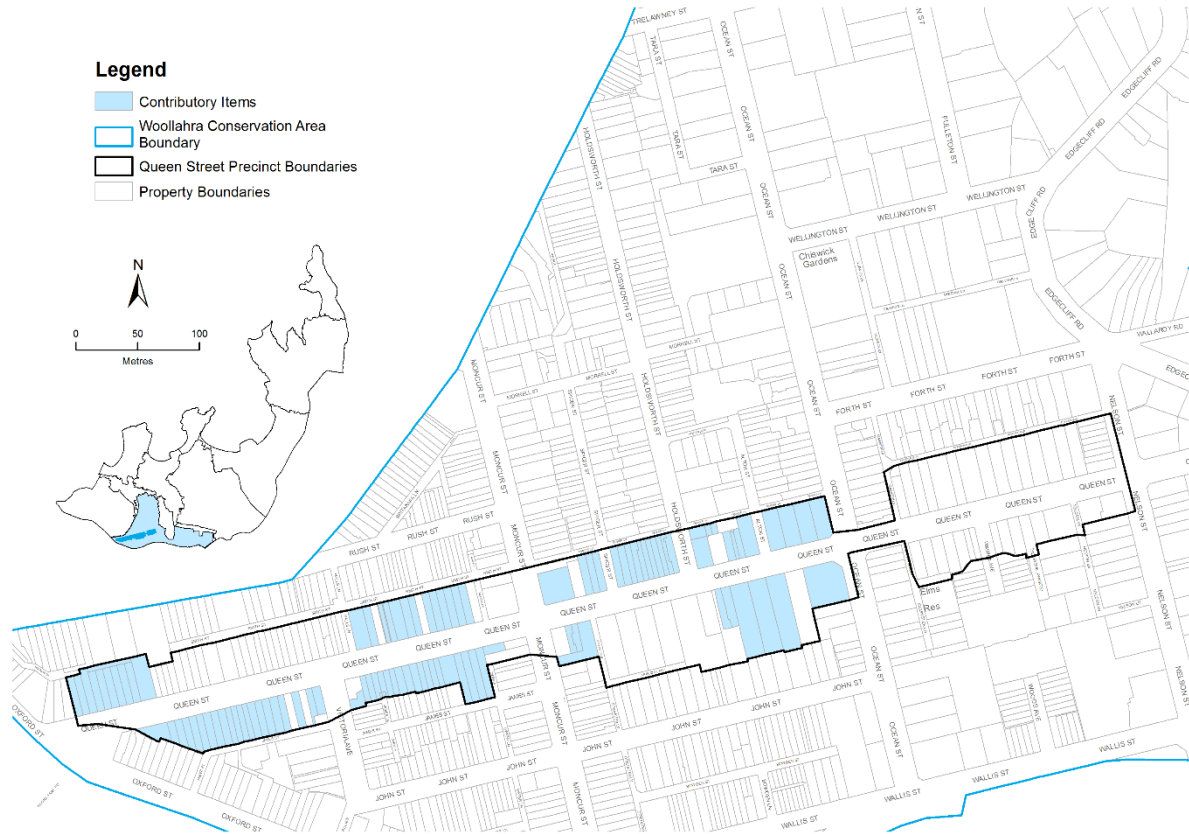
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- variously sized groups of two and three storey semi-detached and terrace houses. Generally, these houses are built with front verandahs and small front gardens, but some smaller examples are built to the front boundary with a cast iron palisade fence to the verandah at the boundary;
  - the sandstone and brick villa houses set back from the street boundary at the western end of Jersey Road. These are the largest single houses in the precinct and are surrounded by mature gardens, some with significant trees; and
  - shallow lots with small houses facing rear lanes such as Bowden Street and James Street, which are the smallest in the area. These cottages are often of stone or painted timber construction and are rare within the Woollahra HCA.
- ▶ A restricted palette of building materials and forms, typically:
    - external walls of painted stucco, sandstone or face brick. Many of the face brick houses in the precinct are the result of the inappropriate removal of an original painted stucco finish. The several painted timber-clad cottages are now rare in the conservation area; and
    - steeply pitched roofs which were originally clad in slate, corrugated iron or possibly timber shingles. Some terrace houses and cottages were designed with attic spaces and dormer windows.
  - ▶ Its front fences, typically cast iron palisade fences set on sandstone or rendered brick bases. Some houses, depending on their style, size or age, have timber picket fences or sandstone boundary walls. Original front fences usually allowed views through to the house, but many have been replaced by high masonry walls which have a negative impact on the streetscape.
  - ▶ Its street tree plantings, particularly the plane trees in Victoria Avenue, Wallis Street, Ocean Street and the western end of John Street.
  - ▶ Culturally significant landscape elements located at the rear lanes, including paling fencing, pedestrian gates, Victorian brick toilets and backyard plantings.
  - ▶ Garages and carports located in rear lanes rather than along street frontages. The few garages facing primary streets are generally intrusive.
  - ▶ Its mid Victorian corner shops, many now converted to residences, and the small retail precincts in Ocean and Moncur Streets and late Victorian hotels.
  - ▶ Remnant light industrial buildings converted for retail use (though some, such as the garage workshops in Oxford Street, remain). A former Inter-War garage in Wallis Street is a rare example in the Woollahra HCA of a garage with residential flats above.
  - ▶ The significant church in Jersey Road now converted to housing.
  - ▶ A synagogue in Oxford Street.
-

## Objectives

- 01 To ensure the conservation of the culturally significant landscape elements and street tree plantings.
- 02 To conserve the strong pedestrian character of the precinct as reflected in the narrow streets and inter-connecting lanes.
- 03 To encourage rear lane access for parking.
- 04 To encourage new development, including infill to complement the predominantly Victorian character of the precinct.
- 05 To ensure the preservation of original front fences.
- 06 To retain and conserve contributory items.

### C2.3.3 Queen Street Precinct

**MAP 5** Queen Street Precinct – contributory items



#### Significant characteristics

- ▶ "An informal 'town centre' focused around the intersection of Moncur and Queen Street which contains the Woollahra Hotel and former Woollahra Post Office."
- ▶ A cohesive main street character that is a combination of significant retail and residential buildings. These buildings generally retain their original features and are from various historic periods, but predominantly Victorian and Edwardian, with some Inter-War buildings.
- ▶ Its significant retail buildings including:
  - groups of shops, sometimes in pairs, forming continuous but diverse street facades from the late Victorian and Edwardian periods. Victorian buildings usually have parapet forms and painted stucco finishes, decorated with painted mouldings. Edwardian and Inter-War buildings generally have face brick, although some have been painted;
  - individually designed two- or three storey retail buildings with housing above from the late Victorian period; and
  - many retail buildings include original shopfronts or shopfronts which retain significant elements such as inset entrances, 'picture' windows, timber or brass framing, decorative tiles and glass. Some interiors are relatively intact.

- 
- Its significant residential buildings including:
    - single, two or three storey terrace houses in small groups or in runs of more than four, typically with small front gardens;
    - groups of small mid Victorian cottages and large late Victorian and Federation houses, some of which are attached, often set back from their boundaries with substantial gardens;
    - Queen Street Group: set between Nelson Street and Ocean Street, this is a highly intact group of mid to late Victorian houses in varying sizes and styles including Victorian Gothic revival, Italianate and Victorian filigree. They have a restricted palette of materials: walls of stone or painted and rendered brick with roofs of slate; and
    - small groups of three storey Inter-War flat buildings in face brickwork with decorative panels.
  - Its 'landmark' public buildings, including the former Masonic Lodge and ES&A Bank premises. Although the uses of some buildings have changed, their building fabric is still able to demonstrate their original functions.
  - Its distinct division into two sections reflecting the different stages of development on either side of Moncur Street.

The western section has:

- a topography that slopes gently down from Oxford Street to Moncur Street;
- retail and commercial buildings on both sides of the street, concentrated on the north with larger public and private buildings interspersed; and
- narrow, generally regularly sized, lots containing terraces and shops of two or three storeys. Shops are generally built to the front boundary, while houses are generally set back behind a small front garden and fence.

The eastern section has:

- a relatively level topography;
- substantial street trees which provide a canopy over the street;
- a variety of lot sizes with smaller lots generally on the northern side of the street;
- shops generally built to the front boundary on the southern side of the street;
- houses on the northern side of the street are generally built close to the front boundary and have small front gardens. On the southern side, some houses are set back from the street boundary within large gardens; and
- Inter-War flat buildings near Ocean Street.

## Objectives

- 01 To improve and conserve the existing built form and cohesive main street character of Queen Street.
  - 02 To conserve the layout and size of existing front gardens due to their streetscape significance and contribution to the HCA.
-

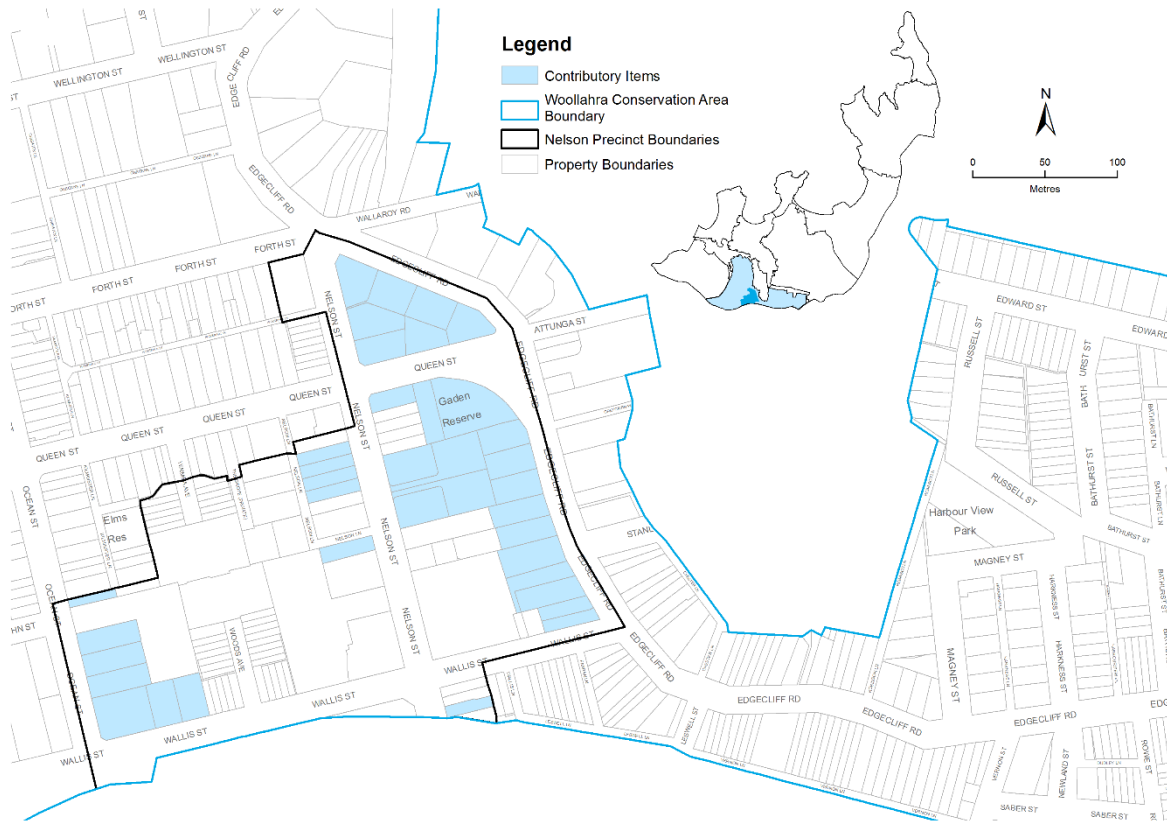
### Controls

- C1 Refer to the building type controls for retail buildings contained in Section 2.4.6 which apply to the Queen Street precinct.
- C2 When development is proposed to an existing building with an intrusive shopfront or fence, the intrusive elements must be replaced as part of the development. The replacements must match the proportions, heights and material type of the original but must be detailed in a contemporary manner.
- C3 No new structures, other than a reconstructed fence, are permitted in the front gardens of any dwelling.



### C2.3.4 Nelson Precinct

**MAP 6** Nelson Precinct – contributory items



#### Significant characteristics

- A relatively level topography with a steep drop to Edgecliff Road allowing many residential and institutional buildings along the ridgeline to gain views across the valley and Cooper Park to the east.
- The wide streets and groups of mature street trees, including figs, plane trees and eucalypts which are rare as street trees in the Woollahra HCA.
- The historic tramway lines that are reflected in the road alignments at the junction of Queen Street with Edgecliff Road and the curtilage of Gaden Reserve.
- The remnant landscape features of the early houses, such as the gateposts of 'Heathfield', the terraces and retaining walls between Nelson Street and Edgecliff Road and the landmark

Norfolk Island pine and fig trees associated with 'Brougham' in Nelson Street and 'Heathfield' (originally in Wallis Street).

- The remnant mid Victorian residences in the precinct, 'Apheta', 'Brougham', 'Glenhead', 'Larissa' and 'Waimea', some of which have been adaptively re-used and developed as institutional housing.
- Rare examples of Victorian planning which contrast with the linear Victorian planning common elsewhere in the conservation area:
  - **The Grove**, a small precinct linked to Queen Street by a leafy landscaped pedestrian way, with two storey houses facing Queen Street and four Victorian Gothic Revival styled cottages at the rear; and
  - **Woods and Waimea Avenues** in which groups of terrace houses are arranged with a sense of entry and a focus on the original house on the site.
- Significant Victorian housing including the following groups:
  - Waimea Avenue: two groups of six single storey Gothic revival styled brick terraces that are now painted. They have repetitive roof forms that were originally clad in slate, chimneys and scalloped timber barges. The front elevations have either bay windows or small verandahs;
  - Woods Avenue Group: two groups of six single storey Gothic revival brick terrace houses with either bay window fronts or small verandahs. Each has a steeply pitched roof that was originally slate with timber fretwork barge boards to the gables facing the street. There is also a group of four two storey terraces with Flemish gables, which are rare in the Woollahra HCA; and
  - Nelson Street: a group of seven Victorian Italianate terraces.
- Inter-War buildings located on the terraced gardens of early houses in Nelson Street and in Edgecliff Road which are predominantly Inter-War flat buildings characterised by:
  - hipped terracotta-tiled roofs or flat roofs, face-brick walls, often banded in contrasting colours with decorative detailing influenced by the eclectic styles of Inter-War housing. Brick front fences styled to match the building, or sandstone paving and garden beds contemporary with the flat building.
- Contributory items including:
  - Temple Emanuel, set back from Ocean Street behind a leafy forecourt. A landmark Inter-War brick building, it is decorated with symbolic patterns and a cast stone panel with religious motifs in low relief on the front elevation. The adjacent Neuweg Chapel has details influenced by the original synagogue.

## Objectives

- 01 To ensure the conservation of the landscape garden settings of the substantial houses and former estates.
- 02 To protect the heritage values of the early significant houses.
- 03 To preserve the public domain amenity in Waimea and Woods Avenue.

O4 To preserve the heritage values of the dwellings in Waimea and Woods Avenue.

#### Controls

- C1 Remnant landscape features from the early significant housing estates including the mature trees, terraced gardens and front fences are to be retained.
- C2 Council may require a conservation management plan (CMP) to be prepared and adopted by Council prior to development of contributory items and their existing curtilages.  
The CMP must identify master planning options for sympathetic additional development that will not adversely affect the significance of the property or the precinct.
- C3 The existing public views of the principal forms and settings of the terrace groups in Waimea and Woods Avenue are to remain unaltered.
- C4 Additions to the dwellings in Waimea and Woods Avenue must not be visible from the public domain and must maintain the significance of the group.

### C2.3.5 Harbour View Precinct

**MAP 7** Harbour View Precinct – contributory items



#### Significant characteristics

- A steep topography where the designs of the houses were not altered substantially to suit the levels, resulting in repetitive stepping of the pitched roof forms in Bathurst and Edward Streets. Where necessary, sites were terraced and the houses built high above the street on level sites contained by sandstone retaining walls. Narrow openings in these walls provide access to stairs leading up to front doors.
- Houses that represent the distinctive transitional architectural style of local builder Edward Knox Harkness, who combined elements of Victorian Gothic revival and Federation detailing in dwellings that were built in small cohesive groups. A variety of forms of detached, semi-detached and single storey terrace houses that, through their restrictive palette of materials and distinctive decorative detailing, create a very consistent architectural group. The decorative details were applied to the range of house forms in a variety of combinations to achieve interest in the streetscape. The detached and semi-detached houses often contain projecting front rooms with gables facing the street. The terrace houses sometimes include small projecting bays to their front facades.

- 
- Houses that incorporate the following elements:
    - steeply pitched roofs clad in terracotta Marseilles tiles, slate or a combination of the two materials. Chimneys are tall with terracotta pots;
    - face brickwork, now often painted, decorated with a combination of Victorian Gothic inspired timber fretwork and stucco moulded details;
    - timber posts, ornamental brackets and, often cast iron filigree, valances and front verandahs or porches with small roof bays or gables; and
    - vertically proportioned windows, with double hung painted timber sashes being most common.
  - The streetscapes with their high aesthetic values enhanced by the central tree plantings in Magney, Harkness, Russell and Edward Streets.
  - The centrally located ‘Harbour View Park’ that is an integral part of the Harbour View Estate development and retains structures from the initial period of development.

### Objectives

- O1 To ensure that future development maintains the high quality and aesthetic value of the streetscapes in the precinct.
- O2 To ensure development, including infill, complements the predominantly Victorian Gothic Revival and Federation character of the precinct.
- O3 To ensure that the repetitive rhythmic roofscape of dwellings is not broken by additional development that is visible from the public domain.

## C2.3.6 Fletcher Precinct

**MAP 8** Fletcher Precinct – contributory items



### Significant characteristics

- ▶ Topographically, a plateau above Cooper Park that slopes slightly to the precinct's western boundary at Bathurst Street. The wide streets and elevated position allow the penetration of sunlight to private and public space.
- ▶ An original Victorian rectangular grid street layout, with rear access lanes and rows of long narrow lots which run perpendicular to street frontages. The grid is separated by the site of

the former Fletcher Foundry. The grid ends abruptly at its border with Cooper Park from which winding pathways drop dramatically to the gully:

- short streets run north - south from Fletcher Street to the boundary of Cooper Park, with houses in these streets addressing the street not the park;
  - no rear lane occurs between Fletcher and View Streets. Instead the lots run from one street to the other resulting in groups of houses facing Fletcher Street sitting beside the rear boundaries of houses facing View Street; and
  - street corners are often defined by the side elevations of houses, the result of the subdivision pattern. Typically, these long, painted masonry elevations have few windows.
- Instances of divided streets, with the upper level running on an exposed sandstone bedrock shelf or above a sandstone retaining wall which results in some:
- sections of footpath raised above the street;
  - houses set above the street on level terraces retained by sandstone or brick walls, with a narrow opening allowing access up to the front door; and
  - culturally significant sandstone kerbs and gutters.
- Views to Cooper Park that can be gained from the pedestrian Adelaide Parade, and from Adelaide, Raine and Short Streets. Fletcher and View Streets provide long vistas across to Victorian villas and early pine trees in Edgecliff Road as well as to Sydney Harbour beyond.
- The eastern and western sections of the precinct, divided by Reddam House and Holy Cross College Primary School, which occupy part of the original site of Fletcher's Foundry. The western streetscapes of Fletcher Street and View Street are characterised by:
- single storey Victorian and Federation houses, some combined in consistent groups of detached, semi-detached or terrace houses with occasional two storey Victorian dwellings;
  - cohesive rows of Victorian and Federation terrace houses in Adelaide Street;
  - houses on the northern edge, in Adelaide Parade and some in View Street are oriented to face the view rather than the street;
  - recent intrusive developments in Fletcher and View Streets, have included garages to the main street frontage, or rear additions of inconsistent architectural style, orientated to the view and the northern aspect; and
  - the eastern end of the precinct retains individual single storey cottages, terrace like forms and small groups of two storey terrace houses. Small single storey timber and stone cottages from the Victorian and Edwardian periods are rare in the Woollahra HCA.
- The southern boundary of the precinct formed by Edgecliff Road and characterised by single storey and two storey Victorian and Federation housing, some in semi-detached pairs or small groups, and a group of commercial buildings near Grosvenor Street. This section also includes several Inter-War flat buildings.
- The precinct's contributory items that vary in architectural style, type, height and scale. This variety demonstrates the gradual nature of the phases of development in the precinct during the late Victorian, Federation and the Inter-War periods.
- A limited palette of dwelling materials and details including:

- 
- dwellings with dark dry-pressed face brick walls and a combination of moulded detail and timber fretwork, or painted stucco with moulded Italianate details, cast iron filigree fringes and valances. Some combine Victorian and Federation detailing in transitional style representative of the turn of the 20th century;
  - a small number of houses, now rare within the precinct, with sandstone walls or clad with painted timber weatherboards;
  - roofs that are generally steeply pitched and clad with slate, terracotta tile or corrugated iron roofs, depending on architectural style and period of construction; and
  - Inter-War flat buildings with terracotta tiled roofs and face brick, usually without decorative brickwork panelling.
- ▶ Original low front fences that allow views through small gardens to the dwellings and that are either:
    - cast iron palisades on sandstone or rendered brick bases, or timber picket fences to the Victorian and Edwardian dwellings; or
    - low masonry fences to Inter-War period flat buildings.
  - ▶ Retail buildings including remnant corner shops typical of a Victorian subdivision and now converted to form residences. Along Edgecliff Road, some Victorian houses have been altered to form shops and commercial premises. Some Federation and Inter-War buildings were specially designed for the purpose.
  - ▶ Contributory items including the synagogue in Fletcher Street, Seventh Day Adventist Church and the Holy Cross School in Edgecliff Road.

### Objectives

- 01 To ensure the preservation of public and private views of Cooper Park.
- 02 To ensure the preservation of cast iron palisade fences on sandstone bases that characterise Victorian and Edwardian houses.
- 03 To ensure the retention and conservation of contributory items.
- 04 To ensure development, including infill, is to complement the predominantly Victorian and Federation single storey, semi-detached and terrace houses that characterise the precinct.
- 05 To encourage low front fences consistent with the architectural style and period of the building.

### Additional objectives and controls—houses with rear access to a primary street

#### Objectives

- 01 To ensure that rear parking does not dominate the street frontage for sites with rear access to a primary street.
  - 02 To ensure that rear alterations and additions to houses with a rear frontage to a primary street do not dominate the streetscape.
-



### Controls

- C1 Where the rear of a property faces a primary street (such as between Adelaide Parade and View Street and Fletcher and View Streets) a single car parking space is permitted at the rear of the property only if:
- a) a cross over exists;
  - b) the rear of the dwelling is at least 10m from the rear boundary;
  - c) the property is at least 5.2m wide;
  - d) the fence and portal to the car parking space are designed in accordance with the criteria for a single carport in Section 2.5.8, with a single pedestrian gate;
  - e) a pedestrian gate is adjacent to a minimum 0.5m wide deep soil landscaped area at the street front; and
  - f) the vehicular gate must be at least 80% transparent.
- C2 Where the rear of a property faces a primary street (such as between Adelaide Parade and View Street and Fletcher and View Streets) development at the rear of the dwelling is to:
- a) be clearly secondary in form to the principal form of the contributory items, or adjacent contributory items;
  - b) be 300mm below the ridge of the principal roof form to a single storey dwelling or less than the height of the principal eaves line if the principal form is a two storey dwelling;
  - c) be limited to the rear setback consistent with the group of contributory items to which it belongs or if an individual property, respectful of the consistent pattern of rear development in the vicinity;
  - d) be limited to the front setback of adjacent dwellings that face the other street front, to maintain the side setbacks consistent with the contributory group to which it belongs or, if an individual property, is to respect the consistent pattern of rear development in the vicinity;
  - e) to maintain storey heights consistent with the original rear forms adjacent; and
  - f) to have a parapet roof form if the rear roof forms of the adjoining dwellings in the group to which it belongs are inconsistent in form.
- C3 Where no rear access lane exists and the rear of the dwelling is orientated to a street (such as Adelaide Parade, and Fletcher and View Streets) garages to the rear of lots are permitted only if:
- a) the rear of the dwelling is located at least 10m from a street front;
  - b) the width of the property is at least 12m;
  - c) the garage is clearly secondary in form to the main house so that adjacent houses fronting the street remain the dominant forms;
  - d) a maximum of two separated car parking spaces or garages without lofts are permitted if the fence and portals to the car parking spaces are:
    - are integrated visually with the street wall

- leave 50% of the width of the street frontage available for pedestrian access
- allow for landscaping to be viewed above the wall in accordance with the criteria for a double carport in Section 2.5.8 with a single pedestrian gate.

### C2.3.7 Grafton Precinct

**MAP 9** Grafton Precinct – contributory items



#### Significant characteristics

- The strong definition of its boundaries by the historic Grafton Estate at Edgecliff Road and the dominant form of Syd Einfeld Drive to the south.
- The Victorian street pattern grid of the original Grafton Estate subdivision remains with long, narrow lots laid out on an axis perpendicular to Edgecliff Road. This contrasts with the eastern end of the precinct which shows the later subdivision of the former Adelaide Brewery site.
- The topography slopes from south to north, creating streetscapes with repetitive stepped roof forms.
- The combination of residential, retail and commercial uses in buildings originally designed only for residential use near the Bondi Junction shopping centre gives the Grafton precinct a more urban character than most of the Woollahra HCA.

- 
- ▶ Its residential architecture, which is dominated by a variety of housing types from the late Victorian and Edwardian periods, with some Inter-War housing includes:
    - single storey houses with small front verandah and a variety of roof forms including hipped, gabled or skillion roofs behind parapeted front elevations;
    - often in small groups, two storey terrace houses set behind palisade fences with verandahs and small gardens;
    - three storey terrace houses, which are rare within the precinct;
    - Inter-War flat buildings.
  - ▶ The gradual and erratic nature of development within the Grafton Estate is illustrated by the differing architectural forms, styles and scale of the houses and the variety of groupings within the precinct.

The restricted palette of construction materials and details, which are generally identifiable as Victorian, Federation, or Inter-War flat buildings:

### ***Victorian***

- ▶ Masonry walls with painted stucco, vertically proportioned timber double-hung windows, molded cement render detailing, decorative cast iron filigree to balconies and verandahs with steeply pitched slate roofs.
- ▶ Painted timber weatherboards and vertically proportioned timber double-hung or casement windows.
- ▶ Timber and cast iron filigree detailing to verandahs and balconies and steeply pitched corrugated iron roofs.

### ***Federation***

- ▶ Unpainted dark face brick walls, painted vertically proportioned timber double or casement windows and timber fretwork decoration to verandah roofs.
- ▶ Roofs are hipped or gabled forms with terracotta Marseilles tiles.

### ***Inter-War flat buildings***

- ▶ Walls are face brickwork with patterned or polychrome details and stepped parapets influenced by Art Deco architecture.
- ▶ Altered buildings have painted rendered walls, terracotta tiled roofs and double hung painted timber sash windows.
- ▶ Typical cast iron palisade fences set on sandstone or rendered brick bases. Some houses, depending on their style, have timber picket or brick fences. Residential flat buildings in the Grafton Precinct are generally built to the street alignment or are set behind sandstone walls which retain narrow garden beds.

- The retail centre along Edgecliff Road, including corner shops from the Victorian period and commercial buildings from the Inter-War period.
- The significant public buildings including the Holy Cross Catholic Church, Reddam House School, formerly Holy Cross College, and the synagogue and Jewish community centres in Saber Street.

### Objectives

- 01 To ensure the retention and conservation of the significant public buildings.
- 02 To ensure new development, including infill, complements the predominantly late Victorian Edwardian and Inter-War character of the precinct.
- 03 To ensure original palisade front fences on sandstone bases are preserved.

## C2.4 Building type controls

To protect the heritage significance of the Woollahra HCA it is important to retain and conserve the many building types that represent the significant phases of the suburb's historical development.

The applicant is to identify which of the building types listed below are relevant to the proposal, and comply with the objectives and controls for that building type. Where development involves an existing building, more than one building type control may apply.

### Building types

The building types in this section are:

- ▶ 2.4.1 Single storey residential buildings
- ▶ 2.4.2 Multi-storey dwelling houses
- ▶ 2.4.3 Semi-detached dwellings
- ▶ 2.4.4 Terrace style housing (defined in Woollahra LEP 2014 as either semi-detached or attached houses)
- ▶ 2.4.5 Inter-War flat buildings
- ▶ 2.4.6 Retail and commercial buildings
- ▶ 2.4.7 Corner shops
- ▶ 2.4.8 Adaptive re-use of a non-commercial building for business purposes
- ▶ 2.4.9 Adaptive re-use of commercial and industrial buildings
- ▶ 2.4.10 Places of public worship, educational establishments and public buildings
- ▶ 2.4.11 Pubs
- ▶ 2.4.12 Infill development

Most of the buildings in the Woollahra Heritage Conservation Area are identified as contributory items. A contributory item is any item that makes a contribution to the conservation area. This includes a heritage item listed in Schedule 5 of Woollahra LEP 2014 or a contributory item identified in Section C2.7 and shown in Map 2.

A contemporary design may be suitable for a contributory item where existing fabric is intrusive or of low significance. Sympathetic contemporary design may be permitted at the rear, provided:

- ▶ the proposal will achieve a cohesive relationship between new and existing fabric; and
- ▶ the designer can demonstrate that the proposal is consistent with the character of the site, the streetscape and the precinct in which it is contained.

### C2.4.1 Single storey residential buildings

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Single storey residential buildings include stone, brick and weatherboard cottages and semi-detached cottages and terrace style housing. The small timber and stone cottages are significant because of their rarity and their historical association with the evolution of Woollahra particularly in the mid Victorian period. Most single storey housing is built close to their side boundaries, which limits potential additions to the rear of the building or within the roof space. Many are built to the street front whilst others have a small front garden and low masonry or picket fence.

Refer also to Section 2.4.3 for semi-detached dwellings and Section 2.4.4 for terraces.

#### Objectives

- O1 To preserve the single storey presentation of existing single storey residential buildings.
- O2 To ensure that additions to single storey buildings do not compromise or dominate the single storey setting of the principal building form.
- O3 To retain the early timber, brick and sandstone cottages, including original room layouts and roof forms of the principal building form.

#### Controls

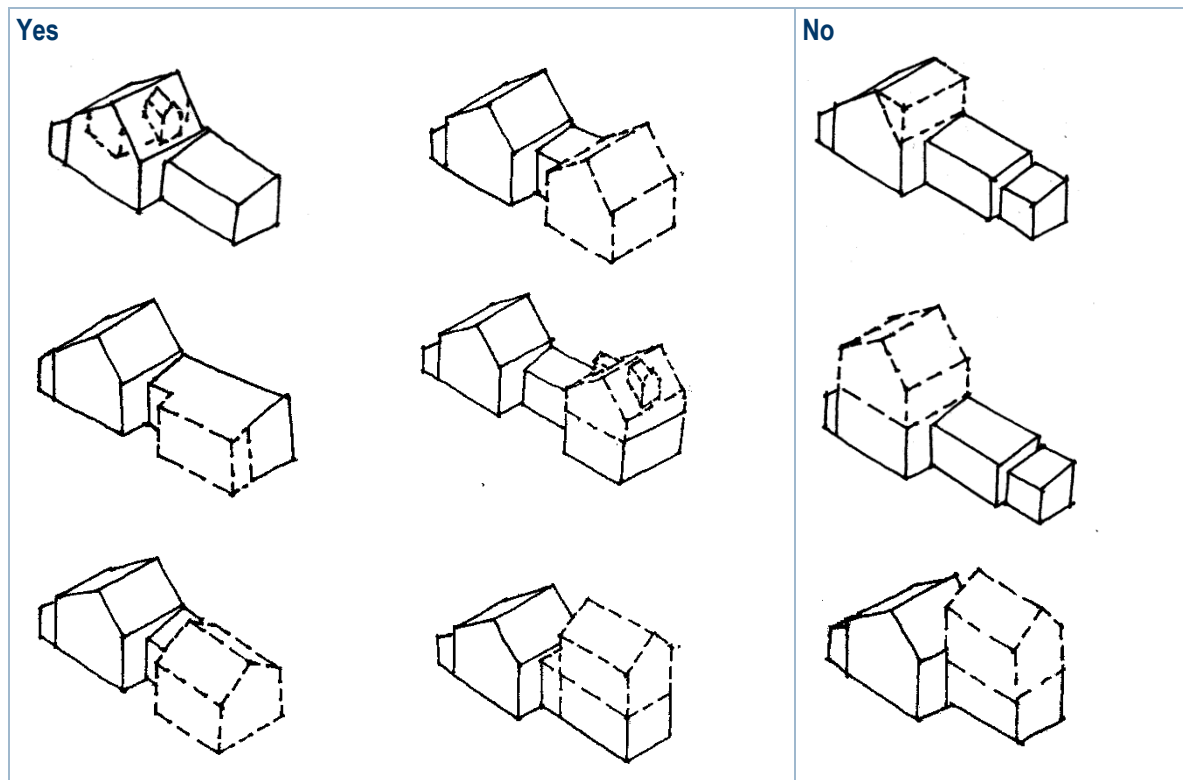
- C1 Upper floor additions to the principal building forms of single storey housing will be permitted only where the upper floor can be contained wholly within the existing roof space without change to the roof pitch or eaves height. Dormer windows may be incorporated in the rear roof plane provided they comply with the controls in Section 2.5.5.
- C2 Rear additions to single storey housing should not dominate the principal building form. The addition should have an appropriate traditional roof form that relates to the principal building form and must not exceed a height 300mm below the ridge level of the principal building.
- C3 Where additions are proposed to single storey housing, pavilion-type forms are preferred. This is unless the building belongs to a significant group and such a form would have an adverse impact on the group. The linking structure should be located below the principal eaves line, and should use lightweight construction to differentiate the new work from the original.
- C4 Boundary to boundary extensions are permitted on the ground floor level only if:
  - a) the proposal would not adversely affect the privacy, ventilation, light or amenity of the adjoining property; and
  - b) the proposal would not disrupt an existing significant pattern of a group of buildings.
- C5 Double storey additions at the rear of single storey housing are not to be visually disruptive to their setting. The two storey section should be linked by a lightweight link structure located below the eaves line of the principal building form.

- C6 Additions to contributory items must not compromise or dominate the principal building form of the building.
- C7 Upper storey additions that increase the building height of contributory items along the street frontage will not be permitted. This applies whether or not a single storey building adjoins, or is located between, contributory items of greater height.
- C8 Alterations and additions to contributory items are not to match a building that is excessive in terms of its bulk, height, scale or incompatible design.

**FIGURE 1** Typical single storey housing

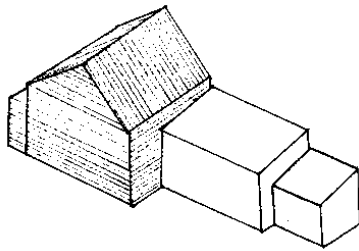


**FIGURE 2** Design suggestions for rear additions to single storey housing





**FIGURE 3** Single storey housing – principal building form shown hatched



### C2.4.2 Multi-storey dwelling houses

The freestanding multi-storey dwelling houses vary from small timber, stone or brick dwellings often with terrace like forms, to larger villas and houses set within landscaped gardens. They include Victorian middle class villas, large Victorian mansions built on the original estates of the gentry and the later Inter-War houses built on subsequent subdivisions.

A garden setting is usually associated with freestanding dwellings, with a fence to match the style of the dwelling. There may also be culturally significant outbuildings or landscape elements from previous estates.

#### Objectives

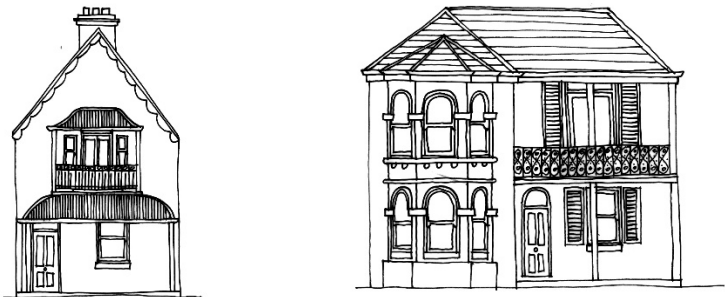
- O1 To ensure that additions to multi-storey dwelling houses do not compromise or dominate the original main front section of the house, and are suited to the architectural style of the building.
- O2 To retain the curtilage, setting and principal building form, including original layouts and roof forms of the principal building form.

#### Controls

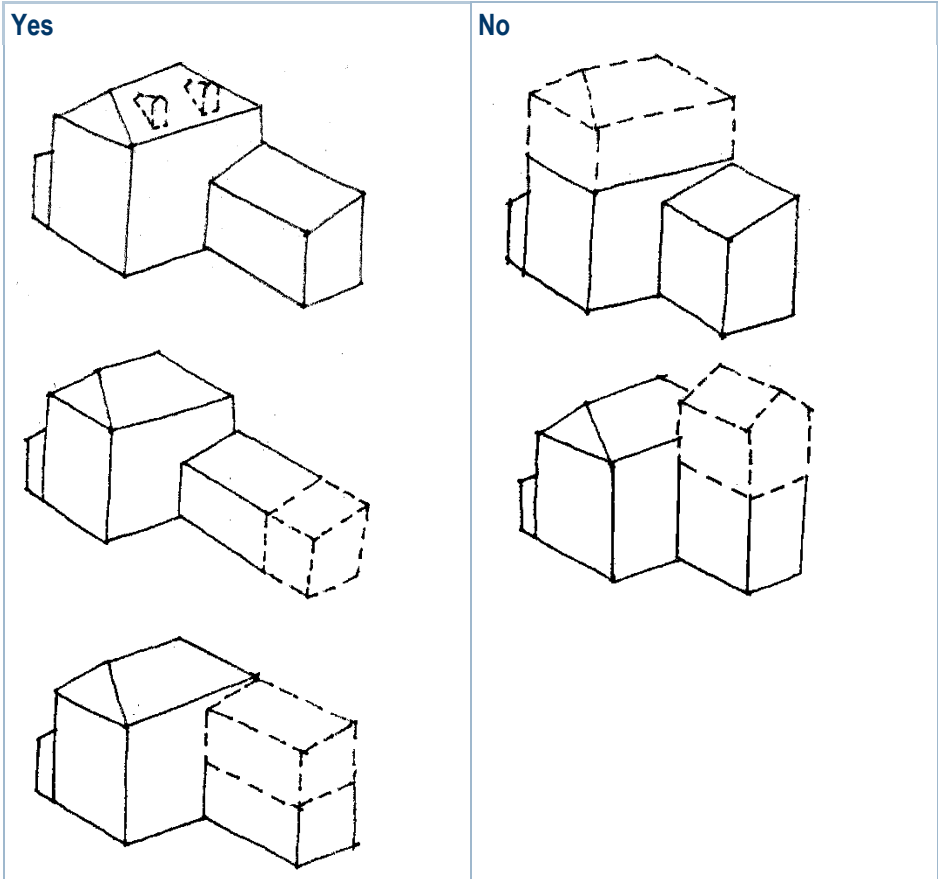
- C1 Where additions are proposed to multi-storey dwelling houses, an increase in the number of storeys will be permitted only where the upper storey can be wholly contained within the existing roof volume of the principal building form. Appropriately styled dormers may be permitted in the rear roof plane of the principal building form if not visible from the public domain.
- C2 Additional storeys may be permitted to the rear wing if an appropriate traditional roof form can be located below the gutter line of the principal building form. Additions must

not dominate the original principal building form of the house and should retain the breezeway.

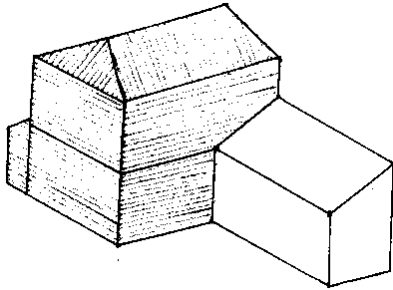
**FIGURE 4** Typical free standing multi-storey terrace dwelling houses



**FIGURE 5** Design suggestions for rear additions to multi-storey dwelling houses



**FIGURE 6** Multi-storey dwelling houses. Principal building form shown hatched.



### C2.4.3 Semi-detached dwellings

Semi-detached dwellings are usually single storey cottages built in brick with hipped or gabled roof forms and a skillion roofed wing at the rear. Rare stone and timber examples exist with simple gabled roof forms. Semi-detached dwellings are usually designed as a symmetrical pair but some asymmetrical pairs exist with a dominant roof form. These types of houses usually have a small front garden behind a picket fence or low masonry wall. Section 2.4.1 also applies to single storey semi-detached dwellings.

#### Objectives

- 01 To ensure that the original symmetrical characteristics of pairs of semi-detached dwellings are retained and enhanced.
- 02 To retain the curtilage, setting and principal building form, including original layouts and roof forms of the principal building form.
- 03 To ensure that additions are of a scale that does not dominate or compromise the principal building form.
- 04 To ensure that additions are of a scale that is compatible with the other pair in the semi-detached dwelling.

#### Controls

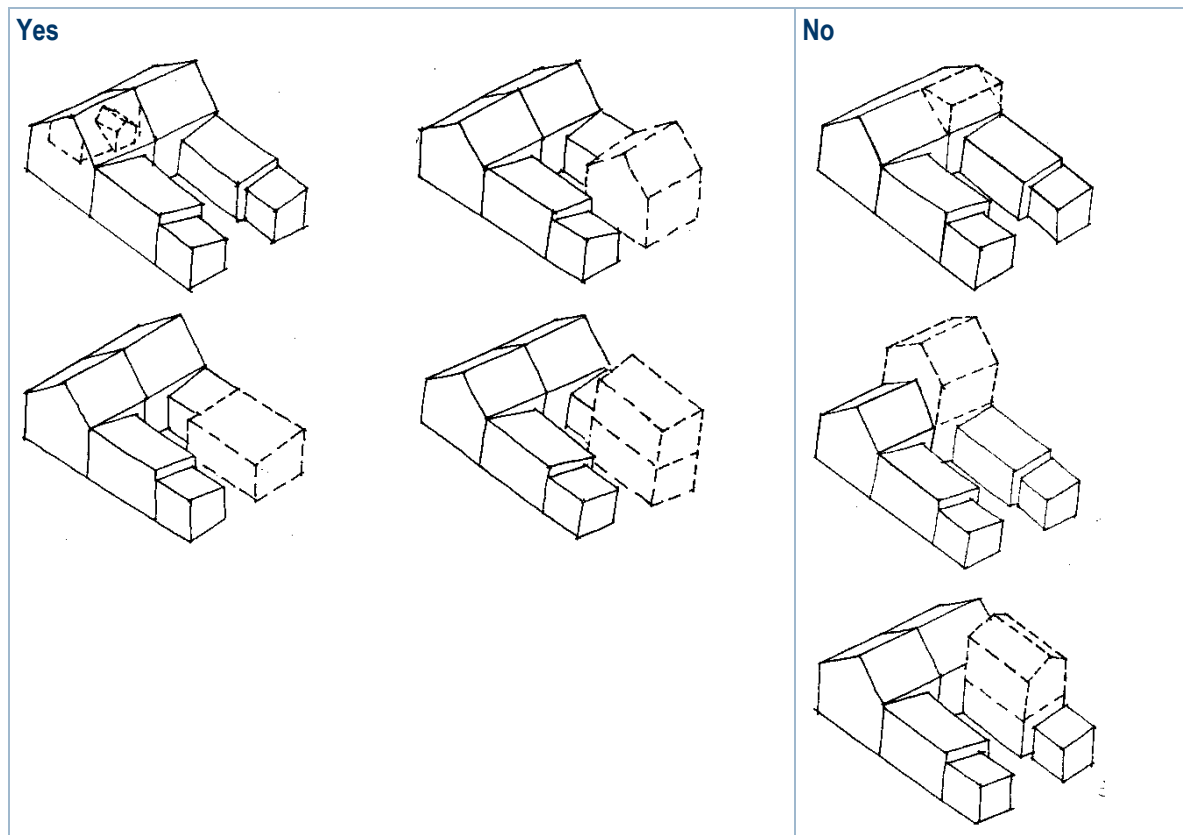
- C1 Alterations and additions to one house of a semi-detached pair must not compromise the uniformity and geometry of the principal or street front elevation. Alterations and additions must not dominate the other house in the pair, particularly when the other house is unaltered.
- C2 Two storey additions to the rear of a single storey wing of a semi-detached pair must be linked to the principal building form by a lightweight structure. The addition must not exceed a height 300mm below the ridgeline of the principal building form of the building.

- C3 It is preferred that rear additions to single storey semi-detached dwellings include the first floor partly within the roof volume.
- C4 Additions to the rear of multi-storey semi-detached dwellings are to be limited in height to the gutter line of the principal building form.
- C5 Additions must not dominate the original principal building form of the building and should retain the breezeway.

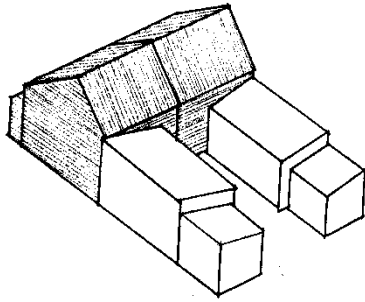
**FIGURE 7** Semi-detached dwelling types



**FIGURE 8** Design suggestions for rear additions to semi-detached dwellings



**FIGURE 9** Semi-detached dwelling. Principal building form shown hatched.



#### C2.4.4 Terrace style housing

Terrace housing in the Woollahra HCA is typically two storeys high, with a small front garden behind a palisade fence and a path leading to a ground floor front verandah and panelled front door. A pair of French doors at the first floor lead to an open front verandah with decorative balustrade details. A rear wing with a skillion roof of one or two storeys is common. Additional basement levels occur.

This housing was traditionally built in uniform rows; occasionally containing distinct subgroups or individual buildings within groups.

A Victorian terrace usually has painted stucco walls with a gable form roof segmented by party walls or a skillion form with a parapet to the street front. The front verandah has filigree cast iron decorative details and a separate verandah roof. Federation terraces have tuck-pointed face brickwork at the street front and turned timber fretwork and balustrades, occasionally with masonry detail.

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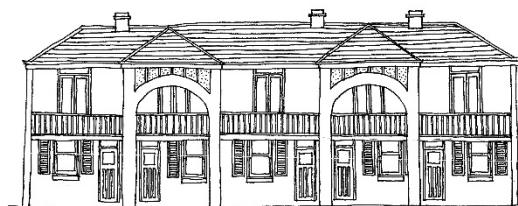
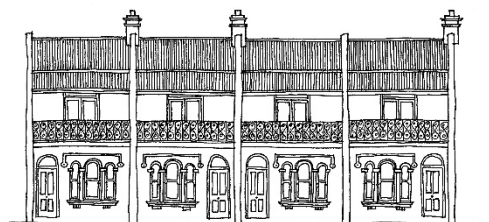
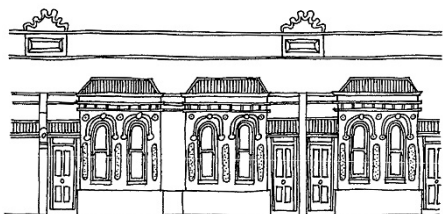
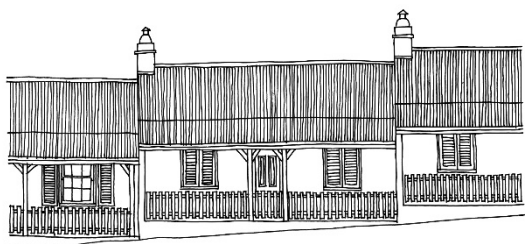
## Objectives

- O1 To ensure that additions to the rear of terrace buildings do not compromise or dominate the principal building form.
- O2 To retain the curtilage, setting and principal building form, including original layouts and roof forms of the principal building form.
- O3 To ensure that the original shared characteristics of a group of terrace houses are retained and enhanced.
- O4 To retain the shared distinctive characteristic of groups of buildings, including rear alignment and breezeway pattern.
- O5 To ensure that traditional side elevations, forms and alignments in corner terrace buildings are retained.

## Controls

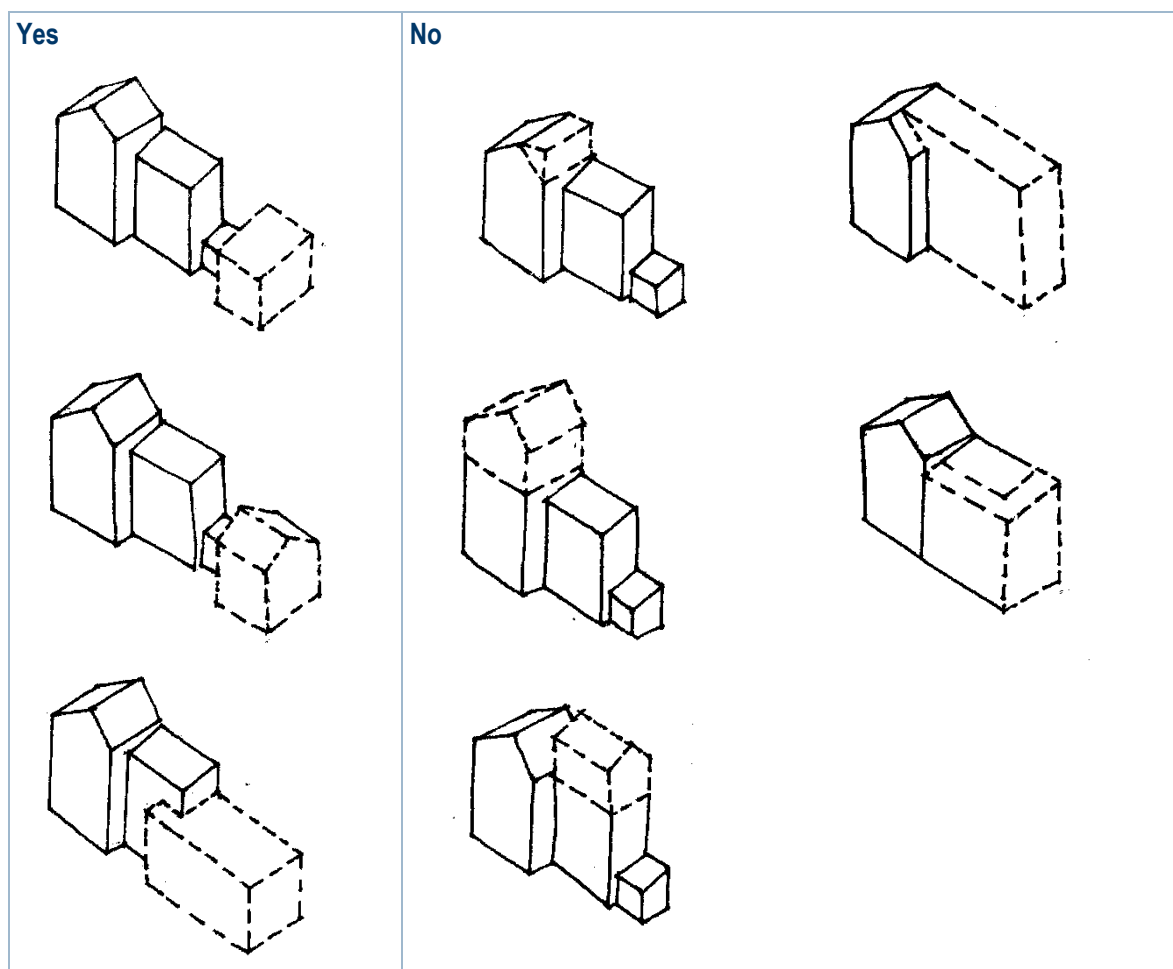
- C1 Alterations and additions to terrace houses must be consistent with the height, alignment, form, scale, breezeway pattern and architectural character of the group.
- C2 Additions to terrace houses must retain the profiles of original party walls and parapets.
- C3 Original side elevations of terraces, including side entrance doors, windows and other details are to be retained.
- C4 Minor alterations to the sides of terraces may be permitted if they do not significantly impact on the principal building form and the patterns of openings.
- C5 Additions to a terrace must not extend beyond the established rear building setback at any level of the group or row.
- C6 The overall length of any addition must be less than the length of the principal building form and must appear secondary to the principal building form.
- C7 The height of an additional storey to the rear of a single storey terrace must be 300mm below the ridgeline of the principal roof form. The linking structure should be located below the principal eaves line, and should use lightweight construction to differentiate the new work from the original.
- C8 The height of an addition to the rear of a double or triple storey terrace must be below the gutter line of the principal building form of the terrace.
- C9 Where an unaltered group of terrace houses contains single storey skillion rear forms, additions will not be permitted.
- C10 Boundary to boundary extensions are permitted on the ground floor level only, but only if:
  - c) the proposal would not adversely affect the privacy, ventilation, light or amenity of the adjoining property; and
  - d) the proposal would not disrupt an existing significant pattern of a group of buildings.

- C11 The roof of an extension or the new roof of an existing component of a terrace must be a skillion or gable form appropriate to the building type.
- C12 Additions to a terrace must retain traditional solid-to-void ratios on elevations visible from the public domain and must not incorporate large expanses of glass on the upper levels.

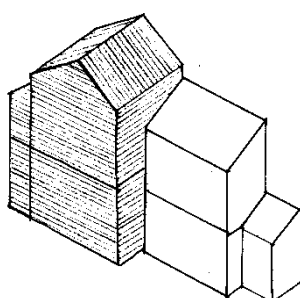
**FIGURE 10** Typical terrace house types



**FIGURE 11** Design suggestions for rear additions to terrace houses



**FIGURE 12** Terrace house. Principal building form shown hatched.



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### C2.4.5 Inter-War flat buildings

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The Inter-War flat buildings in the Woollahra HCA are usually three storeys high and demonstrate the influence of the Inter-War housing styles found within the Woollahra HCA. These residential flat buildings were usually built in face brickwork with contrasting decorative panels or in textured render in the Georgian Revival, Mediterranean, Spanish Mission or Old English style. Some excellent multi-storey examples of the skyscraper Gothic style within landscaped settings also exist.

There is generally little potential for additions and alterations to Inter-War flat buildings as changes usually have a negative impact on the overall character of the buildings and their settings.

Inter-War flat buildings make a contribution to the conservation area as they illustrate the evolution of Sydney's living accommodation from the single house to the acceptance of multi-unit living during the Inter-War period.

#### Objectives

- 01 To conserve and maintain Inter-War flat buildings in Woollahra.
- 02 To ensure that the significant characteristics of Inter-War flat buildings contributing to the character of the area are retained and protected.
- 03 To conserve the principal street elevations and the character of the Inter-War flat buildings.
- 04 To ensure that the character of original roofscapes, including key elements such as chimneys, is maintained.
- 05 To ensure that alterations and additions to the roofs are discreet and do not detract from the original character, proportions or key elements.
- 06 To conserve the established garden settings, including significant elements and features.
- 07 To ensure that parking does not detract from the character of the streetscape.
- 08 To ensure that external materials, details and finishes respect and complement the original building.
- 09 To ensure that works to balconies and verandahs to rear or side elevations do not detract from the character and form of Inter-War flat buildings.
- 010 To ensure that fences, gates and mailboxes are consistent with the character of Inter-War flat buildings.
- 011 To ensure that internal additions, alterations and repairs retain and respect internal common areas and significant internal character elements.
- 012 To ensure that the installation and maintenance of security devices does not detract from the character and form of Inter-War flat buildings.

- 
- O13 To ensure that fire safety and access upgrading works are discreet and retain and respect the original and significant building fabric.
  - O14 To ensure that ancillary development does not detract from the style and character of Inter-War flat buildings and their settings.
  - O15 To promote restoration and reconstruction works to restore significance.

### Controls

- C1 Significant and/or original forms, details, fabrics, materials or finishes of the principal building elevations are to be restored or reconstructed.
  - C2 Changes to the significant forms, details, materials or finishes of the principal building elevations are sympathetic to the style and period of the building.
  - C3 Alterations and additions do not impact on the overall form and character of the building, and are not visually prominent from the public domain.
  - C4 Additions are limited to undercroft areas, roof spaces and the provision of balconies.
  - C5 Alterations and additions are no higher than the existing roof level, and generally retain the original roof form of the building.
  - C6 External windows and doors are repaired or replaced to match the style, materials and finishes of the original building.
  - C7 Existing original fanlights and other openings are retained and sealed from behind, if necessary.
  - C8 Original leadlight, glass blocks, etched and patterned glazing are retained and conserved.
  - C9 Existing original external and internal doors and door hardware are retained and upgraded rather than replaced.
  - C10 New additional security elements are in character with the building. Security bars are:
    - a) fitted internally;
    - b) respect the existing glazing patterns; and
    - c) painted in a dark recessive colour.
  - C11 Original verandahs and balconies to the principal elevation of the building are not enclosed, glazed, or otherwise altered, except to reinstate original detailing.
  - C12 New verandahs and balconies are allowed to the rear or side elevations only if they:
    - a) respect the character of the existing building; and
    - b) are sympathetically integrated with the character and form of the building.
  - C13 Alterations to improve accessibility (including lifts, ramps and stairs) are sympathetically integrated with the original building and retain the original character and design of the building and landscape areas.
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- C14 Materials are similar in type and finish to those on the original building or sympathetically integrate with the fabric of the building.
- C15 Original face brickwork, terracotta or decorative concrete panels must not be painted, rendered or coated.
- C16 Dormer windows or skylights are not visually prominent from the public domain or the principal elevations of the building. Skylights are flush with the roof surface.
- C17 Original chimneys and their details are retained.
- C18 Privacy screens are discreet and do not impact on the overall character of the building.
- C19 Protruding shade structures, including awnings and canopies, are not located on the principal building elevations.
- C20 The roof maintains traditional roofing materials of the area, such as glazed terracotta tiles. Any replacement or repair matches the original roofing in type, profile, colour and materials. Concrete roofing tiles and corrugated metal roofing are not appropriate.
- C21 Internal common areas and significant character elements are retained. This includes: entry doors, foyer areas and fittings, mailboxes, noticeboards, staircases, balustrades, wall details, light fittings, internal doors and the like.
- C22 New lifts are designed and located so that the addition:
- a) is located outside the principal building form, if practical; and
  - b) does not require significant alterations to existing common areas.
- C23 Unsympathetic additions and modifications to the building, and its grounds, are to be removed and replaced with sympathetic works, or reinstatement of original forms and matching fabric.
- C24 Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.
- C25 Alarm bell boxes and the like, are not attached to the principal building elevations.
- C26 New or upgraded services are discreetly and sensitively located to minimise visual impact. They are located within existing ducts, behind cornices or bulkheads or within external lightwells that are not visually prominent. Wiring or other services are housed in concealed conduits.
- C27 Original timber staircases are retained and smoke isolated, if necessary.
- C28 Where the height of the original stair balustrades is to be modified – the modification is discreet and sympathetically integrated with the existing stair balustrade.
- C29 Stair treads applied to existing stairs are discreet.
- C30 Emergency and exit lighting is incorporated into existing original light fittings, where practical.
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- C31 Smoke and/or thermal detectors are discreetly located and do not impact on decorative plaster cornices and ceilings.
  - C32 Car parking and garage structures are located at the rear, with access from the rear lane or side driveway.
  - C33 Original fencing, gates and mailboxes are retained and conserved.
  - C34 New ancillary development:
    - a) is smaller in scale than the principal building;
    - b) is not located between the principal building and the street front, and generally located at the rear behind the principal building;
    - c) is constructed in a style, form, materials and finishes that complement the principal building;
    - d) is single storey with a maximum clear internal height of 2.4m; and
    - e) is sympathetic in scale and style to traditional forms of ancillary structures.
  - C35 Characteristic front gardens, and their elements, are retained with minimal alteration.
  - C36 Structures erected in the front garden do not significantly reduce or compromise the landscaped area or key elements and features.
  - C37 New fences and gates to the front building alignment must complement the streetscape and the existing building.
  - C38 Mailboxes are discreetly located and do not impact on the character of the building.

**FIGURE 13** Typical Inter-War flat building

#### C2.4.6 Retail and commercial buildings

Queen Street is the primary commercial precinct in the Woollahra HCA with two and three storey buildings having shops at street level and residential above. They are typically from the Victorian or Edwardian periods with some Inter-War shops and contemporary buildings. Commercial buildings are stylistically diverse and include original shopfronts from the three main periods. Other shops are grouped on Ocean Street between Forth and Queen Streets in mid to late Victorian buildings, including some rare timber buildings. Federation period shops are grouped on Edgecliff Road, near Grafton Street. Small groups of shops are spread throughout the area.

##### Objectives

- 01 To ensure that new development within business zone reinforces the ‘main street’ character.
- 02 To ensure that the original characteristics of the retail buildings identified as contributory items are retained and enhanced, even when they have subsequently been converted for other uses.
- 03 To retain good representative examples of significant architectural styles, including original shopfronts.

## Controls

- C1 Retail and commercial buildings are to:
  - a) be a traditional form with shops at ground level and housing or commercial spaces above;
  - b) be built to the street alignment and to side boundaries at all levels, unless the predominant character is otherwise;
  - c) be no higher than adjoining significant retail buildings. If no retail buildings adjoins, they are to be no higher than the predominant height of adjacent contributory items; and
  - d) have facades modulated into vertical proportioned bays and openings that respect the scale, proportion and architectural character of adjacent significant retail buildings.
- C2 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape.
- C3 Except for the purposes of restoration or reconstruction, the removal or alteration of original shopfronts or elements of original shopfronts that are examples of significant architectural styles in the historical development of Woollahra are not permitted.
- C4 Where non-contributory or intrusive fabric exists in significant shopfront locations, it may be replaced by a modern shopfront if the design is consistent with historical context in terms of materials, proportions, details, colour and signage.
- C5 Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. The designs should use appropriate materials and must incorporate traditional features such as the division of frontages, and the configuration of windows with stall boards and doors.
- C6 Reconstruction of original shopfronts may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to show the original shopfront design.
- C7 Shopfronts must not be amalgamated. Where properties are amalgamated, the original building elements and shopfronts must be conserved.
- C8 Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context.

### C2.4.7 Corner shops

Corner shops are typically from the Victorian period, one or two storey high with a residence at the rear of the shop and located at cross streets and T-junctions. Often they are built to the boundary with a side shop window, an angled entry façade and a recessed entry door. Many

corner shop buildings remain but have changed in use reflecting the evolution of the suburb. Timber shop fronts are rare.

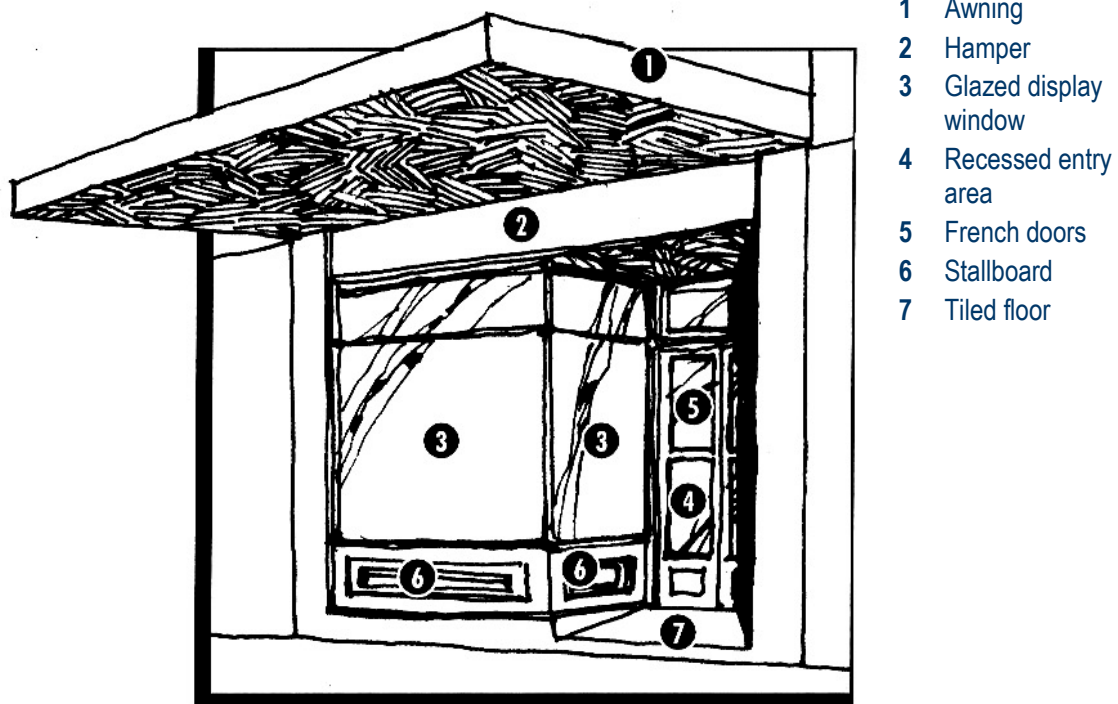
### Objectives

- O1 To ensure that the original characteristics of corner shops are retained and enhanced.

### Controls

- C1 Upper storey additions to single storey corner shop buildings are not permitted.
- C2 Original forms, details, materials and finishes to corner shop buildings are to be retained when these buildings are converted for new uses.
- C3 Rear additions may be permitted if they do not compromise the form or scale of the principal building form. The retail buildings controls in Section 2.4.6 also apply.

**FIGURE 14** Traditional shopfront elements





### C2.4.8 Adaptive re-use of a non-commercial building for business purposes

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Continuing development of the area has increased pressure to convert for business use buildings originally designed for residential purposes.

#### Objectives

- O1 To encourage the appropriate design of alterations to contributory items originally designed for a non-commercial function when these buildings are converted for business use.
- O2 To retain original shopfront, elevations and details of contributory items.

#### Controls

- C1 To allow for easy interpretation of the original use, adaptive re-use of contributory items originally designed for non-commercial use must retain significant interior features of the principal rooms of the original building.
- C2 Alterations to original windows to create display windows may be permitted if the original joinery characteristics are retained, the opening widths are not increased, and the symmetry of the street front elevation remains unaltered. Etched glass may be permitted within the windows.

### C2.4.9 Adaptive re-use of commercial and industrial buildings

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Mostly built in the Edwardian and Inter-War periods, industrial buildings include garages, workshops, services stations and light industry factories. They are usually large volume single storey buildings constructed in brick with sheet metal roof forms. These buildings are becoming

rare and, although scattered throughout the area, are concentrated near Oxford Street and the eastern end of the Woollahra HCA.

### Objectives

- O1 To retain the original forms, details, materials and finishes of the commercial and industrial buildings listed in this chapter as contributory items, even when they have been converted for other uses.

### Controls

- C1 Adaptive re-use of contributory items originally designed for commercial or industrial use must retain significant interior features of the principal rooms of the original building to allow easy interpretation of the original use.

### C2.4.10 Places of public worship, educational establishments and public buildings

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The area's churches and schools are among the most identifiable landmarks. The schools include the Woollahra Public School and the former Holy Cross College in Edgecliff Road, now Reddam College.

Churches of various denominations including the synagogues are representative works of prominent architects from the Victorian, Federation and Inter-War periods. The public buildings include the former Council Chambers, the embassies and the post office and bank buildings.

#### Objectives

- O1 To ensure that any new work is carried out with due regard to the significance of the building and its setting.

#### Controls

- C1 Council may require a conservation management plan to be prepared and adopted by Council prior to work being undertaken to a significant religious, institutional or public building.

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### C2.4.11 Pubs

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Most pubs in Woollahra are substantial buildings ranging in height from two to four storeys. They date from the 1840s through to the 1940s, and are prominent place markers often located on corner sites.

The pubs have an imposing presence with distinctive parapet profiles, modulated facades, window and door openings and ornate architectural detailing. Building materials include stone, brick, stucco, timber, glazed tiles and terracotta. The pubs display a diverse range of architectural styles including Victorian, Federation and Inter-war buildings. The Centennial Hotel and the Phoenix Hotel display the characteristics of the Victorian periods, while the Woollahra Hotel and the Light Brigade Hotel represent the Inter-war period. The pubs usually exhibit their façade details but few retain original interior details.

Pubs owe their survival to their ability to offer the latest in comfort, service and amenities, consistent with the demands of their customers. To meet these situations and to also comply with legislative requirements relating to matters such as trading hours and public amenity, alterations and additions to pubs occur from time to time. Despite the fact that pubs are prone to physical change, a number of Woollahra pubs remain close to their original configuration, appearance and use.

#### Objectives

- 01 To conserve the diversity of pubs and their significant internal and external details associated with all periods of construction.
- 02 To retain original names of pubs as part of the historical and social significance of the Woollahra HCA.
- 03 To retain residential accommodation within pubs
- 04 To facilitate the continued role and presence of pubs in the Woollahra HCA.

#### Controls

##### *Internal*

- C1 Significant interior features are to be retained.
- C2 Missing significant internal elements, details and finishes should be restored or reconstructed. These include:
  - a) decorative ceilings;
  - b) tiles;
  - c) joinery, including stairways;
  - d) fittings, including light fittings; and
  - e) traditional signs and advertising.

- 
- C3 Original room configurations must remain discernible. Where new openings are proposed, interpretation of original wall positions and room proportions should be provided.

*External*

- C4 Original elevations must be retained and conserved.
- C5 Face brick and tiles are not to be painted over, rendered or retiled.
- C6 Significant external features are to be retained. Where appropriate, missing elements, details and finishes should be restored or reconstructed. These include:
- a) pressed metal ceilings to awnings;
  - b) awnings and balconies;
  - c) wall tiles; and
  - d) traditional signage.
- C7 The restoration of missing detail or reversal of unsympathetic work to street front elevations is required when work is undertaken to the principal elevations.
- C8 The original name of a pub must be retained and displayed appropriately in signage.
- C9 Traditional hotel signage and product advertising, such as painted glass panels advertising beer brands, should be retained, protected and displayed.
- C10 The prominence of parapets and roof lines must be retained.
- C11 The original massing and scale, pattern and modulation of facades and the proportions of openings must be retained.

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### C2.4.12 Infill development

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The term ‘infill’ refers to new development within an existing urban context. Infill development provides the chance for the continuing enrichment of the area by adding new built form which is an expression of contemporary life.

Replication of historical architectural styles is not necessarily advocated by Council. A contemporary design approach which respects the historic context and achieves a cohesive relationship between the existing and new urban fabric is required.

As the opportunities for infill development are rare, the design for such sites are required to demonstrate an appropriate response to context and an approach which enhances the character of the Woollahra HCA and its cultural significance.

If constructing a new building, only the building type control for infill development applies, regardless of the type of building being constructed.

**Note:**

For infill development, applicants are required to provide a detailed site and context analysis.

A draft site and context analysis is to be submitted to Council for comment as part of a predevelopment application meeting between Council representatives and the applicant.

The following information is to be submitted for comment prior to the lodgement of the development application:

- the applicant’s preferred infill design proposal;
- a statement outlining the proposed measures to minimise the adverse impact of the infill development on neighbouring lands, including the public domain;
- the philosophy of how the design elements relate to the proposal’s context in terms of built form, materials and character; and
- statement of heritage impact.

### Objectives

- 01 To encourage development on infill sites which reflects contemporary values and employs contemporary design while providing an appropriate response to the historical context of Woollahra HCA.
- 02 To ensure that new development on infill sites is designed and located to achieve a cohesive relationship between new and existing urban fabric and which retains and enhances the cultural significance of the area.
- 03 To ensure that infill development respects the scale and setting of adjacent contributory items.

### Controls

- C1 Refer to the general controls in Section C2.5. These general controls apply to infill development.
- C2 If development is for a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .

### *Character*

- C3 Infill development must:
- a) maintain the significant features and qualities that combine to represent the character of the neighbourhood and area; and
  - b) make a positive contribution to the character of the neighbourhood and area.

## C2.5 General controls for all development

The general controls apply to all development including infill or replacement development (also referred to as new development), and alterations and additions to existing buildings including contributory items.

The matters addressed in this section are:

- ▶ 2.5.1 Building height, form and character
- ▶ 2.5.2 Conservation of contributory items
- ▶ 2.5.3 Conservation of contributory groups
- ▶ 2.5.4 Materials, finishes and colours
- ▶ 2.5.5 Roofs, skylights and chimneys
- ▶ 2.5.6 Open space and landscaping
- ▶ 2.5.7 Fences, gates and retaining walls
- ▶ 2.5.8 Parking and garages
- ▶ 2.5.9 Security
- ▶ 2.5.10 Excavation
- ▶ 2.5.11 Subdivision and site amalgamation
- ▶ 2.5.12 Acoustic and visual privacy
- ▶ 2.5.13 Site facilities and aerial devices

The controls in this section are to be read in conjunction with the controls in:

- ▶ Section C2.3 Precincts (where relevant); and
- ▶ Section C2.4 Building type controls.

In the event of an inconsistency with the controls in this section, the controls in Sections C2.3 and C2.4 take precedence.

Note: Included in this section are diagrams and tables to assist applicants to design in accordance with the objectives and controls of this chapter. These diagrams and tables are not intended to be exhaustive and other design options may be appropriate if they satisfy the objectives and controls.

With new development and alterations and additions to non-contributory items, there is greater scope for design flexibility provided the proposed work does not detract from the significance or character of the streetscape or the Woollahra HCA generally. The siting and alignment of buildings are important characteristics of the streetscapes of Woollahra. In most streetscapes there is a consistent pattern of similar setbacks from the street and from side boundaries.



### C2.5.1 Building height, form and character

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The height, bulk and scale of new development and additions to existing buildings have the potential to adversely affect the amenity of private and public lands.

The controls are designed to ensure that the scale and bulk of new buildings and additions to existing buildings are compatible with:

- site conditions;
- the desired future character of the Woollahra HCA as outlined in Section 2.2.5;
- the significant characteristics of precincts described in Section C2.3, in particular the characteristics of nearby contributory items.

#### Objectives

- 01 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks.
- 02 To locate-buildings to ensure good aspect and orientation of indoor and outdoor living areas and the retention of existing trees.
- 03 To retain the patterns of height, bulk and scale distinctive to individual streetscapes and precincts.
- 04 To protect the privacy and amenity of adjoining or adjacent residential uses.
- 05 To encourage the retention or creation of useful open space at the rear of sites.
- 06 To protect and encourage views and vistas from public places, and encourage view sharing from private properties.
- 07 To minimise overshadowing of private and public open spaces.

#### Controls

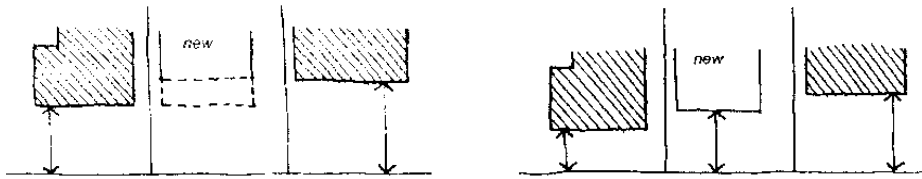
##### *Building location*

- C1 Where there are uniform levels or setbacks within the streetscape, infill development and additions to existing buildings are to be consistent with the levels and setbacks of the adjoining buildings.
- C2 Where front building setbacks vary:
  - a) if there is a dominant pattern adjoining, development is to align with that pattern. Where the pattern is stepped, development is to provide an appropriate transitional front setback between adjoining properties;

- b) if there is no predominant pattern, development is to align with the existing adjoining development which is the most compatible in scale with the proposed development. Alternatively development can be setback between the properties on either side;
- c) if development occurs on a corner site, it is to be built up to the street alignments to define the corner. Exceptions are when this interferes with views to or from the public domain or is inconsistent with the streetscape or precinct or inhibits the visibility of and for pedestrians and vehicles.

**FIGURE 15** Calculating front setbacks

Setback to be a transition between pairs of adjoining contributory items or non-contributory items (shaded)



- C3 Where buildings are orientated to face the street, development is to adopt this orientation.
- C4 Where adjoining buildings have been aligned to face a view rather than the street, development is to adopt this orientation.
- C5 The minimum landscaped area requirements and open space requirements outlined in Section 2.5.6 must be met.
- C6 The rear setback should not extend beyond the established rear building setback and must allow sufficient space for a useable private open space area and landscaped area.

#### *Building height and form*

- C7 The height, bulk, scale, dominant roof forms, ridge line and building envelope of development must be consistent with those of contributory items in the streetscape that are a similar building type. The bulk of buildings should be distributed to minimise overshadowing of adjoining properties. In circumstances where the infill site adjoins a prominent building or a building of excessive height or intrusive design, conformity is not appropriate.
- C8 The character of development is to be consistent with the character of nearby contributory items and of the streetscape. Solid to void ratios of elevations are to be similar to those of nearby contributory items.
- C9 Storey heights must conform to those of adjacent contributory items. Three storeys may be permitted if the predominant contributory items in the streetscape are three storeys or more.

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- C10 Development is not to obstruct views or vistas from the public domain:
- a) along streets;
  - b) towards the harbour, city or local landscape; and
  - c) across the Woollahra HCA to landmark buildings, trees or skylines.
- C11 Development must not unreasonably obstruct existing principal views from the habitable rooms, balconies and private open space of neighbouring dwellings.
- C12 If development is in the form of a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .

*Solar access and ventilation*

- C13 Sunlight is provided to at least 50% (or 35m<sup>2</sup> with minimum dimensions 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. Where existing overshadowing is greater than this, sunlight is not further reduced.
- C14 Windows to north facing habitable rooms receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface.
- C15 For residential flat buildings containing four or more dwellings:
- a) not more than 25% of all dwellings should be single aspect;
  - b) single aspect dwellings should be limited in depth to 8m from a window;
  - c) the back of a kitchen should be no more than 8m from a window; and
  - d) the width of cross-over or cross-through dwellings over 15m deep should be 4m or greater to avoid deep, narrow dwelling layouts.

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## C2.5.2 Conservation of contributory items

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### Objectives

- O1 To retain the original built form characteristics of contributory items.
- O2 To ensure that contributory items, their outbuildings and their curtilages and settings are retained.
- O3 To retain the original building elements of contributory items and, where original elements are missing, to encourage their reinstatement.
- O4 To ensure that alterations and additions to contributory items incorporate building elements that are compatible with traditional built forms and do not adversely affect the heritage significance of the building or its surroundings.
- O5 To ensure alterations or additions to a contributory item are designed:
  - a) to be consistent with the original architectural style, form, massing, details, materials and finishes of the item; and
  - b) not to have an adverse impact on the curtilage and setting of the item.
- O6 To ensure that the various heights and setbacks of contributory items within the streetscape are retained.

### *Contributory items - additional built form controls*

#### *General*

- C1 Contributory items are to be retained and conserved, that is:
  - a) their significant fabric is to be retained;
  - b) original principal building forms, including roof pitch, eaves height and chimneys, are to be retained;
  - c) except to allow for restoration or reconstruction, no alterations or additions are to be made to the original elevations, details, materials or finishes of the principal building form;
  - d) original verandahs and balconies are not to be infilled or enclosed; and
  - e) original room layouts of the principal building forms are to be retained.
- C2 When proposing works to the principal building form, original external elevations roof, curtilage or setting of contributory items:
  - a) missing or damaged original forms, details, materials and finishes are to be restored or reconstructed. Reconstruction is to be based on research rather than conjecture; and
  - b) inappropriate or intrusive forms, details, materials and finishes are to be removed.

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*Internal modifications*

- C3 Partial demolition of internal cross walls to the principal building form will only be permitted where:
  - a) the original room layouts are able to be interpreted;
  - b) the main rear wall to the principal building form remains;
  - c) the structural integrity of the building and its adjoining buildings are not compromised; and
  - d) there is no increase in light levels at the front windows when viewed from the public domain.
- C4 Decorative coffered ceilings to the rooms located within the principal roof form are not to be removed to incorporate an additional storey within the existing roof form.

### C2.5.3 Conservation of contributory groups

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Where a building belongs to a group of similar items, it is important that alterations and additions do not compromise the character of the group as a whole. The original consistency of the street

front elevation should be retained and conserved, and so should that of side and rear elevations where these are visible from the street or other public places.

### Objectives

- O1 To ensure that the distinctive shared characteristics of significant groups of buildings are retained and enhanced.
- O2 To ensure that alterations and additions within a significant group conform to the shared characteristics of the group and do not compromise its integrity.

### Controls

- C1 The distinctive original shared characteristics of a significant group of buildings are to be retained, including:
  - a) existing patterns of principal roof forms within unaltered groups of contributory items;
  - b) secondary or rear forms, which must not be raised or altered if the rear forms are part of a group of similar roof forms.
- C2 Where a building is one of a group of similar attached contributory items, the design of additions must:
  - a) not compromise or dominate the group as a whole;
  - b) be consistent with the form and pattern of original roof forms of the adjoining contributory items;
  - c) be consistent with the form, symmetry, breezeway pattern and rhythm of the original rear wings of the group as a whole and must not visually disturb the cohesiveness of the group; and
  - d) elevations should have solid to void ratios that are consistent with the group.
- C3 Intact or largely intact side elevations of buildings in significant group items joined by party walls are to be retained in their original configuration where these are visible from the public domain. Minor alterations to parts of these side elevations may be permitted if they do not impact significantly on the original architectural form of the elevation or the pattern or proportion of openings.
- C4 Where works are proposed to individual buildings within a significant group, missing or damaged original forms, details, materials and finishes are to be restored or reconstructed to reinstate the original shared characteristics of the group as a whole, particularly where visible from the public domain. Exceptions may be allowed where the original forms, details, materials or finishes of the entire group have previously been changed and reinstatement of the original would disturb the cohesiveness of the group.
- C5 Where buildings in a significant group share the same original external finish all buildings within the group must have a similar finish.

## C2.5.4 Materials, finishes and colours

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Buildings in the Woollahra HCA have been constructed in a variety of external materials, finishes and colours characteristic of particular architectural styles, building types and periods of construction.

The use of modern materials and finishes may be appropriate for new development, alterations and additions provided it does not compromise a cohesive relationship between new and existing urban fabric.

Table 1 following lists materials and finishes suitable for infill development and alterations and additions. It also lists materials and finishes that are intrusive elements, whether by their nature or if used in inappropriate situations.

The great variety in form and detail of roofs, windows, shutters and external doors in the Woollahra HCA makes a significant contribution to the architectural complexity of the area as a whole.

The styles of these important building components are strongly related to the architectural style and period of construction of the buildings to which they belong. Late 19th century and early 20th century windows were usually rectangular in shape and vertically proportioned. Where a larger opening was desired, windows were set in groups. Many buildings obtain visual interest from verandahs and balconies, which create a strong pattern of light and shade by their projection, covering roof and detail decoration.

### Objectives

- O1 To achieve external materials, finishes and colour schemes appropriate to the context.

### Controls

- C1 Materials, finishes, textures and colours must be appropriate to the building type and style. They must be similar to, but should not copy, the characteristic materials, finishes, textures and colours of the contributory items within the streetscape. Contemporary materials may be used where their proportions, detailing and quantities are consistent with the existing and desired future character of the precinct. New development must minimise its visual impact on the surroundings.
- C2 External detailing, colour and finishes must minimise the apparent bulk of new development.

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*Significant Items - original materials, finishes and colours***Objectives**

- O2 To retain and conserve original external finishes and colour schemes to buildings within the Woollahra HCA.
- O3 To encourage finishes and colour schemes of additions to contributory items to be appropriate to the building type, architectural style and construction period.

**Controls**

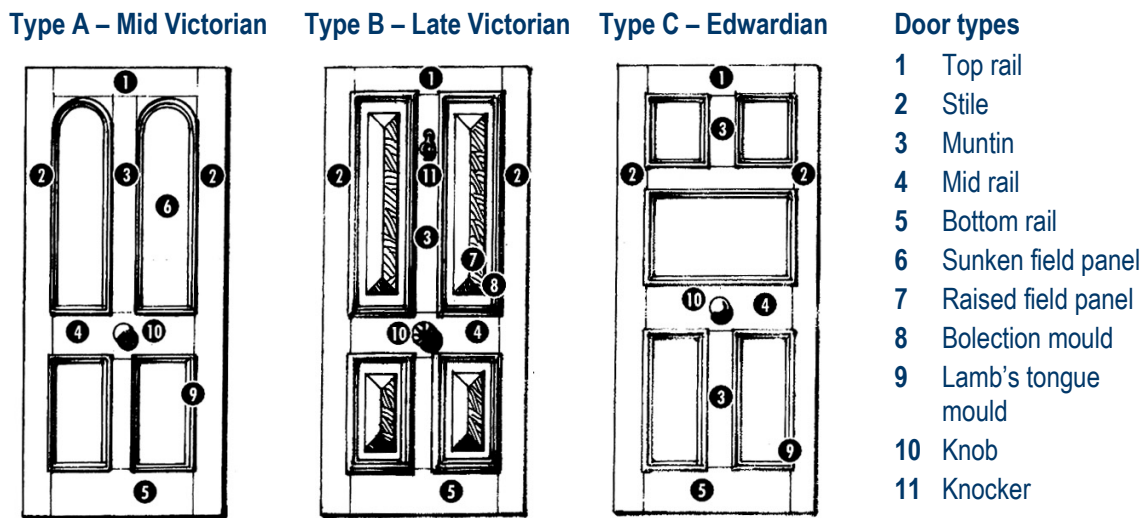
- C3 Surviving original external finishes and colour schemes of street front elevations, secondary elevations and building components of contributory items are to be retained and conserved.
- C4 Any works must not damage or remove the original materials of a contributory item or place within the Woollahra HCA. Unpainted brickwork, sandstone, terracotta, glazed or tessellated tiling are not to be painted, rendered, bagged or otherwise re-finished in a manner inappropriate to the architectural style of the building.
- C5 External finishes to additions to contributory items must complement the architectural style of the existing building.
- C6 External colour schemes of contributory items should have hue and tonal relationships similar to those of traditional colour schemes, although it is not necessary that they be finished in a 'heritage' colour scheme.

*Contributory items - windows, shutters and doors*

- C7 Original windows, shutters and external doors to contributory items must not be removed except to allow for their conservation and maintenance.
- C8 Where replacement windows, shutters and external doors are proposed original openings should be utilised. Materials and details are to match the original where this is known; otherwise it should be appropriate to architectural style, building type and construction period.
- C9 External shutters are not to be added to original windows and doors of contributory items unless they were features of the original design of the building.
- C10 Windows, shutters and external doors to additions to contributory items are to be designed with contemporary detailing and materials appropriate to the architectural style of the existing building and the proportions of its openings. The height of a new window must be greater than 1.4 times the width and less than twice the width.



**FIGURE 16** Some common examples of front doors are shown. All are panelled doors with stiles and rails. Type A and B are four panel doors, while Type C is a high-waisted Edwardian door.



#### Contributory items - Verandahs and balconies

- C11 Original verandahs and balconies are not to be altered except for the reinstatement of original details and the reversal of unsympathetic alterations.
- C12 Where evidence shows that they have previously existed on street front elevations, verandahs and balconies may be reinstated using traditional materials and details.
- C13 The addition of balconies to the roofs of contributory items will not be permitted except where Juliette balconies may be permitted by C20 in Section 2.5.5.
- C14 The step down from the main roof to the verandah roof must be retained or reinstated where a new or replacement or reinstatement of a verandah on the street front elevation is proposed.

**FIGURE 17** Typical Victorian terrace verandah elements



**TABLE 1** Design controls external finishes

ROOFS		
	Traditional materials	Preferred replacements
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Welsh or South Australian slate.</li> <li>▶ Late Victorian houses occasionally had traditional ornamental patterns.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Slate or slate-like cladding incorporating ornamental patterns where these existed originally.</li> <li>▶ Corrugated galvanised steel or zinc coated corrugated steel may be appropriate in some cases.</li> </ul>
	<ul style="list-style-type: none"> <li>▶ Corrugated iron in shorter, narrower sheets than are standard today.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Corrugated galvanised steel or zinc coated corrugated steel with traditional details and fixings.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>▶ Slate with terracotta ridge capping and decorative detailing.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Slate with terracotta detailing to match existing.</li> <li>▶ Corrugated galvanised steel or zinc coated corrugated steel.</li> </ul>
	<ul style="list-style-type: none"> <li>▶ Unglazed terracotta roof tiles in Marseilles pattern, often with ridge cappings and decorative detailing.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Unglazed terracotta roof tiles in Marseilles pattern to match existing.</li> </ul>
	<ul style="list-style-type: none"> <li>▶ Corrugated iron.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Corrugated galvanised steel or zinc coated corrugated steel.</li> </ul>
<b>Inter-War</b>	<ul style="list-style-type: none"> <li>▶ Terracotta tiles of Marseilles, Roman or Spanish pattern, depending on architectural style.</li> <li>▶ Coloured or glazed. Terracotta shingle tiles.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Terracotta tiles or shingles to match existing or appropriate to the style of the building if original tiles have been removed.</li> </ul>
<b>Roofing material controls</b>		
<b>New roofs to additions to contributory items</b>	<ul style="list-style-type: none"> <li>▶ Traditional roofing materials outlined above appropriate to the style of the building.</li> <li>▶ Matching original materials to the original part of the building may be the most appropriate.</li> </ul>	
<b>Infill development</b>	<ul style="list-style-type: none"> <li>▶ Metal roofing visible from the public domain is to be traditional corrugated profile. Natural metallic finish or a pre-coloured mid or dark grey metal sheeting is preferred.</li> </ul>	

## ROOFS

- |                  |  |
|------------------|--|
| <b>Intrusive</b> | <ul style="list-style-type: none"> <li>► Concrete roof tiles.</li> <li>► Metal roofing sheets brightly coloured, white or ivory, or colours in light tones.</li> <li>► Metal sheeting with tray profiles.</li> <li>► Roof tiles on Victorian buildings.</li> </ul> |
|------------------|--|

## WALLS

	Traditional materials	Preferred replacements
<b>Victorian</b>	<ul style="list-style-type: none"> <li>► Sandstone blocks for walls or as a base course to brick walls.</li> <li>► Brickwork, usually rendered, often with ashlar coursings.</li> <li>► Corrugated galvanised iron.</li> </ul>	<ul style="list-style-type: none"> <li>► Conservation of sandstone required.</li> <li>► Replacement brickwork with materials having matching finishes.</li> <li>► Corrugated zinc coated corrugated steel with traditional details and fixings.</li> </ul>
<b>Victorian and Federation</b>	<ul style="list-style-type: none"> <li>► Timber weatherboards.</li> <li>► Zinc coated corrugated steel or ripple iron and weatherboards on sides of dormers and outbuildings.</li> </ul>	<ul style="list-style-type: none"> <li>► Timber weatherboards.</li> <li>► Corrugated zinc coated corrugated steel with traditional details and fixings.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>► Face brickwork with tuck pointing on principal facades, often with sandstone, terracotta or contrasting brick details.</li> <li>► Brickwork rendered with stucco decorations or areas of rough cast render.</li> </ul>	<ul style="list-style-type: none"> <li>► Dry pressed bricks with appropriate pointing of joints and conservation of contrasting materials.</li> <li>► Rendered brickwork.</li> </ul>
<b>Inter-War</b>	<ul style="list-style-type: none"> <li>► Face brick, often textured and with contrasting panels.</li> </ul>	<ul style="list-style-type: none"> <li>► Conservation preferred, or replacement bricks with appropriate pointing of joints.</li> </ul>

WALLS	
Walling material controls	
<b>New walls to additions to existing buildings</b>	<ul style="list-style-type: none"> <li>▶ Rendered brickwork or blockwork, with or without scribed ashlar coursing where appropriate.</li> <li>▶ Timber weatherboards.</li> <li>▶ Dark coloured dry-pressed brick with a smooth face.</li> </ul>
<b>Infill development</b>	<ul style="list-style-type: none"> <li>▶ Fibrous cement sheeting with a rendered and painted finish - for rear additions.</li> </ul>
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>▶ Circular pattern render (mock Spanish) or rough textured render (unless to match an original finish to the building).</li> <li>▶ Inappropriately textured or modern colour brickwork.</li> <li>▶ Textured fibrous cement sheeting simulating weatherboard textures.</li> <li>▶ Reflective wall cladding.</li> </ul>

WINDOWS		
	Traditional materials	Preferred replacements
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Timber framed, double hung sash windows, plain or multi-paned.</li> <li>▶ Plain glass, traditional patterns or coloured glass.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Timber frames of a matching type and configuration.</li> <li>▶ Coloured and patterned glass may be appropriate for replacement windows at the front of buildings, otherwise glazing to be plain.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>▶ Timber framed, double hung sash or casement windows, often with multi-paned coloured glass in part.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original window materials and configuration.</li> <li>▶ Coloured and patterned glass may be appropriate for replacement windows generally at the front of buildings, otherwise glazing to be plain.</li> <li>▶ Metal frames to ground floor shops and commercial premises where appropriate.</li> </ul>

WINDOWS		
<b>Inter-War</b>	<ul style="list-style-type: none"> <li>▶ Timber framed, usually double hung sashes often in combination with fixed panels.</li> <li>▶ Steel framed, usually casements, often in combination with fixed panels.</li> <li>▶ Leadlight glass common.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original window materials and configuration.</li> <li>▶ Metal frames to ground floor shops and commercial premises where appropriate.</li> </ul>
	<b>Window material controls</b>	
<b>Alterations to contributory items</b>	<ul style="list-style-type: none"> <li>▶ Window frames in the traditional material of the original type, but of contemporary design which respect the architectural style of the building.</li> <li>▶ A single new window located in a wall which otherwise only has original windows, should be detailed similarly to the original windows, but with plain glass.</li> <li>▶ Alterations are proposed to the rear of a building and the rear elevation has already been substantially altered, windows of contemporary design may be acceptable and even preferable, using similar proportions appropriate to the original building type.</li> <li>▶ Metal frames for ground floor shops and commercial premises where appropriate.</li> </ul>	
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>▶ Timber windows in metal frames not reflecting traditional proportions other than at rear ground levels, shops and commercial premises.</li> <li>▶ Glass block infill where glass blocks were not an original component of the building.</li> <li>▶ Bubble glass.</li> <li>▶ Tinted or reflective glass.</li> <li>▶ Aluminium windows other than rear ground floor and shops to commercial premises where appropriate.</li> <li>▶ Window walls.</li> <li>▶ Replica copies in aluminium of traditional balustrade patterns used as security screens on windows.</li> </ul>	

SHUTTERS	
Traditional materials	Preferred replacements

SHUTTERS		
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Timber louvres.</li> <li>▶ Expanding concertina style metal shutters to shopfronts.</li> </ul>	▶ Match original materials and configuration.
<b>Federation</b>	<ul style="list-style-type: none"> <li>▶ Timber louvres.</li> <li>▶ Expanding concertina style metal shutters to shopfronts.</li> </ul>	▶ Match original materials and configuration.
<b>Inter-War</b>	▶ Timber louvres with motifs to match the architectural style.	▶ Match original materials and configuration.
<b>Shutter material controls</b>		
<b>New shutters to contributory items</b>	<ul style="list-style-type: none"> <li>▶ Replacement shutters should be of materials and details similar to the original shutters, but should be identifiable on close inspection as new work.</li> <li>▶ Dark hued traditional concertina security shutters on the inside of shop windows and externally to doors.</li> </ul>	
<b>Intrusive</b>	▶ Roller shutters to windows or doors to residential buildings, retail and commercial premises internally or externally mounted.	

DOORS		
	Traditional materials	Preferred replacements
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Principal doors: timber solid core, panelled with timber, etched or frosted glass.</li> <li>▶ Secondary doors ledged and braced.</li> </ul>	▶ Match original materials, proportions and configuration.
<b>Federation</b>	▶ Timber panelled doors with small coloured glass or lead lights.	▶ Match original materials, proportions and configuration.
<b>Inter-War</b>	▶ Timber solid core doors with metal decorative features or with glazed panels, often with leadlights.	▶ Match original materials, proportions and configuration.
<b>Door material controls</b>		

<b>New doors to original openings to contributory items</b>	<ul style="list-style-type: none"> <li>► Joinery shop solid core framed and panelled timber doors detailed similarly to original doors, but identifiable on close inspection as new work.</li> <li>► Solid core timber framed doors, glazed timber framed doors, glazed steel frame in appropriate locations, depending on architectural style.</li> </ul>
<b>Alterations to contributory items</b>	<ul style="list-style-type: none"> <li>► New door or doors to a wall which otherwise only includes original doors, should be detailed similarly to the original doors, and be of the same material.</li> <li>► Alterations to the rear of a building where the rear elevation has already been substantially altered, doors of contemporary design may be acceptable and even preferable, using similar materials and proportions.</li> <li>► Plain glass should be used.</li> </ul>
<b>Additions to contributory items</b>	<ul style="list-style-type: none"> <li>► Timber or steel framed doors of contemporary design which respect the architectural style of the building, the materials to be consistent with the style of the building.</li> <li>► Aluminium or metal framed doors to ground floor shops and commercial premises only where appropriate.</li> <li>► Plain glass should be used.</li> </ul>
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>► Fully glazed doors, or enlarged doors to the street front elevations of contributory items where these were not original to the building.</li> <li>► Roller shutter doors to residential buildings, retail and commercial premises.</li> <li>► Anodised aluminium security doors, particularly with decorative panels.</li> </ul>

## VERANDAHS

### Traditional materials

### Preferred replacements

VERANDAHS		
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles.</li> <li>▶ Timber for floors and timber framing for the underside of verandah roofs.</li> <li>▶ Slate, timber and sandstone edging.</li> <li>▶ Cast iron posts of a flat profile or circular in section, cast iron friezes, balustrades and brackets.</li> <li>▶ Corrugated iron or slate roof, separated from the main roof form.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, proportions and configuration.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>▶ Timber filigree timber post, flooring and timber filigree balustrades and fretwork.</li> <li>▶ Corrugated iron, slate, shingled or metal or terracotta tiles to roof.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, proportions and configuration.</li> </ul>
<b>Inter-War</b>	<ul style="list-style-type: none"> <li>▶ Usually a loggia rather than a verandah. Often semi enclosed with stone flagging, tiles or terrazzo flooring.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, proportions and configuration.</li> </ul>
Verandah material controls		
<b>New verandahs or reconstruction</b>	<ul style="list-style-type: none"> <li>▶ Traditional materials for reconstruction.</li> <li>▶ Materials similar to traditional materials for infill but with simplified detailing.</li> </ul>	
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>▶ Infilling of open wall with glazing or solid panels.</li> <li>▶ Glazing behind balustrades.</li> <li>▶ Pebble-crete, modern concrete, large scale modern tiles for original building types.</li> <li>▶ Perspex or similar type material roofs.</li> <li>▶ Glass roofs to street facades.</li> </ul>	



BALCONIES		
	Traditional materials	Preferred replacements
<b>Victorian</b>	► Cast iron friezes and balustrade panels with iron or timber handrails.	► Match original material type, proportions and configuration.
<b>Federation</b>	► Timber balustrades and brackets.	► Match original material type, proportions and configuration.
<b>Inter-War</b>	► Open balconies with concrete floors, often with tessellated tiles and decorative wrought iron balustrades.	► Match original material type, proportions and configuration.
Balcony material controls		
<b>New balconies to contributory items</b>	► Traditional materials for reconstruction on original building types or with modern material equivalents.	
<b>Infill development</b>	► Masonry, timber or metal balustrades.	
<b>Intrusive</b>	► Smooth, textured or profiled face brick and exposed cement blocks. ► Corrugated and other profiled metal sheeting. ► Wire fencing. ► Fibrous cement sheeting.	

FENCES		
	Traditional materials	Preferred replacements
<b>Victorian</b>	<ul style="list-style-type: none"> <li>▶ Occasionally rendered masonry with inscribed ashlar coursing.</li> <li>▶ Timber post, rail and paling.</li> <li>▶ Iron palisade, sometimes on sandstone bases.</li> <li>▶ Timber pickets.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, height, proportions and configuration.</li> <li>▶ Iron palisades to be cast to match if reconstructing from known details.</li> <li>▶ Timber pickets to have simple acute angled tops rather than imitation pickets.</li> </ul>
<b>Federation</b>	<ul style="list-style-type: none"> <li>▶ Brick, often with dwarf walls and pillars with decorative wrought iron panels or decorative timber palings.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, height, proportions and configuration or replace with similar material with simplified contemporary details.</li> </ul>
<b>Inter-War</b>	<ul style="list-style-type: none"> <li>▶ Brick, usually with contrasting panels or brickwork or wrought iron to match the style of the building.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Match original material type, height, proportions and configuration.</li> </ul>
Fence material controls		
<b>New fences to contributory items and infill development</b>	<ul style="list-style-type: none"> <li>▶ Traditional material type and transparency but with simplified contemporary details to suit building style, height and context such as vertical steel pickets with tapered tops for palisade fencing.</li> <li>▶ Contemporary interpretation of traditional metal decorative details but not aluminium versions.</li> </ul>	
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>▶ Smooth, textured or profiled face brick and exposed cement blocks.</li> <li>▶ Full height solid brick fences.</li> <li>▶ Materials and forms that are inappropriate to the style of the building.</li> <li>▶ Aluminium versions of palisade pickets or wrought iron details.</li> </ul>	

### C2.5.5 Roofs, skylights and chimneys

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Roof forms and details in the Woollahra HCA vary widely according to building type and architectural style and this variety of forms makes an important contribution to the aesthetically significant visual complexity of the area as a whole.

#### Objectives

- O1 To ensure new roofs and alterations to roofs fit in with the character, physical context and historical background of the streetscape, precinct and HCA as a whole.

#### Controls

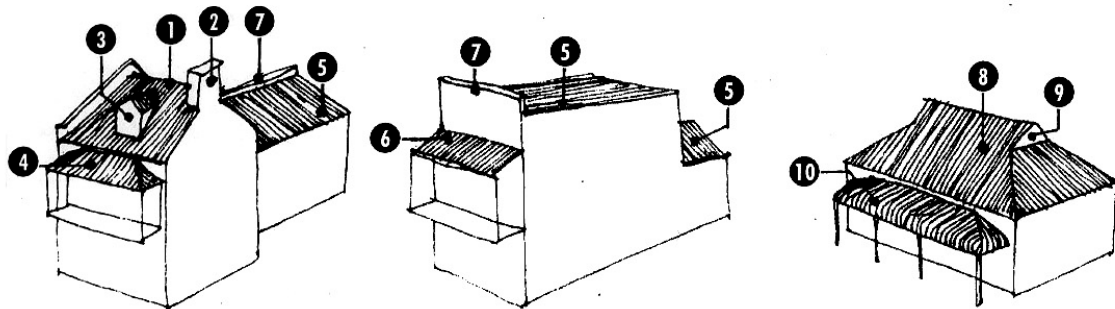
- C1 Where new development adjoins a contributory item, roof forms and cladding are to be consistent with those of the contributory item.
- C2 No rear roof plane is to incorporate more than 25% transparent material including skylights and dormers.

#### Skylights

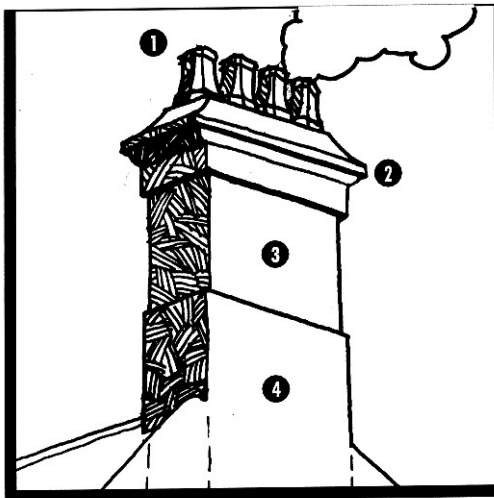
- C3 Skylights to the front or side of a building are not to be located where they would be visible from the public domain.
- C4 Skylights must have a low profile and must be flush with the roof surface. They should be predominantly of glass, with simple, unobtrusive detailing. The frame colour must match the surrounding roof colour.

#### *Contributory items - roofs and chimneys*

- C5 The original forms, materials, finishes and details to the roofs and chimneys of contributory items are not to be removed, except to allow for their conservation and maintenance. Additions at the rear are to retain all existing chimneys.
- C6 When original roofing materials to contributory items are deteriorated, they are to be replaced by the same or similar materials and details. Gutters and downpipes are to be of traditional profiles and materials.
- C7 When a building has been re-roofed with inappropriate materials and the roofing is to be replaced, cladding and details are to be the same or similar to original materials appropriate to the architectural style, building type and construction period of the building, except where changing the roofing material would have an adverse impact on a significant group as a whole.
- C8 Additions to contributory items are to have traditional roof forms clad in traditional materials appropriate to the style of the building.

**FIGURE 18** Traditional roof elements

- |                       |                            |
|-----------------------|----------------------------|
| 1 Gable roof          | 6 Skillion balcony roof    |
| 2 Chimney stack       | 7 Parapet                  |
| 3 Dormer              | 8 Hipped roof              |
| 4 Hipped balcony roof | 9 Gablet                   |
| 5 Skillion roof       | 10 Bullnosed verandah roof |

**FIGURE 19** Typical chimney stack

- |                             |
|-----------------------------|
| 1 Chimney pot               |
| 2 Coped and moulded cornice |
| 3 Shaft                     |
| 4 Stump                     |

### *Contributory Items - dormers*

- C9 Dormer windows will not be permitted to street front elevations of contributory items or to the parts of side elevations visible from the public domain. Exceptions may be made if physical or documentary evidence shows that a dormer or dormers existed in these locations as part of the original design of the building.
- C10 A dormer or dormers may be inserted into the rear roof plane of a contributory item or to the roof of an additional pavilion form if this would have negligible impact on the heritage significance of the building or, where appropriate, of the significant group.

- C11 Where new dormer windows are permitted to contributory items or their additions, the design, proportions and materials must be based on traditional models. They must be appropriate to the architectural style, building type and construction period of the building as well as the historical background and physical context of the precinct.

*Dormers to Victorian period cottages, semi-detached dwellings and terraces*

- C12 A single dormer must not exceed one third of the width of the roof or 1500mm, whichever is less.
- C13 More than one dormer window may be located within the rear slope of the main roof of a contributory item if the width of the roof is greater than 6m. This is subject to consideration of the impact on the heritage significance of the item and, where appropriate, of the significant group.
- C14 The height of a dormer window, excluding its pediment, is to be 1.4 times its width. The top of the dormer window, including its ridge and pediment, must be lower than the main roof ridge by at least 300mm.
- C15 The pediment of a dormer window must be infilled with timber weatherboards. Depending on the building's architectural style and context, the cheeks of dormer windows may be covered in timber weatherboards or in corrugated steel sheeting of traditional profile. The eaves should be of negligible or minimal depth. Dormer windows, where permitted on street front elevations, are to be traditional timber double-hung sashes or casements.

*Dormers to Federation period cottages, semi-detached dwellings and terraces*

- C16 Dormers to Federation period contributory items should be appropriate to the architectural style. Horizontally proportioned dormers with casement windows are permitted with 'eyelid' or hipped roof forms, the top of which must be located at least 600mm below the main roof ridge line. Horizontally proportioned dormers are limited to 2.2m in width and the window area to a maximum height of 1m, or an overall height of 2.2m dependant on the type.
- C17 Gabled dormers with casement windows may be permitted up to an overall width of 1.5m and a maximum height of 2.2m. The gable form should match the principal roof form and its top must be located at least 300mm below the principal ridgeline. More than one dormer may be permitted if the roof is wider than 6m.

*Modified dormers*

- C18 A dormer window to a contributory item may incorporate doors provided:
- a) it is not visible from the public domain;
  - b) there would be no impact on the heritage significance of the adjacent buildings;
  - c) there would be no adverse impact on the amenity of adjoining properties; and

- d) the traditional dormer form remains visible in a traditional location within the roof, with inward opening casement-styled doors with transoms at the traditional sill height of a dormer window, and a balustrade located in the same plane as the door frame, allowing a person to stand at, but not beyond the door opening.

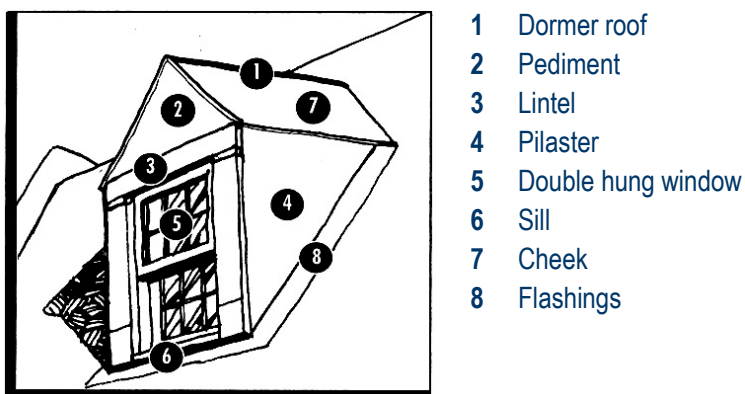
#### *Contemporary styled dormers*

C19 A contemporary styled dormer may be permitted to the rear roof plane of an individual building where:

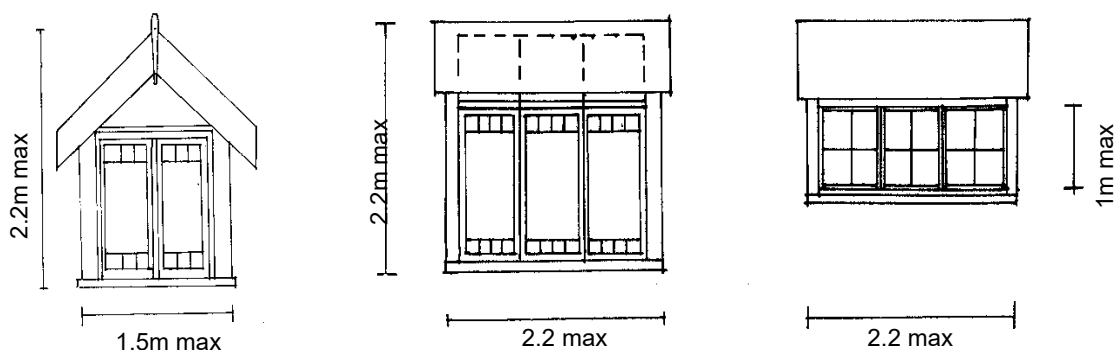
- a) it would not be visible from the public domain;
- b) there would be no impact on the heritage significance of the adjacent buildings; and
- c) traditional forms that relate to the architectural style of the building are preferred.

C20 A Juliette balcony, limited in area by a maximum width of 1.5m and depth of 800mm, may be incorporated with a contemporary styled dormer if there is no adverse impact on the amenity of adjoining properties or on the heritage significance of the adjacent buildings.

**FIGURE 20** Typical Victorian dormer windows



**FIGURE 21** Typical dormers to Federation period cottages, semi-detached dwelling and terraces.



### C2.5.6 Open space and landscaping

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Open space and landscaping play important roles in the preservation of habitat, the establishment of community identity, the provision of recreation opportunities and stormwater management, as well as the amenity of individual dwellings.

Integrated landscape design can enhance the appearance, amenity and energy efficiency of housing.

Landscaping appropriate to building type and period of construction will contribute to the character of the Woollahra HCA.

#### Objectives

- O1 To ensure that adequate provision is made for accessible and useable private open space.
- O2 To retain important existing mature trees, vegetation and other landscape features.
- O3 To ensure the provision of permeable and semi-permeable areas of open space to assist with stormwater management.
- O4 To ensure that swimming pools, spa pools and tennis courts are located where they are not visible from the public domain.
- O5 To ensure that private open space areas, plantings, swimming pools, spa pools and tennis courts are designed to minimise adverse impacts on the heritage significance of the area, services infrastructure, the fabric of buildings and the amenity of neighbours.

#### Controls

##### *Private open space and deep soil landscaped areas*

- C1 Development is to be sited to:
  - a) include sufficient area for deep soil planting;
  - b) have no adverse impact on established tree or vegetation patterns associated with particular building types, streetscapes or precincts; and
  - c) suitably setback from any prescribed tree so that the development does not impact on the health of the tree.

- C2 Deep soil landscaped area requirements for dwelling houses, semi-detached dwellings, attached and detached dual occupancies and attached houses are summarised below:

**TABLE 2** Minimum deep soil landscaped areas by precinct

Precinct	Minimum deep soil landscaped areas required
Rosemont	▶ Lots > 350m <sup>2</sup> = 25% of site area
West Woollahra	▶ Minimum of 15% of site area for lots of 350m <sup>2</sup> - 500m <sup>2</sup> ▶ Minimum of 20% of site area for lots over 500m <sup>2</sup>
Queen Street	▶ Minimum of 15% of site area for lots of 350m <sup>2</sup> - 500m <sup>2</sup> ▶ Minimum of 20% of site area for lots over 500m <sup>2</sup>
Nelson Street	▶ For a significant house on an area of at least 350m <sup>2</sup> — minimum of 25% of the site area ▶ For housing in the Waimea or Woods Avenue groups— minimum of 8% of the site area ▶ For an Inter-War flat building—a minimum of 15% of the site area
Harbour View	▶ Minimum of 12% of site area for lots of 225m <sup>2</sup> - 350m <sup>2</sup> ▶ Minimum of 20% of site area for lots over 350m <sup>2</sup>
Fletcher	▶ Minimum of 15% of site area for lots of 350m <sup>2</sup> - 500m <sup>2</sup> ▶ Minimum of 20% of site area for lots over 500m <sup>2</sup>
Grafton	▶ Minimum of 15% of site area for lots of 350m <sup>2</sup> - 500m <sup>2</sup> ▶ Minimum of 20% of site area for allotments over 500m <sup>2</sup>

- C3 In addition to the above, the following deep soil landscaped area requirements apply to small lots:

**TABLE 3** Minimum deep soil landscaped areas for small lots

Allotment size	Minimum deep soil landscaped area required
Less than 130m <sup>2</sup>	5m <sup>2</sup>
At least 130m <sup>2</sup> and less than 225m <sup>2</sup>	8% of site area
At least 225m <sup>2</sup> and less than 350m <sup>2</sup>	15% of site area*

\* Except for Harbour View Precinct



C4 The minimum private open space area requirements are:

**TABLE 4** Minimum private open space

Residential type	Allotment size	Minimum private open space required
Dwelling houses, semi-detached dwellings, dual occupancies and attached dwellings.	Less 130m <sup>2</sup>	<ul style="list-style-type: none"> <li>► 10% of site area</li> <li>► Principal rear area to have a minimum dimension of 10m<sup>2</sup></li> </ul>
	More than 130m <sup>2</sup> and less than 225m <sup>2</sup>	<ul style="list-style-type: none"> <li>► 16% of site area</li> <li>► Principal rear area to have minimum dimension of 12m<sup>2</sup></li> </ul>
	More than 225m <sup>2</sup>	<ul style="list-style-type: none"> <li>► Minimum of 35m<sup>2</sup></li> <li>► Principal rear area to have minimum dimension of 16m<sup>2</sup></li> </ul>

Note: For the principal rear area, only those areas that can accommodate a 3m diameter circle may be calculated principal rear area.

C5 Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces) are to be provided with private open space, unbuilt upon areas and deep soil landscaped areas in accordance with the following table:

**TABLE 5** Minimum private open space and deep soil landscaped area requirements for residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)

Residential type	Minimum private open space required	Minimum unbuilt upon area	Minimum deep soil landscaped area required
Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)	N/A	40% of site area	20% of site area
Inter-War flat building	N/A	40% of site area	15% of site area
Each dwelling within a residential flat building in the form of a courtyard, balcony, verandah or roof terrace	<ul style="list-style-type: none"> <li>► Minimum area of 8m<sup>2</sup></li> <li>► Minimum dimension of 2m x 2m</li> </ul>	N/A	N/A

C6 For mixed use buildings, the deep soil landscaped area must comprise at least 10% of the site area.

- 
- C7 In a mixed use development, each dwelling is provided with a private open space area of at least 8m<sup>2</sup> with a minimum dimension of 2m x2m. Private open space for dwellings can be in the form of a courtyard, balcony or verandah.
  - C8 Part of the private open space must be directly accessible from the main living area and capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation or children's play.
  - C9 Stairways and ramps may be used to provide access to outdoor living space on sloping sites. The raising of open space areas to provide level access from a building will not be permitted if there would be an adverse impact on adjoining properties or the heritage significance of the property.
  - C10 Materials and colours of paving visible from the public domain are to be appropriate to the character of the streetscape and the architectural style and materials of existing buildings on the site.

#### *Trees and vegetation*

- C11 Mature trees on private land are to be retained in place and incorporated into any proposed landscape treatment.
- C12 Trees and other vegetation are to be of species and size at maturity that will not have an adverse impact on building fabric, significant elements, infrastructure, power lines or other services.
- C13 For infill development, trees are to be selected and located to contribute to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows, and by admitting sunlight to indoor and outdoor living areas in winter.
- C14 Where significant trees are to be removed the tree should (subject to site constraints) be replaced with the same species or a species of appropriate size at maturity.
- C15 Landscaping on private land must ensure the retention of adequate sight lines for pedestrians and vehicles, especially at street corners.

#### *Contributory items - landscape elements*

The original garden designs and plant selections of contributory items varied according to their building type and period of construction. The remaining traditional planting schemes, early plants and trees make an important contribution to the character and significance of the HCA.

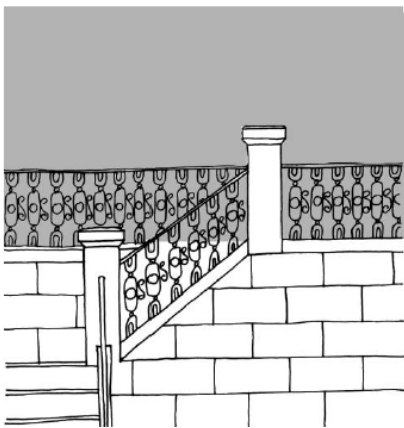
#### **Objectives**

- O6 To retain the significant trees and landscape elements of contributory items.
  - O7 To encourage landscaping to be appropriate to building type and period of construction and to contribute to the character of the Woollahra HCA.
-

## Controls

- C16 Remnant elements of the settings of contributory items including, but not limited to, gardens, mature trees, archaeological deposits, original front fences, pathways and contributory landscape elements are to be retained, whether or not they are located on the same site as the item.
- C17 Trees listed as heritage items and significant cultural plantings (whether identified as contributory items or not) on private land are to be retained in place and incorporated into any proposed landscape treatment.
- C18 Original and early built landscape elements of the yards and gardens of contributory items (including terraces, steps, pathways, front and side fences and outbuildings) are to be retained in place.
- C19 Where new landscaping is proposed to the private open space of contributory items, landscaping styles and plant species must be appropriate to building type and construction period.
- C20 When it is visible from the public domain, landscaping to the private open space of contributory items is to be set at the original garden level or at existing ground level.
- C21 New landscaping must not include species that screen the principal elevation of a contributory item.
- C22 Contributory and characteristic street front gardens are to be retained.

**FIGURE 22** Remnant built landscape elements may be fences from previous buildings



### *Swimming pools and spa pools*

- C23 Swimming pools and spa pools will not be permitted in the front garden or forward of the front building alignment.
- C24 For corner allotments or where the property has two street frontages, the location of swimming pools and spa pools is not to be in the primary frontage.
- C25 Swimming pools and spa pools will not be permitted in the rear of properties if:

- a) construction of the pool would result in the removal of a tree that is subject to a tree preservation order; and
  - b) the deep soil landscaped area requirement cannot be met.
- C26 Where prescribed trees are retained, structures are setbacks so they do not impact on the health of the tree.
- C27 Swimming pools must not cause damage to the fabric of adjoining properties or adversely impact on the amenity of the occupiers of adjoining properties through noise from pool equipment, flood lighting or discharge of backwash.
- C28 The outer edge of the excavation, piling and all sub-surface walls is not less than 1.5m from a boundary.
- C29 Swimming pools are only permitted where the coping will be flush with or not higher than 300mm above the existing ground level and no portion of the pool's casing is visible from the public domain or an adjacent contributory item.
- C30 Structures and associated plant and equipment satisfy the design, construction and operation requirements set out in the Council's standard conditions for:
- a) swimming pools and spa pools, including requirements for drainage of waste water, filtration equipment, fencing, and containment of water from overflow and splashing;
  - b) compliance with the Building Code of Australia;
  - c) identification of levels and heights to Australian Height Datum; and
  - d) structural adequacy.

#### *Tennis courts*

- C31 The location of tennis courts is to be at the rear of properties.
- C32 For corner allotments or where the property has two street frontages, the location of tennis court is not to be in the primary frontage.
- C33 The court playing surface is of a material that minimises light reflection.
- C34 The height and location of court fencing is to enable:
- a) sharing of views from surrounding residences; and
  - b) provision of sunlight to adjoining properties.
- C35 Fencing material is to be a recessive colour.
- C36 Fences are to be setback a minimum of 1.5m from boundaries.
- C37 Safety fencing is provided to satisfy the requirements set out in the Council's standard conditions for swimming pools where the court is designed as a water detention basin with a depth of 300mm or more.

### C2.5.7 Fences, gates and retaining walls

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Carefully designed fences and walls help to integrate developments into the existing streetscape. When poorly designed, however, they have the potential to unduly dominate the streetscape and reduce opportunities for neighbourhood surveillance and social interaction. Tall blank brick fences facing the street are particularly unsympathetic, as they separate the house from the public domain and have an adverse impact on the streetscape, the precinct and the Woollahra HCA as a whole.

#### Objectives

- O1 To ensure the removal, and prevent the construction, of non-original, intrusive tall masonry fences on street alignments.
- O2 To ensure fences, walls and gates contribute positively to the streetscape and improve safety and amenity for residents.

#### Controls

- C1 Fences and gates of non-contributory items and infill development are to be of contemporary design appropriate to the architectural style of the building. Materials should demonstrate an appropriate response to the physical context and historical background of the streetscape and precinct.
- C2 Where street trees occur, new or replacement fences must incorporate root barriers at the street front boundary.
- C3 The height of a front fence is not to exceed 1.5m.
- C4 The height of a side or rear fence is not to exceed 1.8m. Where there is a difference in level from one side of the boundary to the other, the 1.8m limit is measured from the low side. Where there is a difference in ground levels at the boundary greater than 1.2m, the height of the fence must not exceed 1.2m measured from the high side.
- C5 On sloping sites, the height of fences and walls may be averaged. Fences and walls may be regularly stepped down the slope.
- C6 New fences and gates to non-contributory items and infill development are to be at least 50% open to enable outlook from the building to the street.
- C7 New masonry front fences will be permitted only where they were originally associated with the architectural style or building type and construction period of the building on the site.
- C8 On corner sites, new front fences, gates and side fences in front of the building alignment are to be at least 50% open to ensure good visibility for pedestrians and traffic.
- C9 When opening, new gates must not encroach over the footpath and the street carriageway.

***Contributory items - original fences, gates and retaining walls***

The material and design of the front fences in the Woollahra HCA vary widely according to architectural style, building type and construction period. Original front fences or replacement fences of appropriate materials and design will complement and enhance the character of a building, while inappropriate fences will diminish the appearance of a house and streetscape.

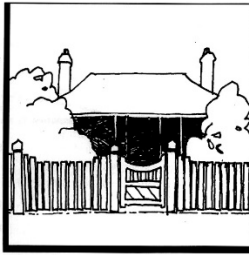
**Objectives**

- O3 To retain and conserve original fences, gates and retaining walls of contributory items.
- O4 To retain and conserve original sandstone retaining walls that are characteristic of the precincts within the Woollahra HCA.

**Controls**

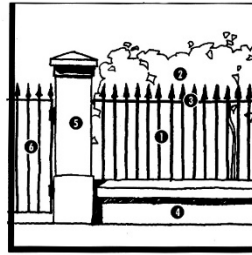
- C10 The configuration, forms, materials, finishes and details of original fences, gates and retaining walls of contributory items are to be retained in place. They are not to be altered except to allow for their maintenance or conservation, even if the building with which they were originally associated has been demolished.
- C11 The configuration, finishes and details of all original sandstone retaining walls that are located at the street front boundaries are to be retained and conserved.
- C12 Breaching an original sandstone or brick wall or fence to incorporate an opening for parking is not permitted.
- C13 Sheet metal fencing, exposed concrete block fencing and aluminium versions of iron palisade fences are not permitted.

**FIGURE 23** Typical original fencing types



#### PICKET FENCE

Early Colonial and Edwardian buildings are associated with timber picket fences. Picket designs varied from Colonial times through to Edwardian times from small rounded tops, to scalloped, spear-ended and flat tops.



#### PALISADE FENCE

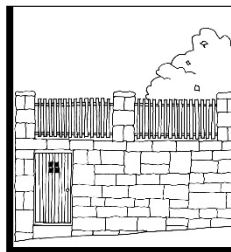
Detailing of iron palisade fences varied from Colonial to early 20th century times.

- 1 Iron palisade bar
- 2 Iron spearhead top
- 3 Top rail
- 4 Coped masonry plinth
- 5 Masonry pier
- 6 Iron gate



#### BRICK FENCE

Inter-War houses and blocks of flats often have brick fences with iron detailing in a style to match the building behind.



#### SANDSTONE RETAINING WALL

Many houses of the federation and Inter-War periods had sandstone front fences or retaining walls.



#### BRICK AND TIMBER FENCE

Brick fenced with painted timber decorative detailing more common during the federation period.

- C14 New front fences, gates and associated elements of contributory items are to be of form, height, details, materials, finishes and quality appropriate to the architectural style, building type and construction period of the existing building on the site and to the precinct.
- C15 New fences and gates to side, rear street or lane alignments of contributory items are to be of a traditional design, height and form and should be consistent with the following table.

**TABLE 6** Dimensions for fences and gates

	Setting	Scale	Massing/ form	Materials
<b>Fences</b>	<ul style="list-style-type: none"> <li>▶ Rear fences must be constructed on the rear boundary</li> </ul>	<ul style="list-style-type: none"> <li>▶ Rear fence maximum solid height 1.8m</li> <li>▶ 0.6m high transparent fence may be permitted on top of solid section</li> </ul>		<ul style="list-style-type: none"> <li>▶ Timber palings preferred</li> <li>▶ Bagged or rendered brickwork may be permitted if appropriate to the context.</li> <li>▶ Sheet metal fencing is not permitted</li> </ul>
<b>Laneway gates</b>	<ul style="list-style-type: none"> <li>▶ Conserve original gates, including hardware.</li> <li>▶ Construct gates on rear boundary</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximum gate height 2.2m</li> <li>▶ Maximum gate width 1.2m</li> <li>▶ Double gates 2.4m</li> <li>▶ Minimum pedestrian gates width 900mm</li> </ul>	<ul style="list-style-type: none"> <li>▶ Minimum 150mm freestanding posts/ reveals or set into fencing</li> </ul>	<ul style="list-style-type: none"> <li>▶ Ledged and braced timber gates</li> <li>▶ Timber painted bi-fold gates</li> <li>▶ Roller shutter only permitted with masonry surrounds</li> <li>▶ Gates are to open within property at all times</li> </ul>
<b>Street gates</b>	<ul style="list-style-type: none"> <li>▶ Gates to align with walls or palisade fences</li> <li>▶ Open parking bays are not permitted within street front locations.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximum gate height 2.1m</li> <li>▶ Maximum gate width 1.2m</li> <li>▶ Double gates max. width 2.4m</li> <li>▶ Pedestrian gates 900mm</li> </ul>	<ul style="list-style-type: none"> <li>▶ Gates to open into the property at all times</li> <li>▶ Metal or cast iron posts where appropriate should tie in with adjoining fencing</li> <li>▶ Timber posts where appropriate should tie into the adjoining picket fence</li> </ul>	<ul style="list-style-type: none"> <li>▶ Materials and design of street gates should relate to fence type or context</li> <li>▶ Gates are to open within property at all times</li> </ul>



### C2.5.8 Parking and garages

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Garages built to street alignments intrude inappropriately on streetscapes. The provision of new driveway crossovers often results in the removal of street trees, a reduction in the number of on-street parking spaces and the loss of sections of early stone kerbing.

The inclusion of car parking spaces, carports and garages has resulted in a reduction of landscaped area and useable open space in the front and rear gardens of many properties in the Woollahra HCA. The consequent reduction in the number of trees and the amount of permeable ground surface increases the pressure on surface stormwater drainage systems.

Council's on-site parking requirements aim to satisfy the parking demand likely to be generated by development while discouraging unnecessary car use. These requirements also aim to reduce site excavation resulting from the provision of excessive amounts of on-site parking. Encouraging walking, cycling and public transport and limiting unnecessary car use helps to improve local amenity, minimise pollution and preserve non-renewable energy resources.

Parking areas, garages and driveways must be designed carefully so that they do not detract from the appearance of the development and the surrounding streetscape.

Additional floor space is occasionally being sought through the provision of a loft structure over a garage or studio. Due to potential streetscape and landscape impacts, a loft structure is not appropriate for garages or studios fronting a street and may be unacceptable for garages or studios on the rear boundaries with access to a laneway. In preparing the loft controls, consideration was given to suitable locations where a loft structure would be appropriate. It was concluded that if the proposals meet particular criteria, loft structures for laneway garages and studios would be acceptable in only three areas in the Woollahra HCA, being Sisters Lane and both the West Woollahra and Grafton Precincts.

#### Objectives

- 01 To protect the amenity of the property, neighbouring properties and public open space in terms of visual and acoustic privacy and sunlight access.
- 02 To ensure that residential buildings, rather than vehicle access and parking structures, remain the dominant elements in the streetscape.
- 03 To ensure that on-site vehicle parking is not provided at the expense of soft-landscaped area and useable open space.
- 04 To maintain and enhance the character of laneways where unsympathetic earlier development, such as high brick walls and full width garages, has eroded the quality of these urban spaces.
- 05 To allow safe and convenient vehicle access and to minimise vehicle and pedestrian conflict.
- 06 To only allow loft structures over a garage or studio which is located on the rear boundary of a property within Sisters Lane, or in the West Woollahra or Grafton Precinct.

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- 07 To limit the height of garage or studio structures in order to minimise impact on the character of the Woollahra HCA.
  - 08 To ensure loft structures over garages or studios are designed to sympathetically integrate with the character of laneways.
  - 09 To retain and conserve the original coach house and stable structures from the Victorian and Federation periods, and original detached garage buildings of Inter-War houses and flat buildings.

### Controls

- C1 Provision of on-site parking areas, parking structures and servicing areas such as loading facilities will not be a general requirement of Council and may not be permitted in certain circumstances. On-site parking may not be required, or may not be permitted, where it does not comply with controls in this part, or where:
    - a) the parking of a vehicle may have a detrimental impact on the amenity of an adjoining property, the health or form of a significant tree, the character of a streetscape or laneway or the significance or architectural character of a building on the site or on an adjacent site;
    - b) extensive areas of excavation are required;
    - c) a driveway cannot comply with a maximum gradient of 25% with adequate transitions at the top and bottom in accordance with AS 2890.1(2004);
    - d) vehicle entries and exits may have a detrimental impact on pedestrian or traffic movements or Council or service authority infrastructure; and
    - e) inadequate sight distances may result in unsafe vehicle movement to or from the site.
  - C2 All parking is to be provided behind the front outer wall of the building.
  - C3 No additional vehicle crossovers will be permitted off street frontages.
  - C4 No parking is permitted under the principal building form of a dwelling.
  - C5 No garages are to be introduced into original retaining walls built to the street alignment.
  - C6 In street front situations, even where a crossover exists, double and multiple garages will not be permitted.
  - C7 Where crossovers exist on street frontages and there is a minimum side setback of 3m, a car space, carport or garage may be located to the side of a building. This is provided it is set back behind the front alignment of the building or, if freestanding, behind the main ridgeline of the building. The form and materials should complement those of the principal building. An appropriate contemporary design is permitted and must not be an imitation of an historic design.
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- C8 If a property has an accessible rear lane, any vehicular access is to be from the rear. Where rear lane parking is permitted and the property is wider than 4.25m, proposals must provide a visual connection between the private and public domain by the inclusion of a pedestrian gate or fencing panel with a minimum width of 900mm and maximum height of 1.8m. Planting along the rear boundary should be incorporated where possible. Garage doors and sections of solid wall should be of minimal width. Garage doors must open into the property.
- C9 On rear lane frontages, elements which create excessive isolation between the public and the private domain, such as high blank walls and excessively wide garage doors, are not acceptable.
- C10 No rear lane vehicle access is permitted to a site if the lot width is less than 3.2m and the distance from the rear of the building (proposed) to the rear boundary is less than 10m.
- C11 If the lane width is less than 5m, rear lane vehicular access is permitted only if there is a minimum garage entry width of 3.2m and it can be demonstrated to Council that turning circles are in compliance with Australian Standard 2890.1 - 2004 (Figure 2.2 and the B85 design template).
- C12 Laneway garages with roof gardens will be permitted only on steeply sloping properties where the floor level of the roof terrace is no higher than the ground floor level of the building and the terrace is non-trafficable except for garden maintenance.
- C13 Garage structures are to be single storey only (for exceptions see control C14)
- C14 A loft structure over a laneway garage or studio will be permitted only in Sisters Lane and in the West Woollahra or Grafton precincts, and then only if:
- a) the structure does not adjoin an existing single storey habitable building on another site where that building is also positioned on a laneway frontage. Note: a garage or carport is not a habitable building;
  - b) the design of the structure protects the amenity of the property, neighbouring properties and public open space in terms of visual and acoustic privacy and sunlight access;
  - c) the site dimensions are a minimum of 30m long and 4.25m wide;
  - d) the maximum width of the loft and single garage or studio is 4.5m;
  - e) the structure does not require the garage footprint to be extended so that the controls in Section 2.5.6 Open Space and Landscaping cannot be satisfied. Where there is an existing non-compliance with these controls, the existing private open space and deep soil landscaped area is not further reduced;
  - f) all access to the loft is provided internally;
  - g) there are no balconies, decks or other similar cantilevered structures;
  - h) habitable room windows within the loft with a direct sightline to those in the existing building on the site and neighbouring buildings have a separation distance of at least 9m;
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- i) a window or a dormer window in a transverse roof, is a centrally located single double hung sash style or inward opening casement window of traditional proportions;
  - j) there are no dormer windows in a gable-ended roof;
  - k) there are no windows in the gable end of a transverse gable roof;
  - l) skylights, if proposed, are limited to a maximum of two per roof plane, and provided:
    - they comply with C4 in Section 2.5.5 Roofs, skylights and chimneys;
    - each skylight does not exceed an area greater than 1.5m<sup>2</sup>;
    - roof planes do not have more than 25% transparent metal; and
  - m) the proposal complies with the controls for laneway garages with lofts in Table 7.

C15 Loft structures will not be permitted:

- a) over garages or studios in the street front zone;
- b) if the subject property is part of an original row of houses, comprising an unaltered group, and the proposal demonstrates an adverse impact on the group;
- c) if the rear of the property is oriented towards the north between NNE and NNW (true north); and
- d) over a multiple space garage other than a side by side double garage, in which case a transverse gable form is used.

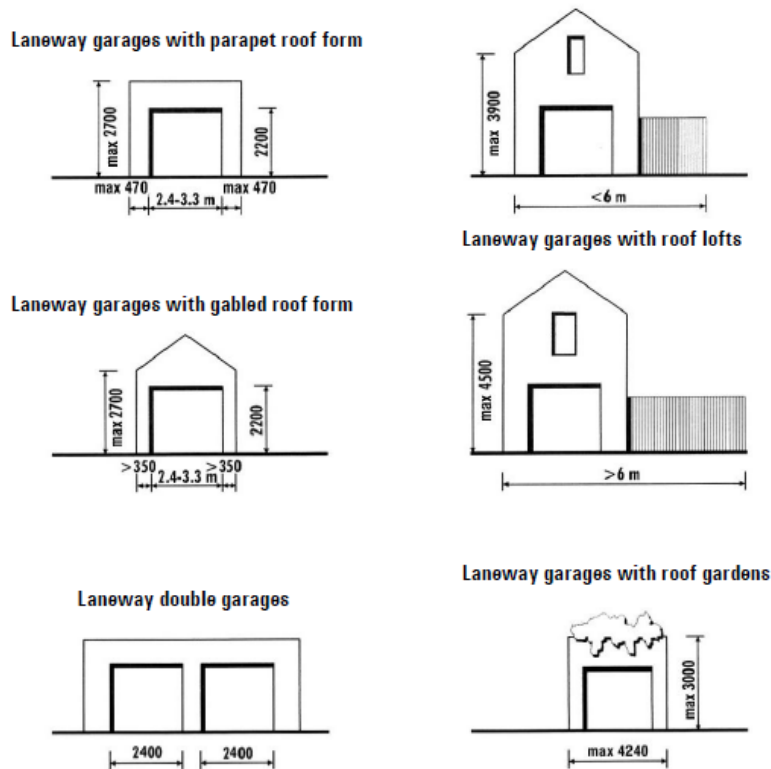
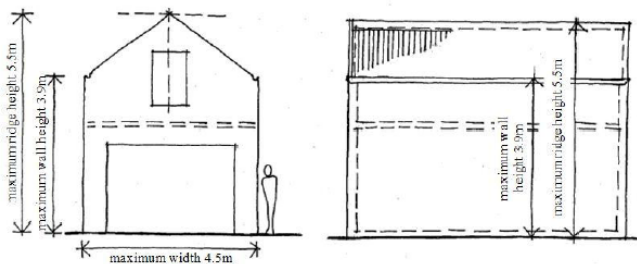
C16 Suitable door types for new garages are, in order of preference, bi-fold panelled doors, panel-lift doors, vertical steel gates and roller shutter doors. Roller shutter doors without a surrounding masonry structure are not permitted.

**TABLE 7** Design controls for parking, garages and carports – all dimensions in millimetres

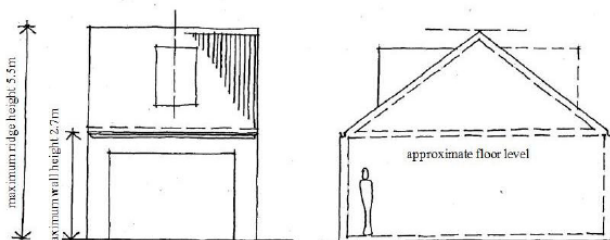
Setting	Scale	Massing/form	Materials
<b>LANEWAY GARAGES - parapet or gable roof form</b>			
<ul style="list-style-type: none"> <li>► Preserve original toilets adjacent to laneway boundaries in West Woollahra precinct</li> <li>► Build on rear boundary</li> <li>► Minimise ramp up to garage</li> <li>► Do not dominate existing cottages to residential lanes</li> <li>► Provide an acceptable interface between private property and the laneway.</li> </ul>	<ul style="list-style-type: none"> <li>► Maximum door height 2200</li> <li>► Minimum single door width 2400</li> <li>► Maximum single door width 3300 except double garages where each maximum door width is 3000</li> <li>► Maximum single garage width 4240</li> <li>► Maximum eaves/parapet height 2700</li> </ul>	<ul style="list-style-type: none"> <li>► Minimum 350 wide side pillars to gable forms</li> <li>► Maximum 470 pillars to flat roof forms or offset gables. A solid to void ratio 1:1 is preferred</li> <li>► Flat roof possible if not a corner site</li> <li>► Pitched roof preferable to match appropriate traditional roof pitch</li> <li>► Single garage doors with maximum 470 pillars between additional doors (max. 2 doors)</li> <li>► Double garages are permissible only with a parapet form unless they are permitted by the next subsection: laneway garages with lofts with transverse gables.</li> </ul>	<ul style="list-style-type: none"> <li>► Rendered and painted brick</li> <li>► Corrugated steel roofing of traditional profile.</li> <li>► Timber or metal bi-fold doors, panel-lift doors or roller shutters are permitted</li> <li>► Roller shutter permissible only if set within a masonry surround</li> <li>► Paint finish to all doors (dark colour recommended)</li> </ul>

Setting	Scale	Massing/form	Materials
<b>LANEWAY GARAGES WITH LOFTS</b> (only permitted in appropriate situations in West Woollahra and Grafton precincts and Sisters Lane) See C15 and C16			
<ul style="list-style-type: none"> <li>▶ Preserve original stables with lofts</li> <li>▶ Do not dominate existing cottages to residential lanes</li> <li>▶ Build on rear boundary</li> <li>▶ Minimise ramp up to garage</li> <li>▶ Contemporary design based on traditional forms and proportions, rather than the imitation of a historic design, is preferred</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximum garage door height 2200</li> <li>▶ Minimum garage door width 2400</li> <li>▶ Maximum garage door width 3300</li> <li>▶ Maximum ridge height 5500</li> <li>▶ Maximum eaves height:               <ul style="list-style-type: none"> <li>— for gable ends 3900</li> <li>— for transverse gable roof 2700</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▶ Minimum 470 wide pillars</li> <li>▶ Maximum 600 wide side pillars</li> <li>▶ Single car access only</li> <li>▶ Open second car space is permitted only with gates to lane</li> <li>▶ Gable ended or transverse gable structure only is permitted</li> <li>▶ Pitch and form of roof to match appropriate traditional roof.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Rendered and painted brick or weatherboard cladding</li> <li>▶ Corrugated steel roofing of traditional profile</li> <li>▶ Timber windows and dormers with weatherboard cladding</li> <li>▶ Timber gates or timber panel-lift doors with dark paint finishes</li> <li>▶ Metal roller shutter permissible if set within a masonry surround</li> </ul>
<b>LANEWAY GARAGES WITH ROOF GARDEN</b>			
<ul style="list-style-type: none"> <li>▶ Build on rear boundary</li> <li>▶ Minimise ramp up to garage</li> <li>▶ Allow for 1000 wide (minimum) planting strip with fencing or balustrade (if required) to rear lane and side boundaries</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximum door height 2200</li> <li>▶ Minimum door width 2000</li> <li>▶ Maximum door width 3300</li> <li>▶ Maximum parapet height 3000</li> <li>▶ Maximum height side fence at rear boundary 3000</li> </ul>	<ul style="list-style-type: none"> <li>▶ Maximum 470 wide side pillars</li> <li>▶ If height exceeds 3000, a transparent material should be used over</li> <li>▶ Hedges and creepers are recommended within planting strip</li> </ul>	<ul style="list-style-type: none"> <li>▶ Rendered and painted brick</li> <li>▶ Concrete slab to roof garden</li> <li>▶ Timber gates or timber panel-lift doors with paint finish</li> <li>▶ Simple timber or metal balustrade over masonry may be parapet required, set back at least 500 from the boundary.</li> </ul>

Setting	Scale	Massing/form	Materials
<b>LANEWAY CARPORT</b>			
► Build on rear boundary	► Maximum door height 2200	► Maximum 470 wide side pillars	► Timber/metal posts or masonry reveal.
► Do not dominate existing cottages to residential lanes	► Minimum door width 2400	► Single doors only	► Rendered and painted brick
► Minimise ramp up to garage	► Maximum door width 3300	► Flat roof or hipped forms preferred	► Timber gates or timber panel-lift doors with paint finish
	► Maximum parapet height 2700	► An integral masonry lintel supported on masonry piers with a minimum 350 reveals is required to accommodate door mechanisms.	
	► Maximum height side fence at rear boundary 2700		
<b>GARAGES WITH STREET ACCESS</b>			
► Allowed only where cross-overs exist	► Maximum door height 2200	► Maximum 470 wide pillars	► Rendered and painted brick
► Line of garage should be set back as far as possible from the front wall of the house	► Minimum door width 2400	► Gable or parapet form preferred	► Roof material to be appropriate to the building with which garage is associated.
	► Maximum door width 3300	► Roof pitch should match appropriate traditional roof pitch	► Doors should relate to style of house
► Minimise ramp up to garage			► Timber panel lift is preferred
► Single garages only to be permitted to streets.			

**FIGURE 24** Garage maximum dimensions**FIGURE 25** Gable ended loft structure example (including maximum dimensions)

A gable ended roof is defined as:  
a roof with a gable end facing the  
street or lane.

**FIGURE 26** Transverse gable loft structure example

A transverse gable roof is defined as:  
a roof with gable ends, where the  
ridge is parallel to the rear  
boundary.



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### ***Contributory items - Original garages***

While large houses may have had stables or coach houses, garages and carports and on-site parking areas for motor vehicles were not elements incorporated into Victorian or Federation buildings and their sites. The garage emerged as a building type only with the introduction of the motor vehicle just before World War 1.

#### **Objectives**

- O10 To retain and conserve the original coach house and stable structures from the Victorian and Federation periods.
- O11 To retain and conserve the original detached garage buildings of the Inter-War houses and flat buildings.

#### **Controls**

- C17 Original garages, coach houses, stables and outbuildings must be retained and conserved.
- C18 Original doors to garages that are contemporary with the construction of a contributory item are to be contained and conserved where possible. Where new doors must be added to early garage structures, they are to be appropriate in colour, materials and detail to the original garage building and the contributory item with which it is associated.

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### C2.5.9 Security

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Obtrusive security devices, such as external metal grilles and roller shutters, detract from the appearance of individual buildings and the Woollahra HCA as a whole.

#### Objectives

- O1 To discourage the addition of window and door grilles and to encourage the use of alternative security measures.
- O2 Where there is no alternative to the installation of window grilles, to ensure that they are designed and painted to be unobtrusive and do not contain decorative pseudo-period detail.

#### Controls

- C1 Where additional security is required for buildings, it is to be provided by the least obtrusive method, such as mortice deadlocks, window locks, alarm systems or internal security grilles. External shutters may also be appropriate if shutters were original to the building. External security grilles to windows and doors are discouraged within the Woollahra HCA.
- C2 Where there is no alternative, the installation of external security bars are permitted provided grilles consist of simple unembellished rectangular bars in a vertical pattern or a pattern that reflects the configuration of the glazing bars of the window or door frame. Clear plastic security film may be attached to the internal face of glazing.
- C3 Roller shutters will not be permitted to windows or doors within the Woollahra HCA.

## C2.5.10 Excavation

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Excavation and below ground construction can impact on original footings and walls and natural ground water flows, resulting in potential damage to buildings. The following objectives and controls have been developed to preserve the structural integrity of buildings and to limit groundwater impacts to adjoining and adjacent properties.

### Objectives

- 01 To ensure the structural integrity and stability of individual buildings, the terrace of buildings of which they are a part, and neighbouring properties.
- 02 To protect the original fabric of the buildings significant to the area both during and after excavation.
- 03 To ensure that objectives 01 and 02 are achieved by limiting the circumstances where excavation may occur.
- 04 To limit the impact of excavation on the natural landform and vegetation.
- 05 To relate development to the existing topography and existing ground levels.
- 06 To avoid potential damage to all buildings and structures during and after excavation.
- 07 To ensure that any new floor levels resulting from excavation and development do not compromise external heritage features of the building or those of its neighbours.
- 08 To ensure that habitable rooms created by excavation are supplied with adequate natural light and ventilation in order to meet sustainable building principles.
- 09 To maintain natural subsurface ground water flows.
- 010 To recognise the protection necessary for potential archaeological objects.

### Controls

- C1 Where the existing ground slopes and adjoining properties have basement levels, a basement level may be permitted in development but must not be used as a garage at the street front.
- C2 The building footprint is designed to minimise cut and fill on sloping sites and to encourage good quality internal environments.
- C3 Excavation is not to occur forward of the front façade in the street front zone.
- C4 Sub-surface walls are no closer to the boundary than permitted by the setback controls (refer to Figure 28).

- 
- C5 Notwithstanding C4, for excavation in relation to an existing attached dwelling, semi-detached dwelling, or attached dual occupancy—excavation is not to occur under common walls, footings to common party walls, freestanding boundary walls, or footings to freestanding boundary walls.
- C6 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical report and a structural report to demonstrate that the works will not have any adverse effect on the neighbouring structures.

Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.

*Excavation for garage structures*

- C7 Boundary to boundary excavation may be permitted for garage structures on rear laneways if:
- a) the structure complies with Section 2.5.8 Parking and garages;
  - b) the structure does not adjoin the principal building form or secondary wing of a building constructed on the common boundary of an adjoining site; and
  - c) no original footings on adjoining sites will be disturbed.

*Excavation for other structures beyond the principal building form or secondary wing*

- C8 Excavation may be permitted for structures such as pools, spas, or other permissible development if:
- a) for properties less than 6m in width – the outer edge of excavation is setback from side boundaries by at least 900mm;
  - b) for properties 6m or more in width – the outer edge of excavation is setback from side boundaries by at least 1.5m;
  - c) the lowest habitable room, if any, of the proposed development has at least one external wall fully above the existing ground level;
  - d) no original footings on an adjoining property will be disturbed; and
  - e) a geotechnical report ensures that works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with Council's guidelines.

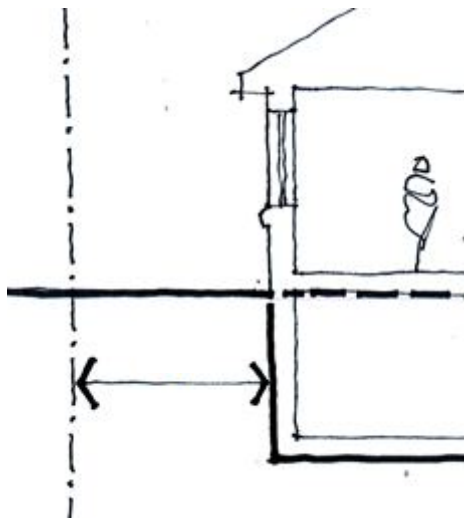


FIGURE 28  
**Sub-surface walls can be no closer to the boundary than the required setback**

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### C2.5.11 Subdivision and site amalgamation

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The Woollahra HCA has a complex and varied subdivision pattern which demonstrates the different historical stages of its development and contributes to the area's aesthetically significant visual complexity.

Woollahra LEP 2014 sets the minimum lot size for subdividing land. These DCP controls seek to ensure that future subdivision and site amalgamation responds appropriately to the historical pattern of subdivision.

#### Objectives

- 01 To retain the historically based subdivision patterns of the Woollahra HCA.
- 02 To ensure that subdivisions or site amalgamations will not lead to adverse impacts on the curtilages or settings of contributory items.
- 03 To ensure that subdivision or amalgamation of sites provides an appropriate response to the historical character of the heritage conservation area and the relevant aspects of its historical pattern of development.

#### Controls

- C1 Subdivision of an existing lot to create a new lot, or to amalgamate a number of lots, must be of a size which reflects the characteristics of historically relevant lots adjoining and in the vicinity of the site.
- C2 Where lots are amalgamated, the demolition of contributory items on the original lots will not be permitted.
- C3 Public lanes and public pedestrian passageways are not to be amalgamated with private land.

### C2.5.12 Acoustic and visual privacy

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Levels of acoustic and visual privacy are major determinants of the ability of residents and their neighbours to enjoy living in their homes.

The privacy needs of residents and neighbours should be considered at all stages of design, including the location of new buildings or alterations and additions, the placement of windows and the selection of materials and construction techniques.

Visual privacy can be achieved by layout that prevents overlooking or by incorporating screening and separation.

The required level of acoustic isolation depends upon the location of habitable rooms relative to noise sources such as air conditioning units, swimming pool pumps and major roads. Construction details need to be carefully considered to maximise acoustic privacy both within and between buildings.

#### Objectives

- O1 To ensure an adequate degree of acoustic and visual privacy in building design.
- O2 To minimise the impact of new development, which includes alterations and additions to existing buildings, on the acoustic and visual privacy of existing development on neighbouring land.

#### Controls

- C1 Bedrooms of one dwelling are not to share walls with living rooms or garages of another dwelling.
- C2 Bedroom windows are to be located at least 3m from streets, shared driveways and parking areas of other dwellings.
- C3 In sensitive locations, such as on busy roads or where commercial, retail or other non-residential buildings are close to residential properties, an acoustic report prepared by a suitably qualified and experienced professional may be required by the Council as part of the site and context analysis process.
- C4 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high-noise sources such as busy roads and the Eastern Suburbs railway line. The design in these circumstances is to be certified by a qualified Acoustic Engineer.
- C5 Electrical, mechanical, hydraulic and air conditioning equipment is to be housed so that it does not create an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*, either within or at the boundaries of any property at any time of the day.
- C6 Windows, balconies, screening devices and landscaping must be located to minimise direct overlooking of the main living areas and private open spaces of neighbouring properties.

- 
- C7 Windows to bathrooms, toilets, laundries and storage rooms must be fitted with obscure glazing if they allow direct views to or from main living areas and private open spaces of neighbouring properties.
- C8 Rear and side balconies must not impact on the privacy of the building's occupants and on the occupants of neighbouring properties. This may require the use of privacy screens, which should be designed with regard to the architectural style of the building.
- C9 Habitable room windows with a direct sightline to another dwelling's habitable room windows within 9m must:
- a) be offset by a distance sufficient to restrict views into the other window; or
  - b) have sill heights of 1.5m above floor level; or
  - c) have fixed obscure glazing in any part of the window less than 1.5m above floor level.
- C10 Direct overlooking of the main living areas or private open space of an existing dwelling from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a development is to be obscured or screened. No screening is required where:
- a) windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and have obscure glazing or a sill height of 1.5m or more above floor level; or
  - b) windows are in habitable rooms and have a sill height of 1.5m or more above floor level or obscure glazing in any part of the window less than 1.5m above floor level.
- C11 Screens are to be designed with regard to the architectural style of the building.
- C12 Windows and balconies of an upper-level dwelling should be designed to prevent overlooking of the private open space of a lower-level dwelling directly below and within the same development.
- C13 Balconies should be designed to provide privacy for occupants of the building when viewed from the street or nearby public space without the balcony detailing conflicting with period detailing.
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### C2.5.13 Site facilities and aerial devices

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The roofs of the Woollahra HCA are integral components of its character and heritage significance. The introduction of unsympathetic and uncharacteristic site facilities such as air-conditioning units and condensers and aerial devices can have an adverse impact on the aesthetic significance of individual buildings and precincts and the area as a whole. Fixing these structures onto roofs and chimneys can also damage the original fabric and detail.

The location and design of other site facilities such as fire safety systems, mail boxes, external storage facilities, clothes drying areas and laundry facilities can also have a detrimental impact on the appearance and character of the area and must be carefully considered.

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.

#### Objectives

- 01 To retain the character of the original roofscape of the Woollahra HCA.
- 02 To protect the original fabric and details of roofs and chimneys.
- 03 To ensure that satellite dishes, aerials and similar devices, air-conditioning units, external condensers and other site facilities do not detrimentally impact on the character and significance of individual buildings and the streetscape.
- 04 To ensure that adequate provision is made for essential site facilities.
- 05 To ensure that the essential site facilities are functional, accessible and are easy to maintain.
- 06 To ensure that site facilities are thoughtfully integrated into development and are unobtrusive.
- 07 To minimise visual and acoustic impacts on adjoining properties.

#### Controls

- C1 Service infrastructure of all infill or replacement development should be located underground.
- C2 Satellite dishes, aerials and similar devices:
  - a) must not be located on any part of the roof or chimney which is visible from the street frontage or the public domain;
  - b) must not have a detrimental impact on the architectural and heritage character of the building to which they are attached; and
  - c) are to be suitably located, designed, sized, enclosed, concealed, screened and/or otherwise integrated with the building to be visually discreet and unobtrusive and to minimise impacts on adjoining properties.

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- C3 Air conditioning units, condensers and other mechanical plant equipment in infill development or substantial additions must be located internally within the building.
- C4 Any part of an air conditioning unit, condenser and any other mechanical plant equipment located externally must be located:
- a) behind the outer front wall of the building and not be visible from the public domain;
  - b) less than 1.8m above existing ground level or a basement level or part underground level (but not on a roof); and
  - c) to minimise noise impacts on adjoining properties.
- C5 Air conditioning units, condensers and other mechanical plant equipment must be wholly contained within the permissible building envelope and not be visible from an adjoining property whilst being suitably located, designed, sized, enclosed, concealed, screened and/or otherwise integrated with the building.
- C6 External conduits must not exceed 3m in length and must not be visible from the public domain.
- C7 Hydraulic fire services such as fire hydrants and booster installations must be concealed. These services are to be:
- a) Enclosed with doors if located in the building façade, or
  - b) Housed in a cabinet or enclosure if located external to the building.
- The location, design, colour and material of the doors, cabinet or enclosure must be visually unobtrusive and suitably integrated with the development, including fencing and landscaping.
- C8 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 or if the area is being used for storage or habitation, the aerial should be located on a secondary rear roof rather than attached to a main chimney.
- C9 Site facilities, including mail boxes, external storage facilities, clothes drying areas and laundry facilities are to be unobtrusively integrated into new development.
- Note: Information relating to specific requirements for garbage and recycling is contained in Part E of this DCP, Chapter E5 Waste Management and Council's DA Guide.
- C10 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.
- C11 The electricity substation is to be located away from neighbouring properties or sufficiently screened from neighbouring properties.
- C12 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:
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- a) Vegetation does not overhang or encroach within the substation site.
- b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to planted, to prevent roots damage to underground cables.

C13 The design and location of all other aboveground utility infrastructure (such as electrical pillars etc.) should minimise visual clutter within the streetscape and provide for a continuous accessible path of travel, where practical to ensure safe and equitable pedestrian circulation for people of all abilities. (Where this provision and Ausgrid's requirements cannot both be satisfied, the applicant is to develop in consultation with Council and Ausgrid a solution that meets the acceptance of both consent authorities.)

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced).
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards, such as *NS113 Site selection and construction design requirements for chamber substations*. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

## C2.6 Public domain

The public domain describes those areas of land owned and/or managed by Council or other public authorities. The public domain includes roadways, gutters, kerbs, footpaths, street name inlays, retaining walls, landscaped verges and reserves, natural landforms and other elements located beyond private property boundaries.

The public domain plays a significant role in determining the overall character of the Woollahra HCA.

In addition to the following provisions, the general development objectives and controls in Section C2.5 also apply within the public domain.

### Objectives

- O1 To ensure the conservation of existing elements of the public domain that contribute towards the distinctive character of the Woollahra HCA.
- O2 To ensure that new elements are appropriately designed and managed to retain and enhance the character of the area and its precincts.
- O3 To ensure that new elements within the public domain are discreet and unobtrusive in terms of colours, materials and location.

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## C2.6.1 Landscape elements

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### Controls

#### *Steps, ramps, walls and railings*

- C1 Original stone steps and retaining walls should be retained and conserved in place using appropriate conservation methods.
- C2 Materials for new steps should be concrete or sandstone, depending on the historical background and significance of their location.
- C3 Steps and ramps should be assessed for opportunities to incorporate multi-levelled pocket parks with seating, amenities and vistas.
- C4 Railings should be appropriate to nearby contributory items and the streetscape.
- C5 New retaining walls should be designed to be similar in character, height and materials to traditional retaining walls in the area. Appropriate materials may include sandstone and face brick.

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## C2.6.2 Kerbs and gutters

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### Controls

#### *Kerbs and gutters*

- C1 All original fly-ash kerbs and gutters should be retained.
- C2 All original sandstone and trachyte kerbs and gutters should be retained where possible. If stone kerbs and gutters are required to be removed they should be stockpiled for re-use in new works.
- C3 Damaged original stone kerbs and gutters should be restored or, where this is not possible, replaced with new stone kerbs and gutters detailed to match existing.
- C4 New crossovers and chicanes will not be permitted as they interrupt the original line of the streets and stone kerbing.
- C5 The kerb alignment should be retained parallel to the building line to preserve the character of streets.
- C6 Where footpaths are widened, original stone or fly-ash kerbs should be left in their original position so that the earlier street form can be understood.
- C7 The profile of all new kerbs should reflect the traditional kerb detail.
- C8 Where concrete kerbs are to be used, precast segmental elements are preferred.
- C9 All street name inlays in kerbs and gutters are to be retained.

#### *Parking areas*

- C10 Public off-street car parking areas should be planted with appropriate species to soften visual impact, provide shade and screen parking from adjacent residential development.

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### C2.6.3 Public art

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#### Controls

- C1 Selection of artworks should favour innovation and diversity.
- C2 Opportunities to showcase art by young designers may appear in places where transient displays are appropriate.
- C3 Public artwork should have resonance and meaning to the community of Woollahra.
- C4 Public art should be low-maintenance and vandal-resistant.

### C2.6.4 Views and vistas

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#### Controls

- C1 Street tree planting and new development in the public domain should respect existing view corridors. Both should be designed and located to minimise the impact on and, where possible, improve existing vistas.

## C2.7 Schedule of contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Street	Street number	Description	H or C	Group element	Precinct
<b>Adelaide Street</b>	<b>Odd</b>				
Adelaide Street	19	Federation house	C		Grafton
Adelaide Street	21	Federation house	C		Grafton
Adelaide Street	55	Inter-War flat building	C		Fletcher
Adelaide Street	57	Victorian terrace house	C	1 of 5	Fletcher
Adelaide Street	59	Victorian terrace house	C	2 of 5	Fletcher
Adelaide Street	61	Victorian terrace house	C	3 of 5	Fletcher
Adelaide Street	63	Victorian terrace house	C	4 of 5	Fletcher
Adelaide Street	65	Victorian terrace house	C	5 of 5	Fletcher
Adelaide Street	67	Victorian semi-detached house	C	1 of 2	Fletcher
Adelaide Street	69	Victorian semi-detached house	C	2 of 2	Fletcher
Adelaide Street	71	Federation terrace house	C	1 of 7	Fletcher
Adelaide Street	73	Federation terrace house	C	2 of 7	Fletcher
Adelaide Street	75	Federation terrace house	C	3 of 7	Fletcher
Adelaide Street	77	Federation terrace house	C	4 of 7	Fletcher
Adelaide Street	79	Federation terrace house	C	5 of 7	Fletcher
Adelaide Street	81	Federation terrace house	C	6 of 7	Fletcher
Adelaide Street	83	Federation terrace house	C	7 of 7	Fletcher
<b>Adelaide Street</b>	<b>Even</b>				
Adelaide Street	32	Federation semi-detached house	C	1 of 2	Grafton
Adelaide Street	34	Federation semi-detached house	C	2 of 2	Grafton
Adelaide Street	36	Federation terrace house	C	1 of 6	Grafton
Adelaide Street	38	Federation terrace house	C	2 of 6	Grafton
Adelaide Street	40	Federation terrace house	C	3 of 6	Grafton
Adelaide Street	42	Federation terrace house	C	4 of 6	Grafton
Adelaide Street	44	Federation terrace house	C	5 of 6	Grafton
Adelaide Street	46	Federation terrace house	C	6 of 6	Grafton
Adelaide Street	48	Federation semi-detached house	C	1 of 2	Grafton



Street	Street number	Description	H or C	Group element	Precinct
Adelaide Street	50	Federation semi-detached house	C	2 of 2	Grafton
Adelaide Street	52	Federation semi-detached house	C	1 of 2	Grafton
Adelaide Street	54	Federation semi-detached house	C	2 of 2	Grafton
Adelaide Street	58	Federation terrace house	C	1 of 7	Fletcher
Adelaide Street	60	Federation terrace house	C	2 of 7	Fletcher
Adelaide Street	62	Federation terrace house	C	3 of 7	Fletcher
Adelaide Street	64	Federation terrace house	C	4 of 7	Fletcher
Adelaide Street	66	Federation terrace house	C	5 of 7	Fletcher
Adelaide Street	68	Federation terrace house	C	6 of 7	Fletcher
Adelaide Street	70	Federation terrace house	C	7 of 7	Fletcher
Adelaide Street	74	Federation house	C		Fletcher
Adelaide Street	76	Federation house	C		Fletcher
<b>Albert Street</b>	<b>Odd</b>				
Albert Street	1	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	3	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	5	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	7	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	9	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	11	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	13-15	Federation building	C		Rosemont
<b>Albert Street</b>	<b>Even</b>				
Albert Street	20	Inter-War house	C		Rosemont
Albert Street See also 18a	22	Inter-War flat building	C		Rosemont
Albert Street See also 22	18a	Remnant garden terraces and stairs from 'Eynesbury', now demolished. Retaining Wall	C		Rosemont
<b>Alton Street</b>	<b>Odd</b>				
Alton Street	3	Victorian house	C		W Woollahra
Alton Street	19	Victorian house	C		W Woollahra
Alton Street	21	Victorian house	C		W Woollahra
Alton Street	23	Victorian terrace house	C	1 of 3	W Woollahra
Alton Street	25	Victorian terrace house	C	2 of 3	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Alton Street	27	Victorian terrace house	C	3 of 3	W Woollahra
<b>Alton Street</b>	<b>Even</b>				
Alton Street	2	Victorian house	C		W Woollahra
Alton Street	6	Victorian semi-detached house	C	1 of 2	W Woollahra
Alton Street	8	Victorian semi-detached house	C	2 of 2	W Woollahra
<b>Bathurst Street</b>	<b>Odd</b>				
Bathurst Street	3	Federation house	C		Harbour View
Bathurst Street	5	Federation house	C		Harbour View
Bathurst Street	7	Federation house	C		Harbour View
Bathurst Street	9	Inter-War flat building	C		Harbour View
Bathurst Street	11	Federation house	C		Harbour View
Bathurst Street	13	Federation house	C		Harbour View
Bathurst Street	15	Federation house	C		Harbour View
Bathurst Street	17	Federation house	C		Harbour View
Bathurst Street	19	Federation house	C		Harbour View
Bathurst Street	21	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	23	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	25	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	27	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	29	Federation house	C		Harbour View
Bathurst Street	31	Federation house	C		Harbour View
Bathurst Street	33	Federation house	C		Harbour View
Bathurst Street	35	Federation house	C		Harbour View
Bathurst Street	37	Federation house	C		Harbour View
Bathurst Street	39	Federation house	C		Harbour View
Bathurst Street	41	Federation house	C		Harbour View
Bathurst Street	45	Federation house	C		Harbour View
<b>Bathurst Street</b>	<b>Even</b>				
Bathurst Street	2	Federation house	C		Harbour View
Bathurst Street	4	Federation house	C		Harbour View
Bathurst Street	6	Federation house	C		Harbour View
Bathurst Street	8	Federation house	C		Harbour View

Street	Street number	Description	H or C	Group element	Precinct
Bathurst Street	16	Federation house	C		Harbour View
Bathurst Street	20	Federation house	C		Harbour View
Bathurst Street	22	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	24	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	26	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	28	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	30	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	32	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	34	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	36	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	38	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	40	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	42	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	44	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	46	Federation house	C		Harbour View
<b>Bowden Street</b>	<b>Odd</b>				
Bowden Street	1	Victorian semi-detached house	C	1 of 2	W Woollahra
Bowden Street	3	Victorian semi-detached house	C	2 of 2	W Woollahra
Bowden Street	5	Victorian terrace house	C	1 of 8	W Woollahra
Bowden Street	7	Victorian terrace house	C	2 of 8	W Woollahra
Bowden Street	9	Victorian terrace house	C	3 of 8	W Woollahra
Bowden Street	11	Victorian terrace house	C	4 of 8	W Woollahra
Bowden Street	13	Victorian terrace house	C	5 of 8	W Woollahra
Bowden Street	15	Victorian terrace house	C	6 of 8	W Woollahra
Bowden Street	17	Victorian terrace house	C	7 of 8	W Woollahra
Bowden Street	19	Victorian terrace house	C	8 of 8	W Woollahra
<b>Bowden Street</b>	<b>Even</b>				
Bowden Street	4	Victorian house	C		W Woollahra
Bowden Street	6	Victorian house	C		W Woollahra
<b>Edgecliff Road</b>	<b>Odd</b>				
Edgecliff Road	11	Victorian semi-detached house	C	1 of 2	Fletcher
Edgecliff Road	13	Victorian semi-detached house	C	2 of 2	Fletcher

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	15	Victorian house	C		Fletcher
Edgecliff Road	17	Inter-War flat building	C		Fletcher
Edgecliff Road	21	Federation terrace house	C	1 of 4	Fletcher
Edgecliff Road	23	Federation terrace house	C	2 of 4	Fletcher
Edgecliff Road	25	Federation terrace house	C	3 of 4	Fletcher
Edgecliff Road	27	Federation terrace house	C	4 of 4	Fletcher
Edgecliff Road	31	Victorian house	C		Fletcher
Edgecliff Road	49	Federation house	C		Fletcher
Edgecliff Road	51	Federation house	C		Fletcher
Edgecliff Road	53	Inter-War house	C		Fletcher
Edgecliff Road	55	Inter-War house	C		Fletcher
Edgecliff Road	63	Victorian house	C		Fletcher
Edgecliff Road	65	Victorian house	C		Fletcher
Edgecliff Road	67	Inter-War flat building	C		Fletcher
Edgecliff Road	69-71	Retaining wall and fence associated with Victorian house, now demolished	C		Fletcher
Edgecliff Road	69	Inter-War house	C		Fletcher
Edgecliff Road	81	Norfolk Island Pine Holy Cross Primary School	H C		Fletcher
Edgecliff Road	97	Inter-War flat building	C		Fletcher
Edgecliff Road	99	Inter-War building	C		Fletcher
Edgecliff Road	101	Inter-War flat building	C		Fletcher
Edgecliff Road	113	Inter-War flat building	C		Fletcher
Edgecliff Road	115	Inter-War flat building	C		Fletcher
Edgecliff Road	117	Federation terrace house	C	1 of 3	Fletcher
Edgecliff Road	119	Federation terrace house	C	2 of 3	Fletcher
Edgecliff Road	121	Federation terrace house	C	3 of 3	Fletcher
Edgecliff Road	125	Federation house	C		Fletcher
Edgecliff Road	127	Federation house	C		Fletcher
Edgecliff Road	129	Federation house	C		Fletcher
Edgecliff Road	131	Victorian house	C		Fletcher
Edgecliff Road	133	Victorian house	C		Fletcher
Edgecliff Road	135	Victorian house	C		Fletcher

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	137	Victorian house	C		Fletcher
Edgecliff Road	139	Victorian house	C		Fletcher
Edgecliff Road	141	Federation building	C		Fletcher
Edgecliff Road	143	Victorian house	C		Fletcher
Edgecliff Road	145	Federation commercial building	C		Fletcher
Edgecliff Road	147	Victorian house	C		Fletcher
Edgecliff Road	149	Inter-War commercial building	C		Fletcher
Edgecliff Road	151	Inter-War flat building	C		Fletcher
Edgecliff Road	153	Inter-War commercial building	C		Fletcher
Edgecliff Road	155	Inter-War commercial building	C		Fletcher
Edgecliff Road	157	Victorian terrace house	C	1 of 3	Fletcher
Edgecliff Road	159	Victorian terrace house	C	2 of 3	Fletcher
Edgecliff Road	161	Victorian terrace house	C	3 of 3	Fletcher
Edgecliff Road	163	Inter-War commercial building	C		Fletcher
Edgecliff Road	165	Victorian house	C		Fletcher
Edgecliff Road	167	Victorian house	C		Fletcher
Edgecliff Road	169-173	Inter-War flat building	C		Fletcher
Edgecliff Road	177	Victorian terrace house	C	1 of 3	Fletcher
Edgecliff Road	179	Victorian terrace house	C	2 of 3	Fletcher
Edgecliff Road	181	Victorian terrace house	C	3 of 3	Fletcher
Edgecliff Road	181a	Inter-War commercial building	C		Harbour View
Edgecliff Road	183	Federation terrace house	C	1 of 5	Harbour View
Edgecliff Road	185	Federation terrace house	C	2 of 5	Harbour View
Edgecliff Road	187	Federation terrace house	C	3 of 5	Harbour View
Edgecliff Road	189	Federation terrace house	C	4 of 5	Harbour View
Edgecliff Road	191	Federation terrace house	C	5 of 5	Harbour View
Edgecliff Road	193	Federation house	C		Harbour View
Edgecliff Road	195	Federation house	C		Harbour View
Edgecliff Road	201	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	203	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	205	Victorian house	C		Grafton
Edgecliff Road	211	Inter-War flat building	C		Grafton

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	217	Victorian house	C		Grafton
Edgecliff Road	225	Federation house	C		Grafton
Edgecliff Road	233	Inter-War flat building	C		Grafton
Edgecliff Road	239	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	241	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	247	Victorian house	C		Grafton
Edgecliff Road	251	Victorian house	C		
Edgecliff Road	263	Inter-War house	C		Grafton
Edgecliff Road	267	Federation semi-detached house	C	1 of 2	
Edgecliff Road	269	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	273	Inter-War house	C		Grafton
Edgecliff Road	285	Victorian semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	287	Victorian semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	289	Victorian semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	291	Victorian semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	295a	Inter-War flat building	C		Rosemont
Edgecliff Road	295b	Inter-War house	C		Rosemont
Edgecliff Road	299	Victorian house	C		Rosemont
Edgecliff Road	301	Federation house	C		Rosemont
Edgecliff Road	303	Victorian house	C		Rosemont
Edgecliff Road	305	Inter-War house	C		Rosemont
Edgecliff Road	307-309	Eastern Suburbs railway reserve	C		Rosemont
Edgecliff Road	311	Victorian house	C		Rosemont
Edgecliff Road	311a	Inter-War flat building	C		Rosemont
Edgecliff Road	323	Wallaroy House	C		Rosemont
Edgecliff Road	327	Inter-War house	C		Rosemont
Edgecliff Road	327a	Inter-War house	C		Rosemont
Edgecliff Road	327b	Inter-War house	C		Rosemont
Edgecliff Road	327c	Inter-War house	C		Rosemont
Edgecliff Road	327d	Inter-War house	C		Rosemont
Edgecliff Road	329	Inter-War house	C		Rosemont
Edgecliff Road	331	Inter-War house	C		Rosemont

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	333	Inter-War flat building	C		Rosemont
Edgecliff Road	335	Inter-War flat building	C		Rosemont
Edgecliff Road	337	Inter-War house	C		Rosemont
Edgecliff Road	337b	Inter-War house	C		Rosemont
Edgecliff Road	343	Inter-War flat building	C		Rosemont
Edgecliff Road	343b	Inter-War houses	C		Rosemont
Edgecliff Road	343c	Inter-War houses	C		Rosemont
<b>Edgecliff Road</b>	<b>Even</b>				
Edgecliff Road	8	Victorian house	C		Grafton
Edgecliff Road	10	Victorian house	C		Grafton
Edgecliff Road	12	Federation house	C		Grafton
Edgecliff Road	14	Victorian terrace house	C	1 of 10	Grafton
Edgecliff Road	16	Victorian terrace house	C	2 of 10	Grafton
Edgecliff Road	18	Victorian terrace house	C	3 of 10	Grafton
Edgecliff Road	20	Victorian terrace house	C	4 of 10	Grafton
Edgecliff Road	22	Victorian terrace house	C	5 of 10	Grafton
Edgecliff Road	24	Victorian terrace house	C	6 of 10	Grafton
Edgecliff Road	26	Victorian terrace house	C	7 of 10	Grafton
Edgecliff Road	28	Victorian terrace house	C	8 of 10	Grafton
Edgecliff Road	30	Victorian terrace house	C	9 of 10	Grafton
Edgecliff Road	32	Victorian terrace house	C	10 of 10	Grafton
Edgecliff Road	34	Federation house	C		Grafton
Edgecliff Road	36	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	38	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	40	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	42	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	44	Federation house	C		Grafton
Edgecliff Road	46	Victorian terrace house	C	1 of 4	Grafton
Edgecliff Road	48	Victorian terrace house	C	2 of 4	Grafton
Edgecliff Road	50	Victorian terrace house	C	3 of 4	Grafton
Edgecliff Road	52	Victorian terrace house	C	4 of 4	Grafton
Edgecliff Road	54	Federation semi-detached house	C	1 of 2	Grafton

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	56	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	58	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	60	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	62	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	64	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	82-84	Federation house	C		Grafton
Edgecliff Road	86	Federation house	C		Grafton
Edgecliff Road	88	Federation house	C		Grafton
Edgecliff Road	90	Federation house	C		Grafton
Edgecliff Road	92	Federation house	C		Grafton
Edgecliff Road	94	Federation house	C		Grafton
Edgecliff Road	96	Inter-War flat building	C		Grafton
Edgecliff Road	104	Federation house	C		Grafton
Edgecliff Road	106	Federation house	C		Grafton
Edgecliff Road	108	Victorian terrace house	C	1 of 4	Grafton
Edgecliff Road	110	Victorian terrace house	C	2 of 4	Grafton
Edgecliff Road	112	Victorian terrace house	C	3 of 4	Grafton
Edgecliff Road	114	Victorian terrace house	C	4 of 4	Grafton
Edgecliff Road	116	Victorian house	C		Grafton
Edgecliff Road	118	Victorian house	C		Grafton
Edgecliff Road	120	Victorian corner shop	C		Grafton
Edgecliff Road	126	Inter-War flat building	C		Grafton
Edgecliff Road	128	Victorian terrace house	C	1 of 3	Grafton
Edgecliff Road	130	Victorian terrace house	C	2 of 3	Grafton
Edgecliff Road	132	Victorian terrace house	C	3 of 3	Grafton
Edgecliff Road	134	Mayfair, Inter-War commercial building	C		Grafton
Edgecliff Road	144-148	Inter-War commercial building	C		Grafton
Edgecliff Road	168	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	170	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	172	Victorian house	C		Grafton
Edgecliff Road	174	Victorian house	C		Grafton



Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	176	Federation terrace house	C	1 of 7	Grafton
Edgecliff Road	178	Federation terrace house	C	2 of 7	Grafton
Edgecliff Road	180	Federation terrace house	C	3 of 7	Grafton
Edgecliff Road	182	Federation terrace house	C	4 of 7	Grafton
Edgecliff Road	184	Federation terrace house	C	5 of 7	Grafton
Edgecliff Road	186	Federation terrace house	C	6 of 7	Grafton
Edgecliff Road	188	Federation terrace house	C	7 of 7	Grafton
Edgecliff Road	194	Victorian terrace house	C	1 of 4	Grafton
Edgecliff Road	196	Victorian terrace house	C	2 of 4	Grafton
Edgecliff Road	198	Victorian terrace house	C	3 of 4	Grafton
Edgecliff Road	200	Victorian terrace house	C	4 of 4	Grafton
Edgecliff Road	202	Victorian house	C		Grafton
Edgecliff Road	204	Victorian house	C		Grafton
Edgecliff Road	222	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	224	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	226	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	228	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	230	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	232	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	234	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	236	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	238	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	240	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	242	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	244	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	246	Federation house	C		Grafton
Edgecliff Road	248	Federation terrace house	C	1 of 4	Grafton
Edgecliff Road	250	Federation terrace house	C	2 of 4	Grafton
Edgecliff Road	252	Federation terrace house	C	3 of 4	Grafton
Edgecliff Road	254	Federation terrace house	C	4 of 4	Grafton

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	256	Federation terrace house	C	1 of 5	Grafton
Edgecliff Road	258	Federation terrace house	C	2 of 5	Grafton
Edgecliff Road	260	Federation terrace house	C	3 of 5	Grafton
Edgecliff Road	262	Federation terrace house	C	4 of 5	Grafton
Edgecliff Road	264	Federation terrace house	C	5 of 5	Grafton
Edgecliff Road	270	Victorian terrace house	C	1 of 8	Grafton
Edgecliff Road	272	Victorian terrace house	C	2 of 8	Grafton
Edgecliff Road	274	Victorian terrace house	C	3 of 8	Grafton
Edgecliff Road	276	Victorian terrace house	C	4 of 8	Grafton
Edgecliff Road	278	Victorian terrace house	C	5 of 8	Grafton
Edgecliff Road	280	Victorian terrace house	C	6 of 8	Grafton
Edgecliff Road	282	Victorian terrace house	C	7 of 8	Grafton
Edgecliff Road	284	Victorian terrace house	C	8 of 8	Grafton
Edgecliff Road	292	Federation house	C		Grafton
Edgecliff Road	296	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	298	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	300	Victorian house	C		Grafton
Edgecliff Road	302	Federation house	C		Grafton
Edgecliff Road	304	Federation house	C		Grafton
Edgecliff Road	308	Victorian house	C		Grafton
Edgecliff Road	314	Federation house	C	1 of 2	Nelson
Edgecliff Road	316	Federation house	C	2 of 2	Nelson
Edgecliff Road	318	Inter-War flat building	C		Nelson
Edgecliff Road	320	Inter-War flat building	C		Nelson
Edgecliff Road	322	Victorian house	C		Nelson
Edgecliff Road	324	Inter-War flat building	C		Nelson
Edgecliff Road	326	Inter-War flat building	C		Nelson
Edgecliff Road	328	Inter-War flat building	C		Nelson
Edgecliff Road	330	Inter-War flat building	C		Nelson
Edgecliff Road	332	Inter-War house	C		Nelson
Edgecliff Road	334	Gaden reserve and community centre	C		Nelson
Edgecliff Road	340	Inter-War flat building	C		Nelson

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	342	Inter-War flat building	C		Nelson
Edgecliff Road	344	Inter-War flat building	C		Nelson
Edgecliff Road	354	Federation residential flat building	C		Rosemont
Edgecliff Road	356	Interwar house	C		Rosemont
Edgecliff Road	364	Federation house	C		Rosemont
Edgecliff Road	380	Inter-War house	C		Rosemont
Edgecliff Road	382	Late 20th century house	C		Rosemont
Edgecliff Road	390	Federation semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	392	Federation semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	394	Federation semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	396	Federation semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	398	Federation house	C		Rosemont
Edgecliff Road	400	Inter-War house	C		Rosemont
Edgecliff Road	402	Inter-War house	C		Rosemont
Edgecliff Road	404	Inter-War house	C		Rosemont
Edgecliff Road	406	Inter-War house			Rosemont
Edgecliff Road	408	Garden to 17 Rosemont Avenue			Rosemont
Edgecliff Road	416-418	Inter-War house	C		Rosemont
Edgecliff Road	420	Inter-War flat building	C		Rosemont
Edgecliff Road	422	Inter-War flat building	C		Rosemont
Edgecliff Road	428	Inter-War house	C		Rosemont
Edgecliff Road	430	Inter-War house	C		Rosemont
Edgecliff Road	432	Inter-War house	C		Rosemont
<b>Edward Street</b>	<b>Odd</b>				
Edward Street	1	Federation house	C		Harbour View
Edward Street	3	Federation house	C		Harbour View
Edward Street	5	Federation house	C		Harbour View
Edward Street	7	Federation semi-detached house	C	1 of 2	Harbour View
Edward Street	9	Federation semi-detached house	C	2 of 2	Harbour View
Edward Street	11	Federation semi-detached house	C	1 of 2	Harbour View
Edward Street	13	Federation semi-detached house	C	2 of 2	Harbour View

Street	Street number	Description	H or C	Group element	Precinct
Edward Street	15	Federation semi-detached house	C	1 of 2	Harbour View
Edward Street	17	Federation semi-detached house	C	2 of 2	Harbour View
Edward Street	19	Federation semi-detached house	C	1 of 2	Harbour View
Edward Street	21	Federation semi-detached house	C	2 of 2	Harbour View
Edward Street	23	Federation house	C		Harbour View
Edward Street	25	Federation house	C		Fletcher
Edward Street	27	Federation house	C		Fletcher
Edward Street	31	Inter-War house	C		Fletcher
Edward Street	37-43	Rockshelf and sandstone walls	C		Fletcher
<b>Edward Street</b>	<b>Even</b>				
Edward Street	2	Federation house	C		Harbour View
Edward Street	4	Federation house	C		Harbour View
Edward Street	6	Federation house	C		Harbour View
Edward Street	8	Federation house	C		Harbour View
Edward Street	10	Federation house	C		Harbour View
Edward Street	12	Federation house	C		Harbour View
Edward Street	14	Federation house	C		Harbour View
Edward Street	16	Federation house	C		Harbour View
Edward Street	18	Federation house	C		Harbour View
Edward Street	20	Federation house	C		Harbour View
Edward Street	22	Federation house	C		Harbour View
Edward Street	24	Federation house	C		Harbour View
Edward Street	26	Federation house	C		Harbour View
Edward Street	28	Federation house	C		Harbour View
Edward Street	30	Federation house	C		Harbour View
Edward Street	32	Federation house	C		Harbour View
Edward Street	34	Federation house	C		Harbour View
Edward Street	36	Federation house	C		Harbour View
Edward Street	38	Federation house	C		Harbour View
Edward Street	40	Federation house	C		Harbour View
Edward Street	42	Federation house	C		Harbour View

Street	Street number	Description	H or C	Group element	Precinct
<b>Fern Place</b>	<b>All</b>				
Fern Place	1	Federation house	C		Grafton
Fern Place	2	Federation house	C		Grafton
Fern Place	3	Federation house	C		Grafton
Fern Place	5	Victorian terrace house	C	1 of 4	Grafton
Fern Place	6	Victorian terrace house	C	2 of 4	Grafton
Fern Place	7	Victorian terrace house	C	3 of 4	Grafton
Fern Place	8	Victorian terrace house	C	4 of 4	Grafton
Fern Place	9	Victorian house	C		Grafton
<b>Fletcher Street</b>	<b>Odd</b>				
Fletcher Street	1	Victorian house	C		Fletcher
Fletcher Street	5	Victorian house	C		Fletcher
Fletcher Street	29	Victorian house	C		Fletcher
Fletcher Street	31	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	33	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	35	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	37	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	39	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	41	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	43	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	45	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	47	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	49	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	51	Victorian shop	C		Fletcher
<b>Fletcher Street</b>	<b>Even</b>				
Fletcher Street	16	Victorian house	C		Fletcher
Fletcher Street	18	Victorian house	C		Fletcher
Fletcher Street	20	Victorian house	C		Fletcher
Fletcher Street	22	Victorian house	C		Fletcher
Fletcher Street	30	Inter-War house	C		Fletcher
Fletcher Street	40-44	Late 20th century religious building	C		Fletcher

Street	Street number	Description	H or C	Group element	Precinct
Fletcher Street	54	Victorian house	C	1 of 2	Fletcher
Fletcher Street	56	Victorian house	C	2 of 2	Fletcher
Fletcher Street	58	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	60	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	66	Victorian house	C		Fletcher
Fletcher Street	92	Victorian corner shop	C		Fletcher
Fletcher Street	94	Victorian house	C		Fletcher
Fletcher Street	96	Victorian house	C		Fletcher
Fletcher Street	100	Federation terrace house	C	1 of 4	Fletcher
Fletcher Street	102	Federation terrace house	C	2 of 4	Fletcher
Fletcher Street	104	Federation terrace house	C	3 of 4	Fletcher
Fletcher Street	106	Federation terrace house	C	4 of 4	Fletcher
Fletcher Street	112	Victorian terrace house	C	1 of 5	Fletcher
Fletcher Street	114	Victorian terrace house	C	2 of 5	Fletcher
Fletcher Street	116	Victorian terrace house	C	3 of 5	Fletcher
Fletcher Street	118	Victorian terrace house	C	4 of 5	Fletcher
Fletcher Street	120	Victorian terrace house	C	5 of 5	Fletcher
Fletcher Street	122	Victorian house	C		Fletcher
Fletcher Street	124	Victorian house	C		Fletcher
Fletcher Street	132	Victorian house	C		Fletcher
Fletcher Street	134	Victorian semi-detached house	C	1 of 2	Fletcher
Fletcher Street	136	Victorian semi-detached house	C	2 of 2	Fletcher
Fletcher Street	140-142	Inter-War house	C		Fletcher
Fletcher Street	144	Victorian house	C		Fletcher
Fletcher Street	148	Federation semi-detached house	C	1 of 2	Fletcher
Fletcher Street	150	Federation semi-detached house	C	2 of 2	Fletcher
Fletcher Street	152	Victorian house	C		Fletcher
Fletcher Street	154	Victorian house	C		Fletcher
Fletcher Street	156	Federation semi-detached house	C	1 of 2	Fletcher
Fletcher Street	158	Federation semi-detached house	C	2 of 2	Fletcher
Fletcher Street	160	Federation semi-detached house	C	1 of 2	Fletcher
Fletcher Street	162	Federation semi-detached house	C	2 of 2	Fletcher

Street	Street number	Description	H or C	Group element	Precinct
<b>Forth Street</b>	<b>Odd</b>				
Forth Street	1	Victorian house	C		W Woollahra
Forth Street	1a	Victorian house	C		W Woollahra
Forth Street	3	Victorian house	C		W Woollahra
Forth Street	5a	Victorian house	C		W Woollahra
Forth Street	15	Victorian house	C		W Woollahra
Forth Street	17	Victorian house	C		W Woollahra
Forth Street	21	Victorian house	C		W Woollahra
Forth Street	23	Victorian house	C		W Woollahra
Forth Street	27	Victorian house	C		W Woollahra
Forth Street	29	Victorian semi-detached house	C	1 of 2	W Woollahra
Forth Street	31	Victorian semi-detached house	C	2 of 2	W Woollahra
Forth Street	33	Victorian house	C		W Woollahra
Forth Street	35	Victorian house	C		W Woollahra
Forth Street	37	Victorian house	C		W Woollahra
Forth Street	41	Federation house	C		W Woollahra
<b>Fullerton Street</b>	<b>Odd</b>				
Fullerton Street	5	Inter-War house	C		Rosemont
Fullerton Street	11a	Wolper hospital, former Federation house	C		Rosemont
Fullerton Street	13-17	Element - Retaining Wall or Fence - Remnant of fence from 'Quiraing', now demolished	C		Rosemont
<b>Fullerton Street</b>	<b>Even</b>				
Fullerton Street	2	Inter-War flat building	C		Rosemont
Fullerton Street	4	Inter-War flat building	C		Rosemont
Fullerton Street	6	Inter-War flat building	C		Rosemont
Fullerton Street	18	Federation house	C		Rosemont
<b>Grosvenor Street</b>	<b>Odd</b>				
Grosvenor Street	27	Victorian house	C		Grafton
Grosvenor Street	29	Victorian house	C		Grafton
Grosvenor Street	31	Victorian house	C		Grafton
Grosvenor Street	33	Victorian house	C		Grafton

Street	Street number	Description	H or C	Group element	Precinct
Grosvenor Street	35	Victorian house	C		Grafton
Grosvenor Street	37	Victorian house	C		Grafton
Grosvenor Street	39	Victorian house	C		Grafton
Grosvenor Street	41	Victorian house	C		Grafton
Grosvenor Street	43	Victorian house	C		Grafton
Grosvenor Street	45	Victorian house	C		Grafton
Grosvenor Street	47	Victorian house	C		Grafton
Grosvenor Street	49	Victorian house	C		Grafton
Grosvenor Street	51	Victorian house	C		Grafton
Grosvenor Street	53	Victorian semi-detached house	C	1 of 2	Grafton
Grosvenor Street	55	Victorian semi-detached house	C	2 of 2	Grafton
<b>Grosvenor Street</b>	<b>Even</b>				
Grosvenor Street	40	Victorian house	C		Grafton
Grosvenor Street	42	Victorian house	C		Grafton
Grosvenor Street	44	Victorian house	C		Grafton
Grosvenor Street	46	Victorian house	C		Grafton
Grosvenor Street	48	Victorian terrace house	C	1 of 4	Grafton
Grosvenor Street	50	Victorian terrace house	C	2 of 4	Grafton
Grosvenor Street	52	Victorian terrace house	C	3 of 4	Grafton
Grosvenor Street	54	Victorian terrace house	C	4 of 4	Grafton
Grosvenor Street	56	Victorian house	C		Grafton
Grosvenor Street	58	Victorian house	C		Grafton
Grosvenor Street	62	Victorian house	C		Grafton
Grosvenor Street	64	Victorian house	C		Grafton
<b>Harkness Street</b>	<b>Odd</b>				
Harkness Street	1	Federation terrace house	C	1 of 6	Harbour View
Harkness Street	3	Federation terrace house	C	2 of 6	Harbour View
Harkness Street	5	Federation terrace house	C	3 of 6	Harbour View
Harkness Street	7	Federation terrace house	C	4 of 6	Harbour View
Harkness Street	9	Federation terrace house	C	5 of 6	Harbour View
Harkness Street	11	Federation terrace house	C	6 of 6	Harbour View
Harkness Street	13	Inter-War house	C		Harbour View



Street	Street number	Description	H or C	Group element	Precinct
Harkness Street	15	Federation House	C		Harbour View
<b>Harkness Street</b>	<b>Even</b>				
Harkness Street	2	Federation house	C		Harbour View
Harkness Street	4	Federation house	C		Harbour View
Harkness Street	6	Federation house	C		Harbour View
Harkness Street	8	Federation house	C		Harbour View
Harkness Street	10	Federation house	C		Harbour View
Harkness Street	12	Federation house	C		Harbour View
<b>Holdsworth Street</b>	<b>Odd</b>				
Holdsworth Street	27	Victorian terrace house	C	1 of 3	W Woollahra
Holdsworth Street	29	Victorian terrace house	C	2 of 3	W Woollahra
Holdsworth Street	31	Victorian terrace house	C	3 of 3	W Woollahra
Holdsworth Street	35	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	37	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	39	Victorian house	C		W Woollahra
Holdsworth Street	41	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	43	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	45	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	47	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	49	Victorian terrace house	C	1 of 3	W Woollahra
Holdsworth Street	51	Victorian terrace house	C	2 of 3	W Woollahra
Holdsworth Street	53	Victorian terrace house	C	3 of 3	W Woollahra
Holdsworth Street	57	Victorian terrace house	C	1 of 4	W Woollahra
Holdsworth Street	59	Victorian terrace house	C	2 of 4	W Woollahra
Holdsworth Street	61	Victorian terrace house	C	3 of 4	W Woollahra
Holdsworth Street	63	Victorian terrace house	C	4 of 4	W Woollahra
Holdsworth Street	65	Victorian house	C		W Woollahra
Holdsworth Street	67	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	69	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	71	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	73	Victorian semi-detached house	C	2 of 2	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Holdsworth Street	75	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	77	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	79	Victorian house	C		W Woollahra
Holdsworth Street	81-83	Inter-War flat building	C		W Woollahra
Holdsworth Street	85	Inter-War flat building	C		W Woollahra
Holdsworth Street	89	Victorian house	C		W Woollahra
Holdsworth Street	91	Victorian house	C		W Woollahra
Holdsworth Street	93	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	95	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	97	Victorian house	C		W Woollahra
<b>Holdsworth Street</b>	<b>Even</b>				
Holdsworth Street	4	Victorian house	C		W Woollahra
Holdsworth Street	6	Victorian house	C		W Woollahra
Holdsworth Street	8	Victorian house	C		W Woollahra
Holdsworth Street	10	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	12	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	16	Victorian house	C		W Woollahra
Holdsworth Street	20	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	22	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	24	Victorian house	C		W Woollahra
Holdsworth Street	28	Victorian house	C		W Woollahra
Holdsworth Street	32	Victorian terrace house	C	1 of 4	W Woollahra
Holdsworth Street	34	Victorian terrace house	C	2 of 4	W Woollahra
Holdsworth Street	36	Victorian terrace house	C	3 of 4	W Woollahra
Holdsworth Street	38	Victorian terrace house	C	4 of 4	W Woollahra
Holdsworth Street	40	Victorian corner shop	C		W Woollahra
Holdsworth Street	50-64	Element - garden or park	C		W Woollahra
Holdsworth Street	66	Victorian house	C		W Woollahra
Holdsworth Street	68	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	70	Victorian semi-detached house	C	2 of 2	W Woollahra
Holdsworth Street	72	Victorian semi-detached house	C	1 of 2	W Woollahra
Holdsworth Street	74	Victorian semi-detached house	C	2 of 2	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Holdsworth Street	78	Victorian terrace house	C	1 of 4	W Woollahra
Holdsworth Street	80	Victorian terrace house	C	2 of 4	W Woollahra
Holdsworth Street	82	Victorian terrace house	C	3 of 4	W Woollahra
Holdsworth Street	84	Victorian terrace house	C	4 of 4	W Woollahra
<b>James Street</b>	<b>Odd</b>				
James Street	1	Victorian house	C		W Woollahra
James Street	3	Victorian terrace house	C	1 of 3	W Woollahra
James Street	5	Victorian terrace house	C	2 of 3	W Woollahra
James Street	7	Victorian terrace house	C	3 of 3	W Woollahra
James Street	9	Victorian house	C		W Woollahra
James Street	11	Victorian house	C		W Woollahra
James Street	13	Victorian semi-detached house	C	1 of 2	W Woollahra
James Street	15	Victorian semi-detached house	C	2 of 2	W Woollahra
James Street	17	Victorian semi-detached house	C	1 of 2	W Woollahra
James Street	19	Victorian semi-detached house	C	2 of 2	W Woollahra
<b>James Street</b>	<b>Even</b>				
James Street	2	Victorian semi-detached house	C	1 of 2	W Woollahra
James Street	4	Victorian semi-detached house	C	2 of 2	W Woollahra
James Street	6	Victorian house	C		W Woollahra
James Street	8	Victorian terrace house	C	1 of 3	W Woollahra
James Street	10	Victorian terrace house	C	2 of 3	W Woollahra
James Street	12	Victorian terrace house	C	3 of 3	W Woollahra
James Street	14	Victorian house	C		W Woollahra
James Street	16	Victorian house	C		W Woollahra
James Street	18	Victorian house	C		W Woollahra
<b>Jersey Road</b>	<b>Odd</b>				
Jersey Road	3	Victorian shop	C		W Woollahra
Jersey Road	5	Victorian semi-detached house	C	1 of 2	W Woollahra
Jersey Road	7	Victorian semi-detached house	C	2 of 2	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Jersey Road	9	Victorian terrace house	C	1 of 4	W Woollahra
Jersey Road	11	Victorian terrace house	C	2 of 4	W Woollahra
Jersey Road	11a	Victorian terrace house	C	3 of 4	W Woollahra
Jersey Road	15	Victorian terrace house	C	4 of 4	W Woollahra
Jersey Road	25	Victorian terrace house	C	1 of 3	W Woollahra
Jersey Road	27	Victorian terrace house	C	2 of 3	W Woollahra
Jersey Road	29	Victorian terrace house	C	3 of 3	W Woollahra
Jersey Road	37	Victorian house	C		W Woollahra
Jersey Road	41	Victorian house	C		W Woollahra
Jersey Road	43	Victorian semi-detached house	C	1 of 2	W Woollahra
Jersey Road	45	Victorian semi-detached house	C	2 of 2	W Woollahra
Jersey Road	47	Victorian semi-detached house	C	1 of 2	W Woollahra
Jersey Road	49	Victorian semi-detached house	C	2 of 2	W Woollahra
Jersey Road	51	Victorian house	C		W Woollahra
Jersey Road	53	Victorian shop and semi-detached house	C	1 of 2	W Woollahra
Jersey Road	55	Victorian semi-detached house	C	2 of 2	W Woollahra
Jersey Road	57	Victorian semi-detached house	C	1 of 2	W Woollahra
Jersey Road	59	Victorian shop and semi-detached house	C	2 of 2	W Woollahra
Jersey Road	61	Victorian house	C		W Woollahra
Jersey Road	63	Federation building	C		W Woollahra
Jersey Road	65	Element - garden or park	C		W Woollahra
Jersey Road	67	Victorian house and Victorian shop	C		W Woollahra
Jersey Road	77	Victorian terrace house	C	1 of 5	W Woollahra
Jersey Road	79	Victorian terrace house	C	2 of 5	W Woollahra
Jersey Road	81	Victorian terrace house	C	3 of 5	W Woollahra
Jersey Road	83	Victorian terrace house	C	4 of 5	W Woollahra
Jersey Road	85	Victorian terrace house	C	5 of 5	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Jersey Road	87	Victorian terrace house	C	1 of 5	W Woollahra
Jersey Road	89	Victorian terrace house	C	2 of 5	W Woollahra
Jersey Road	91	Victorian terrace house	C	3 of 5	W Woollahra
Jersey Road	93	Victorian terrace house	C	4 of 5	W Woollahra
Jersey Road	95	Victorian terrace house	C	5 of 5	W Woollahra
Jersey Road	97	Victorian house	C		W Woollahra
Jersey Road	99	Victorian house	C		W Woollahra
Jersey Road	101	Victorian terrace house	C	1 of 4	W Woollahra
Jersey Road	103	Victorian terrace house	C	2 of 4	W Woollahra
Jersey Road	105	Victorian terrace house	C	3 of 4	W Woollahra
Jersey Road	107	Victorian terrace house	C	4 of 4	W Woollahra
Jersey Road	109	Victorian house	C		W Woollahra
Jersey Road	113	Victorian semi-detached house	C	1 of 2	W Woollahra
Jersey Road	115	Victorian semi-detached house	C	2 of 2	W Woollahra
Jersey Road	117	Victorian shop	C		W Woollahra
Jersey Road	119	Victorian terrace house	C	1 of 9	W Woollahra
Jersey Road	121	Victorian terrace house	C	2 of 9	W Woollahra
Jersey Road	123	Victorian terrace house	C	3 of 9	W Woollahra
Jersey Road	125	Victorian terrace house	C	4 of 9	W Woollahra
Jersey Road	127	Victorian terrace house	C	5 of 9	W Woollahra
Jersey Road	129	Victorian terrace house	C	6 of 9	W Woollahra
Jersey Road	131	Victorian terrace house	C	7 of 9	W Woollahra
Jersey Road	133	Victorian terrace house	C	8 of 9	W Woollahra
Jersey Road	135	Victorian terrace house	C	9 of 9	W Woollahra
<b>John Street</b>	<b>Odd</b>				
John Street	5	Victorian semi-detached house	C	1 of 2	W Woollahra
John Street	7	Victorian semi-detached house	C	2 of 2	W Woollahra
John Street	9	Victorian house	C		W Woollahra
John Street	13	Victorian house	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
John Street	15	Victorian terrace house	C	1 of 5	W Woollahra
John Street	17	Victorian terrace house	C	2 of 5	W Woollahra
John Street	19	Victorian terrace house	C	3 of 5	W Woollahra
John Street	21	Victorian terrace house	C	4 of 5	W Woollahra
John Street	23	Victorian terrace house	C	5 of 5	W Woollahra
John Street	25	Victorian terrace house	C	1 of 5	W Woollahra
John Street	27	Victorian terrace house	C	2 of 5	W Woollahra
John Street	29	Victorian terrace house	C	3 of 5	W Woollahra
John Street	31	Victorian terrace house	C	4 of 5	W Woollahra
John Street	33	Victorian terrace house	C	5 of 5	W Woollahra
John Street	35	Victorian terrace house	C	1 of 5	W Woollahra
John Street	37	Victorian terrace house	C	2 of 5	W Woollahra
John Street	39	Victorian terrace house	C	3 of 5	W Woollahra
John Street	41	Victorian terrace house	C	4 of 5	W Woollahra
John Street	43	Victorian terrace house	C	5 of 5	W Woollahra
John Street	49	Federation house	C		W Woollahra
John Street	51	Victorian house	C		W Woollahra
John Street	53	Victorian house	C		W Woollahra
John Street	55	Victorian terrace house	C	1 of 3	W Woollahra
John Street	57	Victorian terrace house	C	2 of 3	W Woollahra
John Street	59	Victorian terrace house	C	3 of 3	W Woollahra
John Street	65	Victorian terrace house	C	1 of 4	W Woollahra
John Street	67	Victorian terrace house	C	2 of 4	W Woollahra
John Street	69	Victorian terrace house	C	3 of 4	W Woollahra
John Street	71	Victorian terrace house	C	4 of 4	W Woollahra
John Street	77	Victorian house	C		W Woollahra
John Street	79	Victorian terrace house	C	1 of 2	W Woollahra
John Street	81	Victorian terrace house	C	2 of 2	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
John Street	83	Victorian terrace house	C	1 of 9	W Woollahra
John Street	85	Victorian terrace house	C	2 of 9	W Woollahra
John Street	87	Victorian terrace house	C	3 of 9	W Woollahra
John Street	89	Victorian terrace house	C	4 of 9	W Woollahra
John Street	91	Victorian terrace house	C	5 of 9	W Woollahra
John Street	93	Victorian terrace house	C	6 of 9	W Woollahra
John Street	95	Victorian terrace house		7 of 9	W Woollahra
John Street	97	Victorian terrace house		8 of 9	W Woollahra
John Street	99	Victorian terrace house	C	9 of 9	W Woollahra
<b>John Street</b>	<b>Even</b>				
John Street	4	Victorian terrace house	C	1 of 4	W Woollahra
John Street	6	Victorian terrace house	C	2 of 4	W Woollahra
John Street	10	Victorian terrace house	C	3 of 4	W Woollahra
John Street	12	Victorian terrace house	C	4 of 4	W Woollahra
John Street	14	Victorian semi-detached house	C	1 of 2	W Woollahra
John Street	16	Victorian semi-detached house	C	2 of 2	W Woollahra
John Street	20	Victorian terrace house	C	1 of 3	W Woollahra
John Street	22	Victorian terrace house	C	2 of 3	W Woollahra
John Street	24	Victorian terrace house	C	3 of 3	W Woollahra
John Street	26	Victorian house	C		W Woollahra
John Street	28	Victorian house	C		W Woollahra
John Street	30	Victorian terrace	C	1 of 3	W Woollahra
John Street	32	Victorian terrace	C	2 of 3	W Woollahra
John Street	34	Victorian terrace	C	3 of 3	W Woollahra
John Street	36	Victorian house	C		W Woollahra
John Street	38	Victorian house	C		W Woollahra
John Street	40	Victorian house	C		W Woollahra
John Street	42	Victorian house	C		W Woollahra
John Street	46	Victorian house	C		W Woollahra
John Street	48	Victorian house	C		W Woollahra
John Street	58	Late 20th century house	C		W Woollahra
John Street	62	Victorian house	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
John Street	66	Victorian semi-detached house	C	1 of 2	W Woollahra
John Street	68	Victorian semi-detached house	C	2 of 2	W Woollahra
John Street	70	Victorian house	C		W Woollahra
John Street	72	Victorian semi-detached house	C	1 of 2	W Woollahra
John Street	74	Victorian semi-detached house	C	2 of 2	W Woollahra
John Street	78	Victorian house	C		W Woollahra
John Street	80	Victorian house	C		W Woollahra
John Street	82	Victorian house	C		W Woollahra
John Street	86	Victorian house	C		W Woollahra
John Street	90	Victorian house	C		W Woollahra
<b>Junction Street</b>	<b>Odd</b>				
Junction Street	3	Victorian terrace house	C	1 of 3	Grafton
Junction Street	5	Victorian terrace house	C	2 of 3	Grafton
Junction Street	7	Victorian terrace house	C	3 of 3	Grafton
Junction Street	9	Victorian house	C		Grafton
Junction Street	11	Victorian house	C		Grafton
Junction Street	13	Victorian house	C		Grafton
Junction Street	15	Victorian house	C		Grafton
Junction Street	17	Victorian house	C		Grafton
Junction Street	19	Victorian house	C		Grafton
Junction Street	21	Victorian terrace house	C	1 of 3	Grafton
Junction Street	23	Victorian terrace house	C	2 of 3	Grafton
Junction Street	25	Victorian terrace house	C	3 of 3	Grafton
Junction Street	27	Victorian house	C		Grafton
<b>Junction Street</b>	<b>Even</b>				
Junction Street	6	Victorian terrace house		1 of 3	Grafton
Junction Street	8	Victorian terrace house		2 of 3	Grafton
Junction Street	10	Victorian terrace house		3 of 3	Grafton
Junction Street	12	Victorian house	C		Grafton
Junction Street	14	Victorian house	C		Grafton
Junction Street	16	Victorian house	C		Grafton
Junction Street	18	Victorian house	C		Grafton



Street	Street number	Description	H or C	Group element	Precinct
Junction Street	20	Victorian house	C		Grafton
Junction Street	22	Victorian house	C		Grafton
Junction Street	24	Victorian house	C		Grafton
Junction Street	26	Victorian house	C		Grafton
Junction Street	28	Inter-War flat building	C		Grafton
<b>Kendall Street</b>	<b>Even</b>				
Kendall Street	4	Victorian house	C		Fletcher
Kendall Street	8	Federation house	C		Fletcher
Kendall Street	10	Inter-War house	C		Fletcher
Kendall Street	14	Victorian house	C		Fletcher
Kendall Street	16	Victorian house	C		Fletcher
Kendall Street	18	Inter-War flat building	C		Fletcher
<b>Kilminster Lane</b>	<b>Odd</b>				
Kilminster Lane		Elms reserve	C		W Woollahra
<b>Magney Street</b>	<b>Odd</b>				
Magney Street	1	Federation house	C		Harbour View
Magney Street	3	Federation house	C		Harbour View
Magney Street	5	Federation house	C		Harbour View
Magney Street	7	Federation house	C		Harbour View
Magney Street	9	Federation house	C		Harbour View
Magney Street	11	Federation house	C		Harbour View
<b>Magney Street</b>	<b>Even</b>				
Magney Street	2	Federation house	C		Harbour View
Magney Street	4	Federation house	C		Harbour View
Magney Street	6	Federation house	C		Harbour View
Magney Street	8	Federation house	C		Harbour View

Street	Street number	Description	H or C	Group element	Precinct
<b>Moncur Street</b>	<b>Odd</b>				
Moncur Street	1	Victorian hotel	C		W Woollahra
Moncur Street	3	Victorian terrace house	C	1 of 12	W Woollahra
Moncur Street	5	Victorian terrace house	C	2 of 12	W Woollahra
Moncur Street	7	Victorian terrace house	C	3 of 12	W Woollahra
Moncur Street	9	Victorian terrace house	C	4 of 12	W Woollahra
Moncur Street	11	Victorian terrace house	C	5 of 12	W Woollahra
Moncur Street	13	Victorian terrace house	C	6 of 12	W Woollahra
Moncur Street	15	Victorian terrace house	C	7 of 12	W Woollahra
Moncur Street	17	Victorian terrace house	C	8 of 12	W Woollahra
Moncur Street	19	Victorian terrace house	C	9 of 12	W Woollahra
Moncur Street	21	Victorian terrace house	C	10 of 12	W Woollahra
Moncur Street	23	Victorian terrace house	C	11 of 12	W Woollahra
Moncur Street	25	Victorian terrace house	C	12 of 12	W Woollahra
Moncur Street	27	Victorian corner shop	C	1 of 4	W Woollahra
Moncur Street	29	Victorian terrace house	C	2 of 4	W Woollahra
Moncur Street	31	Victorian terrace house	C	3 of 4	W Woollahra
Moncur Street	33	Victorian terrace house	C	4 of 4	W Woollahra
Moncur Street	35	Victorian house	C		W Woollahra
Moncur Street	37	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	39	Victorian semi-detached house	C	2 of 2	W Woollahra
Moncur Street	41	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	43	Victorian semi-detached house	C	2 of 2	W Woollahra
Moncur Street	45	Victorian terrace house	C	1 of 4	W Woollahra
Moncur Street	47	Victorian terrace house	C	2 of 4	W Woollahra
Moncur Street	49	Victorian terrace house	C	3 of 4	W Woollahra
Moncur Street	51	Victorian terrace house	C	4 of 4	W Woollahra
Moncur Street	53	Victorian house	C		Queen St

Street	Street number	Description	H or C	Group element	Precinct
Moncur Street	61	Victorian terrace house	C	1 of 5	W Woollahra
Moncur Street	63	Victorian terrace house	C	2 of 5	W Woollahra
Moncur Street	65	Victorian terrace house	C	3 of 5	W Woollahra
Moncur Street	67	Victorian terrace house	C	4 of 5	W Woollahra
Moncur Street	69	Victorian terrace house	C	5 of 5	W Woollahra
Moncur Street	71	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	73	Victorian semi-detached house	C	2 of 2	W Woollahra
Moncur Street	75	Victorian house	C		W Woollahra
Moncur Street	81-83	Inter-War flat building	C		W Woollahra
Moncur Street	85	Victorian house	C		W Woollahra
Moncur Street	87	Victorian house	C		W Woollahra
Moncur Street	89	Victorian house	C		W Woollahra
Moncur Street		Holdsworth reserve	C		W Woollahra
Moncur Street	101	Victorian house	C		W Woollahra
Moncur Street	103	Victorian house	C		W Woollahra
<b>Moncur Street</b>	<b>Even</b>				
Moncur Street	2	Victorian corner shop	C		W Woollahra
Moncur Street	4	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	6	Victorian semi-detached house	C	2 of 2	W Woollahra
Moncur Street	8	Victorian house	C		W Woollahra
Moncur Street	10	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	12	Victorian semi-detached house	C	2 of 2	W Woollahra
Moncur Street	16	Victorian house	C		W Woollahra
Moncur Street	18	Victorian terrace house	C	1 of 4	W Woollahra
Moncur Street	20	Victorian terrace house	C	2 of 4	W Woollahra
Moncur Street	22	Victorian terrace house	C	3 of 4	W Woollahra
Moncur Street	24	Victorian terrace house	C	4 of 4	W Woollahra
Moncur Street	48	Victorian house	C		W Woollahra
Moncur Street	50	Victorian terrace house	C	1 of 3	W Woollahra
Moncur Street	52	Victorian terrace house	C	2 of 3	W Woollahra
Moncur Street	54	Victorian terrace house	C	3 of 3	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Moncur Street	56	Victorian house	C		W Woollahra
Moncur Street	66	Victorian house	C		W Woollahra
Moncur Street	70	Victorian terrace house	C	1 of 3	W Woollahra
Moncur Street	72	Victorian terrace house	C	2 of 3	W Woollahra
Moncur Street	74	Victorian terrace house	C	3 of 3	W Woollahra
Moncur Street	76	Victorian house	C		W Woollahra
Moncur Street	80	Victorian terrace house	C	1 of 4	W Woollahra
Moncur Street	82	Victorian terrace house	C	2 of 4	W Woollahra
Moncur Street	84	Victorian terrace house	C	3 of 4	W Woollahra
Moncur Street	86	Victorian terrace house	C	4 of 4	W Woollahra
Moncur Street	88	Victorian semi-detached house	C	1 of 2	W Woollahra
Moncur Street	90	Victorian semi-detached house	C	2 of 2	W Woollahra
<b>Morrell Street</b>	<b>Odd</b>				
Morrell Street		Holdsworth reserve	C		W Woollahra
Morrell Street	11	Victorian house	C		W Woollahra
Morrell Street	13	Victorian house	C		W Woollahra
Morrell Street	15	Victorian house	C		W Woollahra
<b>Nelson Street</b>	<b>Odd</b>				
Nelson Street	19	Federation house	C		Nelson
Nelson Street	21	Federation house	C		Nelson
Nelson Street	29	Inter-War flat building	C	1 of 4	Nelson
Nelson Street	29a	Inter-War flat building	C	2 of 4	Nelson
Nelson Street	29b	Inter-War flat building	C	3 of 4	Nelson
Nelson Street	29c	Inter-War flat building	C	4 of 4	Nelson
Nelson Street	33	Inter-War flat building	C		Nelson
Nelson Street	35	Inter-War flat building	C		Nelson
Nelson Street	37	Inter-War flat building	C		Nelson
Nelson Street	39	Inter-War flat building	C		Nelson
<b>Nelson Street</b>	<b>Even</b>				
Nelson Street	6	Victorian house	C		Nelson
Nelson Street	12	Victorian house	C		Nelson
Nelson Street	14	Victorian house	C		Nelson

Street	Street number	Description	H or C	Group element	Precinct
Nelson Street	16	Victorian house	C		Nelson
Nelson Street	18	Victorian house	C		Nelson
<b>Ocean Street</b>	<b>Odd</b>				
Ocean Street	1	Inter-War flat building	C		Nelson
Ocean Street	3	Inter-War flat building	C		Nelson
Ocean Street	5	Inter-War flat building	C		Nelson
Ocean Street	11	Victorian house	C		W Woollahra
Ocean Street	17	Victorian house	C		W Woollahra
Ocean Street	19	Victorian house	C		W Woollahra
Ocean Street	21	Victorian house	C		W Woollahra
Ocean Street	23	Victorian house	C		W Woollahra
Ocean Street	25	Victorian house	C		W Woollahra
Ocean Street	35	Victorian house	C		W Woollahra
Ocean Street	37	Victorian shop	C	1 of 2	W Woollahra
Ocean Street	39	Victorian shop	C	2 of 2	W Woollahra
Ocean Street	41	Victorian shop	C		W Woollahra
Ocean Street	43	Victorian house	C		W Woollahra
Ocean Street	45	Victorian house	C		W Woollahra
Ocean Street	49	Victorian house	C		W Woollahra
Ocean Street	51	Victorian house	C		W Woollahra
Ocean Street	53	Victorian corner shop	C		W Woollahra
Ocean Street	63	Chiswick Park - Inter-War park associated with 65 Ocean Street.	C		Rosemont
Ocean Street	65	Inter-War commercial building	C		Rosemont
Ocean Street	69-71	Inter-War flat building	C		Rosemont
Ocean Street	69-71	(Front fence associated with Victorian house, now demolished).	C		Rosemont
Ocean Street	85a	Inter-War flat building	C	1 of 4	Rosemont
Ocean Street	85b	Inter-War flat building	C	2 of 4	Rosemont
Ocean Street	85c	Inter-War flat building	C	3 of 4	Rosemont
Ocean Street	87	Inter-War flat building	C	4 of 4	Rosemont
Ocean Street	97	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	99	Victorian semi-detached house	C	2 of 2	Rosemont

Street	Street number	Description	H or C	Group element	Precinct
Ocean Street	101	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	103	Victorian semi-detached house	C	2 of 2	Rosemont
Ocean Street	105	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	107	Victorian semi-detached house	C	2 of 2	Rosemont
Ocean Street	109	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	111	Victorian semi-detached house	C	2 of 2	Rosemont
<b>Ocean Street</b>	<b>Even</b>				
Ocean Street	2a	Inter-War house	C		W Woollahra
Ocean Street	2	Federation terrace house	C	1 of 3	W Woollahra
Ocean Street	4	Federation terrace house	C	2 of 3	W Woollahra
Ocean Street	6	Federation terrace house	C	3 of 3	W Woollahra
Ocean Street	8-10	Victorian terraces	C		W Woollahra
Ocean Street	14	Victorian semi-detached house	C	1 of 2	W Woollahra
Ocean Street	16	Victorian semi-detached house	C	2 of 2	W Woollahra
Ocean Street, corner of Queen Street		Norfolk Island Pine	H		Queen St
Ocean Street	42	Victorian shop	C	1 of 3	Rosemont
Ocean Street	44	Victorian shop	C	2 of 3	Rosemont
Ocean Street	46	Victorian shop	C	3 of 3	Rosemont
Ocean Street	48	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	50	Victorian semi-detached house	C	2 of 2	Rosemont
Ocean Street	52	Victorian semi-detached house	C	1 of 2	Rosemont
Ocean Street	54	Victorian semi-detached house	C	2 of 2	Rosemont
Ocean Street	56	Federation house	C		Rosemont
Ocean Street	66	Federation house	C		Rosemont
Ocean Street	68-70	Victorian house	C		Rosemont
Ocean Street	72	Federation semi-detached house	C	1 of 2	Rosemont
Ocean Street	74	Federation semi-detached house	C	2 of 2	Rosemont
Ocean Street	84	Victorian house	C		Rosemont
Ocean Street <i>See also 14a Trelawney St</i>	86	Victorian house	C		Rosemont

Street	Street number	Description	H or C	Group element	Precinct
<b>Old South Head Road</b>	<i>Even</i>				
Old South Head Rd	76	Victorian/Federation house	C		Grafton
Old South Head Rd	78	Inter-War flat building	C		Grafton
Old South Head Rd	80	Victorian house	C		Grafton
Old South Head Rd	82	Federation terrace house	C	1 of 4	Grafton
Old South Head Rd	82a	Federation terrace house	C	2 of 4	Grafton
Old South Head Rd	84	Federation terrace house	C	3 of 4	Grafton
Old South Head Rd	86	Federation terrace house	C	4 of 4	Grafton
Old South Head Rd	90	Victorian terrace house	C	1 of 6	Grafton
Old South Head Rd	92	Victorian terrace house	C	2 of 6	Grafton
Old South Head Rd	94	Victorian terrace house	C	3 of 6	Grafton
Old South Head Rd	96	Victorian terrace house	C	4 of 6	Grafton
Old South Head Rd	98	Victorian terrace house	C	5 of 6	Grafton
Old South Head Rd	100	Victorian terrace house	C	6 of 6	Grafton
Old South Head Rd	110-112	Federation house	C		Grafton
Old South Head Rd	114	Victorian house	C		Grafton
<b>Oxford Street</b>	<i>Even</i>				
Oxford Street	2	Inter-War Hotel	C		W Woollahra
Oxford Street	4	Victorian shop	C	1 of 2	W Woollahra
Oxford Street	6	Victorian shop	C	2 of 2	W Woollahra
Oxford Street	8	Victorian shop	C	1 of 2	W Woollahra
Oxford Street	10	Victorian shop	C	2 of 2	W Woollahra
Oxford Street	12-14	Federation commercial building	C		W Woollahra
Oxford Street	16	Inter-War commercial building	C		W Woollahra
Oxford Street	20	Victorian commercial building	C		W Woollahra
Oxford Street	22-36	Inter-War building	C		W Woollahra
Oxford Street	38	Victorian house	C		W Woollahra
Oxford Street	40	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	42	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	44	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	46	Victorian semi-detached house	C	2 of 2	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Oxford Street	48	Inter-War garage building	C		W Woollahra
Oxford Street	50	Inter-War house	C		W Woollahra
Oxford Street	52	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	54	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	56	Victorian house	C		W Woollahra
Oxford Street	58	Victorian house	C		W Woollahra
Oxford Street	60	Inter-War building			W Woollahra
Oxford Street	68	Federation semi-detached house	C	1 of 2	W Woollahra
Oxford Street	70	Federation semi-detached house	C	2 of 2	W Woollahra
Oxford Street	72	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	74	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	76	Inter-War flat building	C		W Woollahra
Oxford Street	78	Victorian house	C		W Woollahra
Oxford Street	80	Victorian commercial building	C		W Woollahra
Oxford Street	82	Victorian terrace house	C	1 of 3	W Woollahra
Oxford Street	84	Victorian terrace house	C	2 of 3	W Woollahra
Oxford Street	86	Victorian terrace house	C	3 of 3	W Woollahra
Oxford Street	88-90	Victorian Hotel	C		W Woollahra
Oxford Street	92	Inter-War garage building	C		W Woollahra
Oxford Street	96	Victorian house	C		W Woollahra
Oxford Street	98	Victorian terrace house	C	1 of 2	W Woollahra
Oxford Street	100	Victorian terrace house	C	2 of 2	W Woollahra
Oxford Street	102	Victorian terrace house	C	1 of 3	W Woollahra
Oxford Street	104	Victorian terrace house	C	2 of 3	W Woollahra
Oxford Street	106	Victorian terrace house	C	3 of 3	W Woollahra
Oxford Street	108	Victorian house	C		W Woollahra
Oxford Street	110	Victorian house	C		W Woollahra
Oxford Street	112	Victorian house	C		W Woollahra
Oxford Street	114	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	116	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	118	Inter-War building	C		W Woollahra
Oxford Street	120-124	Inter-War garage building	C		W Woollahra



Street	Street number	Description	H or C	Group element	Precinct
Oxford Street	126	Victorian building	C		W Woollahra
Oxford Street	128	Victorian building	C		W Woollahra
Oxford Street	130	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	132	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	134	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	136	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	138	Victorian corner shop	C	1 of 4	W Woollahra
Oxford Street	140	Victorian terrace house	C	2 of 4	W Woollahra
Oxford Street	142	Victorian terrace house	C	3 of 4	W Woollahra
Oxford Street	144	Victorian terrace house	C	4 of 4	W Woollahra
Oxford Street	146	Victorian house	C		W Woollahra
Oxford Street	148	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	150	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	168	Victorian house	C		W Woollahra
Oxford Street	170	Victorian house	C		W Woollahra
Oxford Street	172-178	Inter-War religious building	C		W Woollahra
<b>Peaker Lane</b>	<b>Even</b>				
Peaker Lane	6	Victorian semi-detached house	C	1 of 2	Queen St
Peaker Lane	8	Victorian semi-detached house	C	2 of 2	Queen St
<b>Pickering Lane</b>	<b>Odd</b>				
Pickering Lane	1	Victorian semi-detached house	C	1 of 2	W Woollahra
Pickering Lane	3	Victorian semi-detached house	C	2 of 2	W Woollahra
Pickering Lane	5	Victorian timber house	C		W Woollahra
<b>Quambi Place</b>	<b>Odd</b>				
Quambi Place	1	Inter-War house	C		Rosemont
Quambi Place	3-3a	Inter-War house	C		Rosemont
Quambi Place	5	Inter-War house and gardens	H		Rosemont
Quambi Place	7	Inter-War house	C		Rosemont
Quambi Place	9-9a	Inter-War house	C		Rosemont
Quambi Place	11	Inter-War house	C		Rosemont
<b>Quambi Place</b>	<b>Even</b>				

Street	Street number	Description	H or C	Group element	Precinct
Quambi Place	2	Inter-War house	C		Rosemont
Quambi Place	10	Inter-War house	C		Rosemont
Quambi Place	12	Inter-War house	C		Rosemont
<b>Queen Street</b>	<b>Odd</b>				
Queen Street	7-9	Victorian house	C		Queen St
Queen Street	13-15	Inter-War house	C		Queen St
Queen Street	17	Victorian terrace house	C	1 of 4	Queen St
Queen Street	19	Victorian terrace house	C	2 of 4	Queen St
Queen Street	21	Federation house	C	3 of 4	Queen St
Queen Street	23	Victorian terrace house	C	4 of 4	Queen St
Queen Street	25	Victorian commercial building	C		Queen St
Queen Street	27	Federation house	C		Queen St
Queen Street	29	Victorian house	C		Queen St
Queen Street	31	Victorian terrace house	C	1 of 3	Queen St
Queen Street	33	Victorian terrace house	C	2 of 3	Queen St
Queen Street	35	Victorian terrace house	C	3 of 3	Queen St
Queen Street	37	Inter-War flat building	C	1 of 3	Queen St
Queen Street	39	Inter-War flat building	C	2 of 3	Queen St
Queen Street	41	Inter-War flat building	C	3 of 3	Queen St
Queen Street	43	Federation building	C		Queen St
Queen Street	45	Victorian house	C		Queen St
Queen Street	49	Victorian house	C		Queen St
Queen Street	53	Victorian house	C		Queen St
Queen Street	55	Victorian corner shop	C		Queen St
Queen Street	59	Victorian terrace house	C	1 of 6	Queen St
Queen Street	61	Victorian terrace house	C	2 of 6	Queen St
Queen Street	63	Victorian terrace house	C	3 of 6	Queen St
Queen Street	65	Victorian terrace house	C	4 of 6	Queen St
Queen Street	67	Victorian terrace house	C	5 of 6	Queen St
Queen Street	69	Victorian terrace house	C	6 of 6	Queen St
Queen Street	71	Victorian house	C		Queen St
Queen Street	73	Victorian semi-detached house	C	1 of 2	Queen St

Street	Street number	Description	H or C	Group element	Precinct
Queen Street	75	Victorian semi-detached house	C	2 of 2	Queen St
Queen Street	75a	Victorian terrace house	C	1 of 4	Queen St
Queen Street	77	Victorian terrace house	C	2 of 4	Queen St
Queen Street	79	Victorian terrace house	C	3 of 4	Queen St
Queen Street	81	Victorian terrace house	C	4 of 4	Queen St
Queen Street	83	Victorian shop	C	1 of 2	Queen St
Queen Street	85	Victorian shop	C	2 of 2	Queen St
Queen Street	87	Victorian terrace house	C	1 of 3	Queen St
Queen Street	89	Victorian terrace house	C	2 of 3	Queen St
Queen Street	91	Victorian terrace house	C	3 of 3	Queen St
Queen Street	93	Victorian house	C		Queen St
Queen Street	95	Federation building	C		Queen St
Queen Street	105	Victorian shop	C	1 of 2	Queen St
Queen Street	107	Victorian shop	C	2 of 2	Queen St
Queen Street	125	Victorian semi-detached house	C	1 of 2	Queen St
Queen Street	127	Victorian semi-detached house	C	2 of 2	Queen St
Queen Street	129	Victorian house	C		Queen St
Queen Street	131	Victorian house	C		Queen St
Queen Street	133	Late 20th century	C		Queen St
Queen Street	137	Inter-War flat building	C		Queen St
Queen Street	163	Inter-War flat building	C		Nelson
<b>Queen Street</b>	<b>Even</b>				
Queen Street	2a	Inter-War commercial building	C		Woollahra
Queen Street	2	Victorian terrace house	C	1 of 3	Queen St
Queen Street	4	Victorian terrace house	C	2 of 3	Queen St
Queen Street	6	Victorian terrace house	C	3 of 3	Queen St
Queen Street	8-16	Hughendon hotel, Victorian commercial building	C		Queen St
Queen Street	18	Inter-War house	C		Queen St
Queen Street	80	Victorian shop	C		Queen St
Queen Street	82	Victorian shop	C		Queen St
Queen Street	84	Victorian shop	C		Queen St

Street	Street number	Description	H or C	Group element	Precinct
Queen Street	88	Victorian shop	C	1 of 2	Queen St
Queen Street	90	Victorian shop	C	2 of 2	Queen St
Queen Street	92	Federation shop	C		Queen St
Queen Street	94	Victorian shop	C	1 of 2	Queen St
Queen Street	96	Victorian shop	C	2 of 2	Queen St
Queen Street	100	Victorian shop	C		Queen St
Queen Street	102	Victorian shop	C	1 of 3	Queen St
Queen Street	104	Victorian shop	C	2 of 3	Queen St
Queen Street	106	Victorian shop	C	3 of 3	Queen St
Queen Street	108	Victorian shop	C		Queen St
Queen Street	110	Federation shop	C		Queen St
Queen Street	118	Victorian corner shop	C		Queen St
Queen Street	126	Federation shop	C	1 of 2	Queen St
Queen Street	126a	Federation shop	C	2 of 2	Queen St
Queen Street	128	Victorian corner shop	C		Queen St
Queen Street	130	Victorian shop	C	1 of 2	Queen St
Queen Street	132	Victorian shop	C	2 of 2	Queen St
Queen Street	134	Victorian shop	C		Queen St
Queen Street	136	Victorian shop	C	1 of 2	Queen St
Queen Street	138	Victorian shop	C	2 of 2	Queen St
Queen Street	140	Victorian shop	C	1 of 2	Queen St
Queen Street	142	Victorian shop	C	2 of 2	Queen St
Queen Street	144	Victorian shop	C		Queen St
Queen Street	146	Victorian shop	C	1 of 3	Queen St
Queen Street	148	Victorian shop	C	2 of 3	Queen St
Queen Street	150	Victorian shop	C	3 of 3	Queen St
Queen Street	156	Victorian terrace	C	1 of 3	Queen St
Queen Street	158	Victorian terrace	C	2 of 3	Queen St
Queen Street	160	Victorian terrace	C	3 of 3	Queen St
Queen Street	162	Victorian shop	C		Queen St
Queen Street	162a	Victorian shop	C		Queen St
Queen Street	164	Inter-War flat building	C		Queen St

Street	Street number	Description	H or C	Group element	Precinct
Queen Street	166	Inter-War flat building	C		Queen St
Queen Street	166a	Inter-War flat building	C		Queen St
Queen Street	168	Inter-War house	C		Queen St
Queen Street	200	Inter-War flat building	C		Nelson
<b>Raine Street</b>	<b>Odd</b>				
Raine Street	1	Victorian terrace house	C	1 of 3	Fletcher
Raine Street	3	Victorian terrace house	C	2 of 3	Fletcher
Raine Street	5	Victorian terrace house	C	3 of 3	Fletcher
Raine Street	15	Inter-War flat building	C		Fletcher
<b>Raine Street</b>	<b>Even</b>				
Raine Street	4	Victorian house	C		Fletcher
Raine Street	6	Victorian house	C		Fletcher
Raine Street	20	Inter-War house	C		Fletcher
<b>Rosemont Avenue</b>	<b>Odd</b>				
Rosemont Avenue	5	Inter-War house			Rosemont
Rosemont Avenue	7	Inter-War house	C		Rosemont
Rosemont Avenue	17	Inter-War house	C		Rosemont
<b>Rosemont Avenue</b>	<b>Even</b>		C		
Rosemont Avenue	2	Inter-War house	C		Rosemont
Rosemont Avenue	4	Inter-War house	C		Rosemont
Rosemont Avenue	6-6a	Inter-War house	C		Rosemont
Rosemont Avenue	8	Inter-War house	C		Rosemont
Rosemont Avenue	10	Inter-War house	C		Rosemont
Rosemont Avenue	12	Inter-War flat building	C		Rosemont
Rosemont Avenue	20	Inter-War house	C		Rosemont
Rosemont Avenue	22	Inter-War house	C		Rosemont
Rosemont Avenue	24a	Late 20th century flat building	C		Rosemont
Rosemont Avenue	24	Inter-War flat building	C		Rosemont
<b>Roslyndale Avenue</b>	<b>Even</b>				
Roslyndale Avenue	4	Inter-War house	C		Rosemont

Street	Street number	Description	H or C	Group element	Precinct
<b>Rowe Street</b>	<b>Odd</b>				
Rowe Street	23	Victorian house	C		Grafton
Rowe Street	25	Victorian house	C		Grafton
Rowe Street	27	Victorian house	C		Grafton
Rowe Street	29	Victorian house	C		Grafton
Rowe Street	31	Victorian house	C		Grafton
Rowe Street	33	Inter-War flat building	C		Grafton
Rowe Street	37	Victorian house	C		Grafton
Rowe Street	39	Victorian semi-detached house	C	1 of 2	Grafton
Rowe Street	41	Victorian semi-detached house	C	2 of 2	Grafton
Rowe Street	43	Victorian house	C		Grafton
<b>Rush Street</b>	<b>Odd</b>				
Rush Street	5-7	Victorian house	C		W Woollahra
Rush Street	9	Victorian house	C		W Woollahra
Rush Street	11	Victorian house	C		W Woollahra
Rush Street	13	Victorian terrace house	C	1 of 5	W Woollahra
Rush Street	15	Victorian terrace house	C	2 of 5	W Woollahra
Rush Street	17	Victorian terrace house	C	3 of 5	W Woollahra
Rush Street	19	Victorian terrace house	C	4 of 5	W Woollahra
Rush Street	21	Victorian terrace house	C	5 of 5	W Woollahra
Rush Street	23	Victorian house	C		W Woollahra
Rush Street	25	Victorian semi-detached house	C	1 of 2	W Woollahra
Rush Street	27	Victorian semi-detached house	C	2 of 2	W Woollahra
Rush Street	29	Victorian terrace house	C	1 of 7	W Woollahra
Rush Street	31	Victorian terrace house	C	2 of 7	W Woollahra
Rush Street	33	Victorian terrace house	C	3 of 7	W Woollahra
Rush Street	35	Victorian terrace house	C	4 of 7	W Woollahra
Rush Street	37	Victorian terrace house	C	5 of 7	W Woollahra
Rush Street	39	Victorian terrace house	C	6 of 7	W Woollahra
Rush Street	41	Victorian terrace house	C	7 of 7	W Woollahra
Rush Street	45	Victorian house	C		W Woollahra
Rush Street	47	Victorian house	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
<b>Rush Street</b>	<b>Even</b>				<b>W Woollahra</b>
Rush Street	2	Victorian terrace house	C	1 of 3	W Woollahra
Rush Street	4	Victorian terrace house	C	2 of 3	W Woollahra
Rush Street	6	Victorian terrace house	C	3 of 3	W Woollahra
Rush Street	10	Victorian house	C		W Woollahra
Rush Street	12	Victorian terrace house	C	1 of 4	W Woollahra
Rush Street	14	Victorian terrace house	C	2 of 4	W Woollahra
Rush Street	16	Victorian terrace house	C	3 of 4	W Woollahra
Rush Street	18	Victorian terrace house	C	4 of 4	W Woollahra
<b>Russell Street</b>	<b>Odd</b>				
Russell Street	1	Federation house	C		Harbour View
Russell Street	3	Federation house	C		Harbour View
Russell Street	5	Federation house	C		Harbour View
Russell Street	7	Federation house	C		Harbour View
Russell Street	9	Federation house	C		Harbour View
Russell Street	11	Inter-War flat building	C		Harbour View
<b>Russell Street</b>	<b>Even</b>				
Russell Street	2	Federation house	C		Harbour View
Russell Street	4	Federation house	C		Harbour View
Russell Street	6	Federation house	C		Harbour View
Russell Street	10	Federation house	C		Harbour View
Russell Street	12	Federation house	C		Harbour View
Russell Street	14	Inter-War house	C		Harbour View
<b>Saber Street</b>	<b>Even</b>				
Saber Street	10	Victorian house	C		Grafton
Saber Street	12	Victorian house	C		Grafton
Saber Street	14	Victorian terrace house	C	1 of 4	Grafton
Saber Street	16	Victorian terrace house	C	2 of 4	Grafton
Saber Street	18	Victorian terrace house	C	3 of 4	Grafton
Saber Street	20	Victorian terrace house	C	4 of 4	Grafton
Saber Street	22	Victorian house	C		Grafton

Street	Street number	Description	H or C	Group element	Precinct
<b>Small Street</b>	<b>Odd</b>				
Small Street	1	Victorian corner shop	C	1 of 2	Fletcher
Small Street	3	Victorian house	C	2 of 2	Fletcher
Small Street	5	Victorian house	C		Fletcher
Small Street	11	Sandstone Retaining Wall	C		Fletcher
Small Street	13	Sandstone Retaining Wall	C		Fletcher
Small Street	15	Federation house	C		Fletcher
Small Street		Sandstone retaining wall to road separation	C		Fletcher
Small Street	21	Federation house	C	1 of 2	Fletcher
Small Street	23	Federation house	C	2 of 2	Fletcher
<b>Small Street</b>	<b>Even</b>				<b>Fletcher</b>
Small Street	2	Victorian house	C		Fletcher
Small Street	12	Victorian house	C		Fletcher
<b>Spicer Lane</b>	<b>Odd</b>				
Spicer Lane	7	Victorian house	C		W Woollahra
Spicer Lane	9	Victorian house	C		W Woollahra
<b>Spicer Street</b>	<b>Odd</b>				
Spicer Street	1	Victorian house	C		W Woollahra
Spicer Street	5	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	7	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	9	Victorian house	C		W Woollahra
Spicer Street	11	Victorian house	C		W Woollahra
Spicer Street	17	Victorian house	C		W Woollahra
Spicer Street	19	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	21	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	25	Victorian terrace house	C	1 of 5	W Woollahra
Spicer Street	27	Victorian terrace house	C	2 of 5	W Woollahra
Spicer Street	29	Victorian terrace house	C	3 of 5	W Woollahra
Spicer Street	31	Victorian terrace house	C	4 of 5	W Woollahra
Spicer Street	33	Victorian terrace house	C	5 of 5	W Woollahra



Street	Street number	Description	H or C	Group element	Precinct
<b>Spicer Street</b>	<b>Even</b>				
Spicer Street	14	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	16	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	18	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	20	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	22	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	24	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	26	Victorian semi-detached house	C	1 of 2	W Woollahra
Spicer Street	28	Victorian semi-detached house	C	2 of 2	W Woollahra
Spicer Street	30	Victorian terrace house	C	1 of 3	W Woollahra
Spicer Street	32	Victorian terrace house	C	2 of 3	W Woollahra
Spicer Street	34	Victorian terrace house	C	3 of 3	W Woollahra
Spicer Street	36	Victorian house	C		W Woollahra
Spicer Street	38	Victorian house	C		W Woollahra
<b>Tara Street</b>	<b>Odd</b>				
Tara Street	3a	Victorian house	C		W Woollahra
Tara Street	5	Victorian house	C		W Woollahra
Tara Street	7	Victorian house	C		W Woollahra
Tara Street	9	Victorian house	C		W Woollahra
Tara Street	11a	Victorian building	C		W Woollahra
<b>The Grove</b>	<b>Even</b>				
The Grove	1-4	See No. 153a Queen Street	H		Nelson
<b>Trelawney Street</b>	<b>Odd</b>				
Trelawney Street	3	Inter-War flat building	C		Rosemont
Trelawney Street	9	Inter-War house	C		Rosemont
Trelawney Street	13	Federation house	C		Rosemont
Trelawney Street	15	Victorian house	C		Rosemont
Trelawney Street	17	Victorian house	C		Rosemont
Trelawney Street	19	Victorian house	C		Rosemont
Trelawney Street	21	Victorian house	C		Rosemont

Street	Street number	Description	H or C	Group element	Precinct
<b>Trelawney Street</b>	<b>Even</b>				
Trelawney Street	12a	Inter-War house	C		Rosemont
Trelawney Street	14	Victorian house	C		Rosemont
Trelawney Street	14a	Victorian house	C		W Woollahra
Trelawney Street See also 86 Ocean Street	16	Victorian house	C		W Woollahra
<b>Vernon Street</b>	<b>Odd</b>				
Vernon Street	35	Victorian semi-detached house	C	1 of 2	Grafton
Vernon Street	37	Victorian semi-detached house	C	2 of 2	Grafton
<b>Vernon Street</b>	<b>Even</b>				
Vernon Street	16	Victorian house	C		Grafton
Vernon Street	18	Victorian house	C		Grafton
<b>Victoria Avenue</b>	<b>Odd</b>				
Victoria Avenue	3	Victorian semi-detached house	C	1 of 2	W Woollahra
Victoria Avenue	5	Victorian semi-detached house	C	2 of 2	W Woollahra
Victoria Avenue	7	Victorian terrace house	C	1 of 3	W Woollahra
Victoria Avenue	9	Victorian terrace house	C	2 of 3	W Woollahra
Victoria Avenue	11	Victorian terrace house	C	3 of 3	W Woollahra
Victoria Avenue	13	Victorian corner shop	C		W Woollahra
Victoria Avenue	15	Victorian terrace house	C	1 of 3	W Woollahra
Victoria Avenue	17	Victorian terrace house	C	2 of 3	W Woollahra
Victoria Avenue	19	Victorian terrace house	C	3 of 3	W Woollahra
Victoria Avenue	21	Victorian house	C		Queen Street
<b>Victoria Avenue</b>	<b>Even</b>				
Victoria Avenue	2	Victorian house	C		W Woollahra
Victoria Avenue	4	Victorian semi-detached house	C	1 of 2	W Woollahra
Victoria Avenue	6	Victorian semi-detached house	C	2 of 2	W Woollahra
Victoria Avenue	10	Victorian house	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
<b>View Street</b>	<b>Odd</b>				
View Street	1	Victorian house	C		Fletcher
View Street	3	Victorian house	C	1 of 4	Fletcher
View Street	5	Victorian house	C	2 of 4	Fletcher
View Street	7	Victorian house	C	3 of 4	Fletcher
View Street	9	Victorian house	C	4 of 4	Fletcher
View Street	11	Federation terrace house	C	1 of 4	Fletcher
View Street	13	Federation terrace house	C	2 of 4	Fletcher
View Street	15	Federation terrace house	C	3 of 4	Fletcher
View Street	17	Federation terrace house	C	4 of 4	Fletcher
View Street	19	Victorian house	C		Fletcher
View Street	21	Victorian terrace house	C	1 of 17	Fletcher
View Street	23	Victorian terrace house	C	2 of 17	Fletcher
View Street	25	Victorian terrace house	C	3 of 17	Fletcher
View Street	27	Victorian terrace house	C	4 of 17	Fletcher
View Street	29	Victorian terrace house	C	5 of 17	Fletcher
View Street	31	Victorian terrace house	C	6 of 17	Fletcher
View Street	33	Victorian terrace house	C	7 of 17	Fletcher
View Street	35	Victorian terrace house	C	8 of 17	Fletcher
View Street	37	Victorian terrace house	C	9 of 17	Fletcher
View Street	39	Victorian terrace house	C	10 of 17	Fletcher
View Street	41	Victorian terrace house	C	11 of 17	Fletcher
View Street	43	Victorian terrace house	C	12 of 17	Fletcher
View Street	45	Victorian terrace house	C	13 of 17	Fletcher
View Street	47	Victorian terrace house	C	14 of 17	Fletcher
View Street	49	Victorian terrace house	C	15 of 17	Fletcher
View Street	51	Victorian terrace house	C	16 of 17	Fletcher
View Street	53	Victorian terrace house	C	17 of 17	Fletcher
<b>View Street</b>	<b>Even</b>				
View Street	2a	Victorian house	C		Fletcher
View Street	2	Victorian house	C		Fletcher

Street	Street number	Description	H or C	Group element	Precinct
View Street	24	Victorian house	C	1 of 2	Fletcher
View Street	26	Victorian house	C	2 of 2	Fletcher
View Street	28	Victorian house	C		Fletcher
View Street	30	Victorian house	C		Fletcher
View Street	34	Inter-War semi-detached house	C	1 of 2	Fletcher
View Street	36	Inter-War semi-detached house	C	2 of 2	Fletcher
View Street	42	Victorian house	C		Fletcher
View Street	52	Victorian house	C		Fletcher
View Street	58	Victorian house	C		Fletcher
View Street	60-62	Inter-War flat building	C		Fletcher
<b>Wallaroy Road</b>	<b>Odd</b>				
Wallaroy Road aka 283 Edgecliff Road	85	Victorian house and sandstone walling	C		Rosemont
<b>Wallis Street</b>	<b>Odd</b>				
Wallis Street	113	Federation semi-detached house	C	1 of 2	Grafton
Wallis Street	115	Federation semi-detached house	C	2 of 2	Grafton
Wallis Street	121	Victorian house	C		Grafton
Wallis Street	123	Victorian house	C		Grafton
Wallis Street	129	Victorian house	C		Grafton
<b>Wallis Street</b>	<b>Even</b>				
Wallis Street	2	Victorian house	C		W Woollahra
Wallis Street	4	Victorian house	C		W Woollahra
Wallis Street	8	Victorian house	C		W Woollahra
Wallis Street	14	Victorian semi-detached house	C	1 of 2	W Woollahra
Wallis Street	16	Victorian semi-detached house	C	2 of 2	W Woollahra
Wallis Street	20	Victorian building	C	1 of 2	W Woollahra
Wallis Street	20a	Victorian building	C	2 of 2	W Woollahra
Wallis Street	28	Victorian house	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Wallis Street	34	Victorian terrace house	C	1 of 4	W Woollahra
Wallis Street	36	Victorian terrace house	C	2 of 4	W Woollahra
Wallis Street	38	Victorian terrace house	C	3 of 4	W Woollahra
Wallis Street	40	Victorian terrace house	C	4 of 4	W Woollahra
Wallis Street	42	Late 20th century semi-detached house	C	1 of 2	W Woollahra
Wallis Street	44	Late 20th century semi-detached house	C	2 of 2	W Woollahra
Wallis Street	46	Victorian semi-detached house	C	1 of 2	W Woollahra
Wallis Street	48	Victorian semi-detached house	C	2 of 2	W Woollahra
Wallis Street	50	Victorian semi-detached house	C	1 of 2	W Woollahra
Wallis Street	52	Victorian semi-detached house	C	2 of 2	W Woollahra
Wallis Street	54	Victorian semi-detached house	C	1 of 2	W Woollahra
Wallis Street	56	Victorian semi-detached house	C	2 of 2	W Woollahra
Wallis Street	58	Victorian house	C		W Woollahra
Wallis Street	60	Victorian house	C		W Woollahra
Wallis Street	62	Victorian corner shop	C		W Woollahra
Wallis Street	64	Victorian corner shop	C		W Woollahra
Wallis Street	66	Victorian terrace house	C	1 of 7	W Woollahra
Wallis Street	68	Victorian terrace house	C	2 of 7	W Woollahra
Wallis Street	70	Victorian terrace house	C	3 of 7	W Woollahra
Wallis Street	72	Victorian terrace house	C	4 of 7	W Woollahra
Wallis Street	74	Victorian terrace house	C	5 of 7	W Woollahra
Wallis Street	76	Victorian terrace house	C	6 of 7	W Woollahra
Wallis Street	78	Victorian terrace house	C	7 of 7	W Woollahra
Wallis Street	80	Victorian semi-detached house	C	1 of 2	W Woollahra
Wallis Street	82	Victorian semi-detached house	C	2 of 2	W Woollahra
Wallis Street	90	Victorian house	C		W Woollahra
Wallis Street	96	Inter-War flat building	C		Nelson
Wallis Street	98	Inter-War flat building	C		Nelson
Wallis Street	100	Inter-War flat building	C		Nelson

Street	Street number	Description	H or C	Group element	Precinct
<b>Wellington Street</b>	<b><i>Odd</i></b>				
Wellington Street	1	Federation house	C		Rosemont
Wellington Street	3	Late 20 <sup>th</sup> century house	C		Rosemont
Wellington Street	5	Federation house	C		Rosemont
Wellington Street	9	Inter-War house	C		Rosemont
Wellington Street	17	Federation house	C		Rosemont
Wellington Street	19	Victorian house	C		Rosemont
<b>Wellington Street</b>	<b><i>Even</i></b>				<b>Rosemont</b>
Wellington Street	2	Inter-War flat building	C		Rosemont
Wellington Street	4	Inter-War flat building	C		Rosemont