

# Chapter G5

## 3-9 Sisters Lane, Edgecliff

Part G ▶ Site-Specific Controls

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# Chapter G5 ▶ 3-9 Sisters Lane, Edgecliff

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## G5.1 Introduction

### G5.1.1 Background

This chapter applies to land that was formerly part of the Sisters of Charity property known as Monte Oliveto. It identifies the conservation significance of the site and its relationship to the Woollahra Heritage Conservation Area.

The original property at 13 Albert Street was subdivided, and the new lots at 3-9 Sisters Lane were developed for two storey contemporary terrace style housing, consistent with the controls in the original development control plan (DCP) for the site, adopted on 26 June 2000, and which commenced on 15 September 2000.

Recognising that the site is largely developed, this chapter only reflects those parts of the original site-specific DCP that may be relevant to further development on the site, such as additions and alterations.

### G5.1.2 Land where this chapter applies

This chapter applies to land identified on the map at Figure 1. The land comprises Nos.3-9 Sisters Lane, being Lots 1- 4 DP 1047567.

**FIGURE 1** Subject sites



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### G5.1.3 Development to which this chapter applies

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

Given that the site has been largely redeveloped, it is likely that development would generally involve only additions and alterations.

### G5.1.4 Objectives

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The objectives of this chapter are:

- O1 To ensure that development of the site takes place in a manner which is compatible with the character and built form of the locality.
- O2 To ensure that any development has regard to the two heritage items, “Fenton” and “Carmel” at No. 8 and 24 Albert Street in the vicinity of the site.
- O3 To ensure that any development on the site reflects its location within, and strengthens the integrity of the Woollahra Heritage Conservation Area.

### G5.1.5 Relationship to other parts of the DCP

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

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

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

## G5.2 Conservation significance

The site lies within and on the northern edge of the Woollahra Heritage Conservation Area (HCA) as defined in Woollahra LEP 2014. There is a wide variety in the scale, style and bulk of buildings in the area.

The site formed part of property owned by the Sisters of Charity. Neither the site nor any of its buildings are listed in the schedule of heritage items contained in Woollahra LEP 2014.

Construction of the convent building commenced in 1911. It has been used for various purposes associated with the work and ministries of the Sisters of Charity.

The architectural design of the convent building is in the style known as Federation Arts and Crafts which was common in the period circa 1890 to 1915. It was built as a convent and its much altered internal layout reflects this use. In 1994 fire destroyed the whole of the upper floor, which has been restored.

The Camphor Laurel trees on the western boundary of the site are not listed as heritage items. The Camphor Laurel trees contribute to the site's natural setting by providing shade and greenery. They also provide a natural buffer to adjoining development.

As part of demonstrating the conservation value of the locality, in close proximity to the site and within the context of this northern part of the HCA, there are some 15 sites and structures identified as being of heritage significance in their own right in Woollahra LEP 2014. In fact, there are a number of fine examples of 1930s residential flat buildings in that section of Edgecliff Road from Albert Street to Ocean Street. This section of Edgecliff Road is an excellent example of a high quality streetscape.

The context of this northern edge of the precinct has been weakened by some of the styles of development in recent years. This has adversely impacted on the integrity of this section of the HCA.

The streetscape of Albert Street has a "quiet sense of enclosure" about it, notwithstanding that there is a noticeable volume of one way through traffic from Ocean Street in the west to Edgecliff Road in the east as well as vehicular movements generated by the local Catholic Parish Church and Parish Centre.

There is a "sense of entry" into Albert Street from Ocean Street due to the vegetation near the entrance of the street and the scale of the three pairs of circa 1880s two storey semi-detached terraces on the south western corner. This scale and style of development is a continuation of similar terrace style buildings from that corner along Ocean Street to the south.

The buildings along Albert Street are a mixture of single unit, one and two storey dwelling houses, terrace style housing ranging from circa 1880s to 1970s with residential flat buildings from circa 1930s together with a Church building, Parish Centre and the more recent aged care residential units.

Nos. 8 and 24 Albert Street, known as 'Fenton' and 'Carmel', which lie to the north-west and north-east of the site are heritage items in Woollahra LEP 2014.

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The rear portions of three pairs of circa 1880s two storey terraces lie to the west of the site and are separated from the site by the narrow Sisters Lane which has a heavily treed, quiet, country lane, atmosphere created by the row of Camphor Laurels on the west side of the site.

On the west side of Sisters Lane are some ten garages to the terraces on Ocean Street; four of these have first floor additions.

A large townhouse development, in what could be described as using the architectural language of the late 20th century Sydney Regional style, adjoins the site on its eastern boundary.

On the southern boundary is a multi-storey circa 1970s residential flat/unit tower building, known as 'Rosemont Gardens'. The architectural language of this development is somewhat similar to the townhouse development on the eastern boundary.

The strength of the edge of this section of the Woollahra Heritage Conservation Area is to be found in the three, two storey terraces to the west, the fine circa 1920s to 1930s large residence on the corner of Albert Street and Quambi Place.

'Fenton' and 'Carmel', the residential developments to the north east and the Church building give context and integrity to the precinct.

The range of scale, bulk and style of existing development in the vicinity of the site provides an excellent opportunity to design an infill development that responds to its setting, strengthens the edge of the precinct and contributes to the overall integrity of the HCA.

## G5.3 Character of development

Development of the site must reflect and enhance the qualities in the area and contribute to an attractive residential environment that enhances the attributes of the Woollahra Heritage Conservation Area and heritage items in the vicinity of the site.

Development on the site is to be consistent with the built form and character of the surrounding area. Buildings on the site are to reflect the predominant built form and contribute to the variety of architectural styles of development in the area.

### Objectives

- O1 To ensure that any building is consistent with the general character of dwellings in the conservation area.
- O2 To ensure that any buildings on the site exhibit an architectural style compatible with the existing streetscape and contribute to the architectural integrity and quality of the urban amenity of the area.
- O3 To ensure that the buildings on the site are visually compatible with the surrounding development and enhance the character of the area.

### Controls

- C1 The buildings on the site must relate appropriately to the existing built form in the neighbouring area, while possessing their own architectural integrity.
- C2 The style and character of any buildings on the site must be compatible with the surrounding streetscape in the conservation area.
- C3 The principal elevations of buildings will be to Sisters Lane.
- C4 Building setbacks from Sisters Lane shall be an average minimum of 3m and reflect the need to protect trees that contribute to the natural setting of the site or to allow for replanting of vegetation which will retain the ‘country lane’ ambience of the lane.
- C5 Setbacks from Sisters Lane are to reflect the need to retain the ‘country lane’ ambience of the lane.
- C6 Building setbacks from the eastern site boundary are a minimum of 5m.
- C7 The height of any external enclosing wall is not more 7.2m to the underside of eaves, excluding that part of a wall that comprises the triangular configuration of a gable end.
- C8 Buildings have a two storey limit.
- C9 The building footprint is limited to 40% of the site area. (Building footprint means the area of land measured at finished ground level which is enclosed by the external walls of a building.)