

13 Albert Street, Edgecliff Development Control Plan

Repealed by WDCP2015 on 23/05/15

26 June 2000



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1. Introduction

1.1 Where this Development Control Plan (DCP) applies

This Development Control Plan (DCP) applies to part of No. 13 Albert Street, Edgecliff which is known as "Monte Oliveto". The property description is part of Lot 1 in Deposited Plan 932367 (See Figure 1).

1.2 The aim of the DCP

The aim of the DCP is to provide guidelines for the future use and development of the site.

1.3 The objectives of this DCP

The objectives of the DCP are:

- To ensure that development of the site takes place in a manner which is compatible with the character and built form of the locality.
- To ensure that any development has regard to the two heritage items, "Fenton" at No. 8 and "Carmel" at No. 24 Albert Street in the vicinity of the site.
- To ensure that any development on the site reflects its location within, and strengthens the integrity of the West Woollahra Heritage Conservation Area.
- To encourage innovative design resolutions for infill development.
- To minimise the impact of development on adjoining residential areas.

The aim and objectives are expanded upon in the following chapters of this DCP.

1.4 Relationship of this DCP to the Environmental Planning and Assessment Act 1979 and other plans and policies

This DCP has been prepared in accordance with section 72 of the Environmental Planning and Assessment Act 1979 and Part 3 of the Environmental Planning and Assessment Regulation 1994. The land covered by this DCP is subject to the provisions of Woollahra Local Environmental Plan 1995, as amended.

There are a number of DCPs, guidelines, policies and codes that may have application to the land. This DCP is specific to the land and in the event of any inconsistency between this DCP and any other DCP, guideline, policy or code, this DCP will take precedence to the extent of any such inconsistency unless otherwise specified in this DCP or in the other DCPs, guidelines, policies or codes.

1.5 This DCP

The DCP is divided into 4 sections:

- Section 1 - This details general matters relating to the aims, objectives and interrelationship of this DCP to other planning tools that may apply to the land to which this DCP applies.
- Section 2 - Addresses the conservation significance of the site and its relationship to the West Woollahra Heritage Conservation Area, within which it is located.
- Section 3 - Sets out the requirements for site analysis.
- Section 4 - Details the design criteria which are to guide development of the land.

Attachment 1 - Sets out the names and location of heritage items in the vicinity of the subject land.

1.6 Approval and commencement of this plan

This DCP was approved by Woollahra Council on 26 June 2000 and commenced on 15 September 2000.

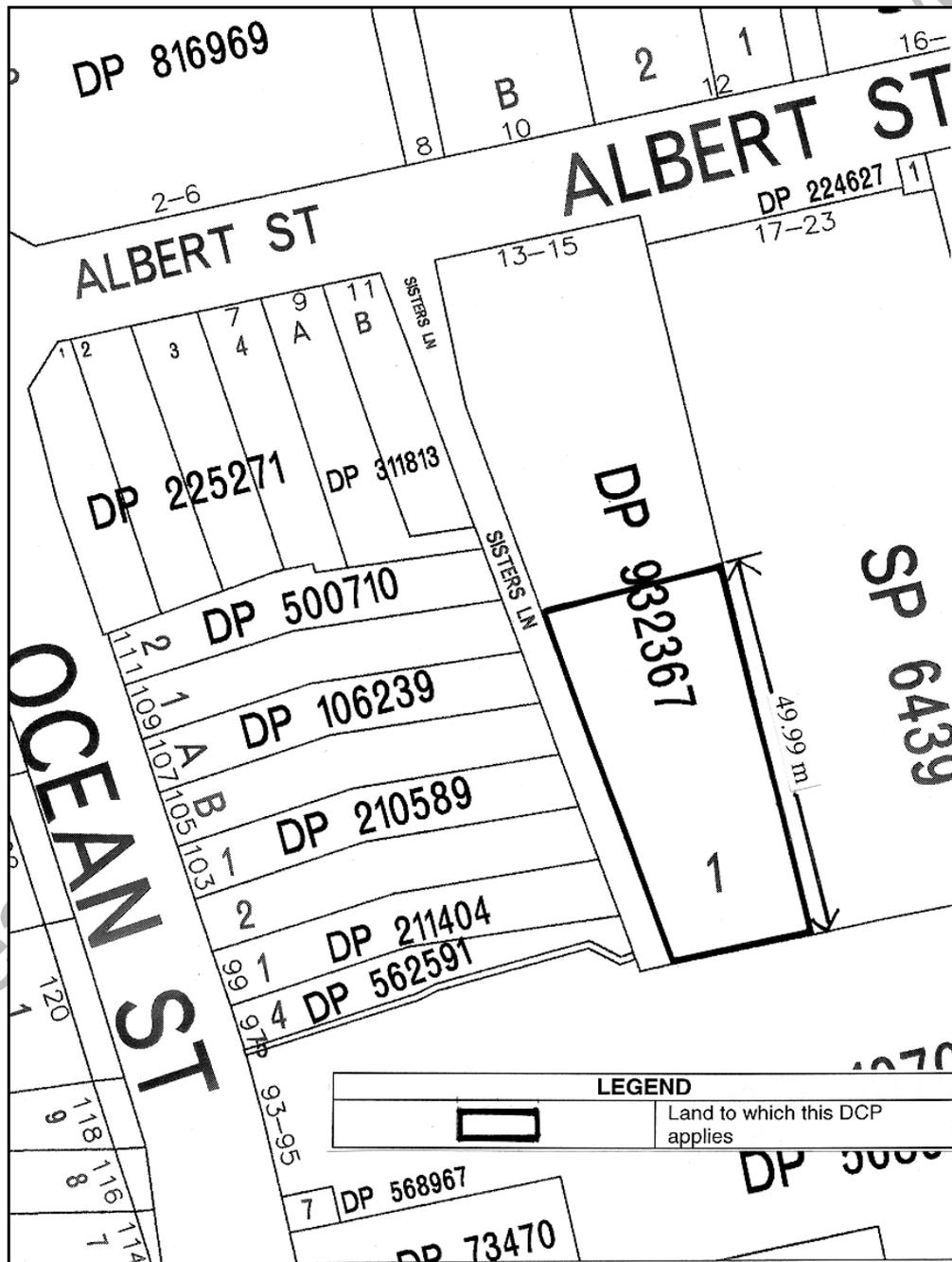


Figure 1 – Site Plan

2. Conservation significance

The site lies within and on the northern edge of the West Woollahra Heritage Conservation Area as defined in Woollahra LEP 1995. 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 1995.

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 c1890 - 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 Conservation Area, there are some 15 sites and structures identified as being of heritage significance in their own right in Woollahra LEP 1995. (See **Attachment 1**). In fact, there are a number of fine examples of 1930's 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 Conservation Area 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 Conservation Area.

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 c1880's two storey semi-detached terraces on the south western corner. This scale and style of development is a continuation of similar terraces 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 housing ranging from c1880's to c1970's with residential flat buildings from c1930's together with a Church building, Parish Centre and the more recent aged care residential units.

No. 8 - "Fenton" and No. 24 - "Carmel" Albert Street, which lie to the north west and north east of the site are identified heritage items in Woollahra LEP 1995 (see **Attachment No.1**).

The rear portions of three pairs of c1880's 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 1st floor additions.

A large town house development, in what could be described as using the architectural language of the late Twentieth Century Sydney Regional style, adjoins the site on its eastern boundary.

On the southern boundary is a multi-storey c1970's residential flat/unit tower building, known as "Rosemont Gardens". The architectural language of this development is somewhat similar to the town house development on the eastern boundary.

The strength of the edge of this section of the West Woollahra Heritage Conservation Area, is to be found in the three, two storey terraces to the west, the fine c1920's/30's 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 Conservation Area.

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 Conservation Area and contributes to the overall integrity of the Heritage Conservation Area.

Heritage impact assessment must be carried out under the provisions of Part 4 of Woollahra LEP 1995 and section 79C of the Environmental Planning and Assessment Act 1979.

All development applications for the site must be accompanied by a heritage impact statement. The statement must address the impact of development on the heritage significance of the site, the heritage conservation area and heritage items in the vicinity of the site.

3. Site analysis controls

3.1 The role of site analysis

General

Site analysis is the first step in design. Site analysis involves drawing a plan to show the key characteristics of the site and neighbouring properties and the site's relationship to the neighbourhood and street.

Analysis of the constraints and opportunities of a site helps to achieve the best design for the site, future residents and neighbours.

Site analysis is necessary to ensure the most appropriate development for the site. Council's site analysis requirements also aim to reduce delays in the assessment process and to ensure proposals are sensitive to the characteristics of the site and neighbouring properties.

3.2 Council's site analysis requirements

Explanation

Council requires that a **Site Analysis Plan** and accompanying **Explanatory Statement** be included in applications for new housing. An **Explanatory Statement** is a written statement describing how the applicant's design responds to the **Site Analysis Plan**.

Objectives

- 01** To ensure development preserves or enhances the special qualities of individual sites.
- 02** For large development sites, to encourage alternative modes of transport, particularly walking and cycling, through the provision of safe, attractive and convenient street networks.

Performance criteria

- P1** Development fits into the surrounding environment and pattern of development by responding to:
 - urban form;
 - local topography and landscape;
 - view corridors;
 - surrounding neighbourhood character and streetscape; and
 - the local street and pedestrian networks.
- P2** The application includes a **Site Analysis Plan** prepared in accordance with Council's Development Application Guide.

The Site Analysis Plan should be drawn to a scale of either 1:100 or 1:200 and should include:

- a) north point (true solar north) - to understand the site's orientation;
- b) the legal description of the site - including the lot and DP number, property boundaries and dimensions, site area (m²) and any easements, rights-of-way or sewer mains;
- c) contours or spot levels to Australian Height Datum (extended contours into adjoining roads and properties) – to understand the level of slope;
- d) differences in ground level between the site and adjoining land - to help in the early identification of potential overshadowing, privacy, drainage and view sharing issues;
- e) drainage and services - including stormwater drains, flow paths, drainage easements, watercourses and channels;
- f) extent of any landfill or contaminated soil areas - will it be a problem?;
- g) landscape features, such as cliffs, rock outcrops, embankments, retaining walls and foreshores - how can building design best respond to important site features?;
- h) a view analysis showing views from the site and from adjoining land - how can you avoid blocking neighbours' views?;
- i) the location, canopy spread, name (common and botanical), spot level and numeric reference of all existing trees and vegetation protected by Council's Tree Preservation Order (over 5m in height or having a canopy width exceeding 3m), including those on adjoining property boundaries - Council consent is required for the removal or pruning of all trees protected by Council's Tree Preservation Order;
- j) trees and vegetation on adjacent properties, particularly those within 15m of the site - how will you affect other people's vegetation?;
- k) existing public roads, laneways, pathways, driveways, parking areas, loading bays and pedestrian and vehicle access points - access may need to be improved;
- l) existing buildings and structures on the site and on immediately adjoining land (show location, distance from boundary, height, current use, front and rear entrances) - how will they fit into the new development and which buildings are to be demolished?;
- m) proposed buildings (show outline only) - how much change is proposed?;
- n) overshadowing by adjoining buildings - how will this affect the location of habitable rooms and private open space?;
- o) fences and walls - these may be important to the streetscape;
- p) swimming pools, sea walls, slipways and other foreshore structures – alterations may be subject to special development controls;
- q) adjoining private open spaces, facing doors and windows (particularly those within 15m of the site) - these will have privacy implications for both new residents and neighbours;

- r) prevailing air movements - are there beneficial breezes or adverse winds?;
- s) noise, odour and light spillage sources (eg. main roads, railway lines, tennis courts, sports fields, air conditioning units, pool pumps, etc) - can the effects be reduced?
- t) the characteristics of any nearby public open space - is it suitable for future residents?;
- u) street frontage features such as service poles, street trees, kerb cross-overs, footpaths, pedestrian crossings, street furniture, bus stops and services - what and where are the street features?;
- v) the built form and character of adjacent and nearby development, including characteristic fencing and garden styles - does the new development fit in with the area?; and
- w) the location of on-site and nearby heritage items, heritage conservation areas and archaeological features - how will the development affect the heritage qualities of the site and neighbourhood?

P3 A **Site Analysis Plan** and accompanying **Explanatory Statement** are required for all applications involving:

- external building work which will result in significant changes to building form; or
- an increase in the number of dwellings on the site.

A **Site Analysis Plan** and accompanying **Explanatory Statement** are not required for applications involving:

- minor alterations and additions to an existing dwelling which do not result in significant changes to exterior building form; or
- changes of use which do not involve external building work.

4. Design criteria

4.1 Summary

Successful development of the site will be achieved through careful planning and design which occurs as a consequence of a thorough analysis of the site and its context. The site layout must reflect and enhance the qualities that already exist in the area and contribute to an attractive residential environment in this part of Woollahra as well as enhancing the attributes of the West Woollahra Heritage Conservation Area and the identified heritage items in the vicinity of the site.

4.2 Site design

Objectives

- 01 To achieve a style of layout which utilises the existing natural and cultural features of the site and integrates with the surrounding environment and is compatible with the character of the area.
- 02 To promote development which enhances the locational qualities of the site and contributes to the streetscape in the area particularly the relationship with the terraces to the west.
- 03 To take advantage of the attributes of Sisters Lane.
- 04 To provide a high quality amenity for future occupants of the site.
- 05 To provide easy vehicular ingress and egress.
- 06 To ensure that the objectives of acoustic and visual privacy and energy efficiency are achieved.

Performance criteria

- P1 The site design must take into account the location and topography of the site; views into and out of the site; the site's relationship with the surrounding road layout; existing vegetation on and off the site; access and building orientation.
- P2 The site design must take into account the buildings adjoining and adjacent to the site and the streetscape conditions. These include:
 - location and character of existing buildings;
 - location of proposed buildings and their relationship to adjoining development;
 - relationships between buildings within the site;
 - prevailing architecture;
 - types, colours and textures of material used in existing buildings;
 - location of proposed buildings and their relationship to adjoining development;
 - location and nature of vehicular accesses;
 - landscaping and street tree planting.

- P3** The site design must integrate requirements for landscaping; provide open space; design of access arrangements and parking; privacy; fencing and streetscape treatment; paving and street planting, if necessary.

4.3 Character of development

General

Development on the site is required to be in accordance with the built form and character of the surrounding area. The site is situated in an urban area of diversified architectural styles and densities and this is to be reflected in the style and type of development proposed on the land.

The land is to be developed for residential purposes. This can be by individual houses on single lots, as terrace-houses or similar forms. These types of housing options are in keeping with the prevailing character of development in the vicinity.

Objectives

- 01** To ensure that any building is of a typology consistent with the general character of dwellings in the conservation area.
- 02** 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.
- 03** To allow for some degree of individuality in the development of the site.
- 04** To ensure that the buildings on the site are visually compatible with the surrounding development and enhance the character of the area.
- 05** To ensure that the design of the points of ingress and egress enhance the streetscape values.

Performance criteria

- P1** The buildings on the site must relate appropriately to the existing built form in the neighbouring area, while possessing their own architectural integrity.
- P2** The style and character of any buildings on the site must be compatible with the surrounding streetscape in the surrounding conservation area.
- P3** The principal elevations of buildings will be to Sisters Lane.
- P4** Design elements which are to be addressed include:
- building alignments and set-backs;
 - building heights and massing;
 - ratios of solids to voids;
 - roof form and pitch;
 - materials to be used; textures and patterns;
 - decorative elements;
 - façade detailing, verandas and balconies;
 - fencing and walling;
 - access points.

- P5** Dormer roof constructions, attic accommodation and other forms of living accommodation are not to be provided within the roofspace of dwellings.

4.4 Building size and location

General

The setting for the site is provided by the existing development and character of the area. In terms of maximum building envelope, any 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

- 01** To formulate a compatible architectural style of development while permitting flexibility in the design of buildings on the site.
- 02** To ensure that buildings integrate with and contribute to the urban form and amenity of the surrounding area.
- 03** To ensure that there are no adverse impacts from overshadowing, loss of privacy or loss of views.
- 04** To provide for definition between buildings on the site and the remainder of the locality, while providing for a coherent character and streetscape.
- 05** To allow adequate daylight, sunlight and ventilation to living areas and private open space of new and neighbouring development.
- 06** To protect trees and vegetation and the other cultural features of the site.
- 07** To ensure a high standard of landscaping design and development.
- 08** To maximise the topography of the site.
- 09** To ensure that buildings and development on the site respects the overall provisions of this DCP and any other relevant DCP.
- 010** To ensure the principles of energy efficiency are achieved.

Performance criteria

- P1** Buildings are to comply with the statutory FSR applying to the site.
- P2** Subject to a development proposal involving multiple lot subdivision, buildings may be built to side boundaries of the lots but must display a sufficient degree of separation as to indicate their individuality from each other and the neighbouring properties.
- P3** Not more than four dwellings may be erected on the land to which this DCP applies.
- P4** Building setbacks from Sisters Lane shall be an average minimum of 3 metres 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.
- P5** Set backs from Sisters Lane shall reflect the need to retain the “country lane” ambience of the lane.

- P6** Building setbacks from the eastern site boundary shall be a minimum of 5 metres.
- P7** The height of any external enclosing wall shall not exceed 7.2 metres to the underside of eaves, excluding that part of a wall that comprises the triangular configuration of a gable end.
- P8** Buildings shall have a two-storey limit within the overall statutory height limit.
- P9** Buildings are to comply with the statutory height limit applying to the site.
- P10** The building form should be articulated by the use of a pitched roof form within the overall statutory height control.
- P11** The building footprint shall be 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.)
- P12** Projections beyond the vertical planes established by building setback requirements (e.g balconies, bay windows, awnings, eaves) are permitted by up to 1m from the face of the plane provided it can be demonstrated that views, privacy, solar access and the long-term health of vegetation are not compromised.
- P13** Buildings are to be sited and designed so as to:
- provide privacy to adjacent dwellings;
 - prevent overshadowing of neighbouring *private open space* and main living areas; and
 - provide adequate daylight to *habitable rooms* areas in adjacent *dwellings*.

4.5 Landscaping and open space

High quality design and detailing of fences, walls, gates, paving and planting are important to the integration of development on the site with the surrounding area.

Landscaping is important both internally and externally, to provide shade and variation in hard surfaces and to augment and enhance the existing local streetscape and amenity.

Private open space can be incorporated into the layout for the site, so as to provide space for social activities, recreation and outdoor requirements such as clothes drying.

Private open space may include areas at ground level and/or above ground levels. Areas above ground level may include balconies and verandahs.

Private open space

Objectives

- 01** To ensure that private open space is provided to each unit and is of sufficient dimensions to meet reasonable occupier requirements for privacy, access and outdoor activities and contribute to the quality of lifestyle of the occupants.

- 02** To protect trees and vegetation that contribute to the natural setting of the site.
- 03** To ensure the integration of significant natural and cultural features of the site into the overall design and amenity requirements for the site.
- 04** To ensure proper integration of the private open spaces, communal open spaces and landscaped areas of the site into the overall development of the site.

Performance criteria

- P1** Each dwelling on the site must have a dedicated area of private open space.
- P2** The area and dimensions of the private open spaces must be adequate to provide sufficient space for use and enjoyment of the occupiers and be located so as to optimise solar access.
- P3** The design of individual buildings shall ensure that there is minimal loss of potential amenity from overshadowing.
- P4** The arrangement of the private open space is to be such as to provide adequate privacy, particularly at ground level, for the occupiers of the site.
- P5** The private open space areas may be in the form of gardens or courtyards and may be at ground level or an upper level.
- P6** A minimum of 20% of the site area shall be allocated as private open space. This area is to be located at ground level. Additional private open space may be allocated in the form of upper level balconies, verandahs and the like.
- P7** The private open space shall be so located so that it is accessible and capable of being utilised as an extension of the living space and accessible at either ground floor or first floor levels.

Landscaping

Objective

- 01** To provide high quality landscaping both within the development and externally in Sisters Lane, that enhances the amenity of development on the site, makes a positive contribution to the streetscape and assists in integrating the new development on the site with the existing character of this part of Woollahra.

Performance criteria

- P1** A minimum of one-third of the required private open space at ground level should be soft landscaping.
- P2** Any trees to be planted are to accord with a list of approved species available from Woollahra Council.
- P3** The development is to incorporate any new street planting, of approved species and in locations appropriate to the character of the area.
- P4** Screening, provided where necessary to ensure privacy between dwellings and adjacent open space areas, is to be augmented by planting.

- P5** Trees that contribute to the natural setting of the site and provide a natural buffer to adjoining development are to be protected.
- P6** In the event that approval is given for the removal of any trees, replacement species must be provided in order to retain the natural character of the area.

4.6 Car parking

Parking demand generated by the development will fall into two categories; that to be accommodated on-site for residents and on-street parking for visitors. Car parking and the means of its provision is not to dominate the streetscape nor the design of building frontages.

Objectives

- 01** To ensure adequate provision of sufficient, secure, convenient and accessible on-site parking for occupants.
- 02** To ensure that each dwelling has at least one car parking space available to it.
- 03** To ensure that the siting and design of garages does not dominate the streetscape.
- 04** To ensure that access to off-street parking is safely located.
- 05** To ensure that the design of vehicular accessways is integrated with the design of dwellings on the site and does not impact on the long-term health of the trees.
- 06** To ensure that vehicle accessways and off-street parking arrangements are compatible with the streetscape and character of the area.
- 07** To ensure that access from Sisters Lane to the garages of dwellings fronting Ocean Street and Albert Street is retained and manoeuvrability is not diminished.

Performance criteria

- P1** Resident car parking on site is to be provided at a minimum rate of two spaces per dwelling.
- P2** Visitors' parking shall be provided at a minimum rate of one space per dwelling.
- P3** All off-street parking for residents and visitors should be provided in an underground parking area that has a single, two-way ingress and egress driveway that allows vehicles to exit the site without having to reverse onto Sisters Lane.
- P4** The area of the site excavated for the purpose of underground car parking shall not exceed the permissible parameters of the building footprint.
- P5** All entry and exit points must be at right angles to the lane alignment.
- P6** The arrangement of parking spaces must allow vehicles (the 85 percentile vehicle) to enter the designated parking space in a single turning movement and to leave the space in no more than two turning movements.
- P7** The vehicular accessways must not dominate the streetscape. The design must be complementary with the dwellings and with the surrounding development.

- P8** The access point is to incorporate hard and soft landscaping, compatible with the streetscape.
- P9** The design for the access is to take into account the need to maximise sight distances or employ other measures to ensure traffic safety, particularly in relation to traffic entering Albert Street from Ocean Street.

4.7 Access and mobility

Pedestrian access and mobility are important elements of the design which will contribute to a high quality amenity for occupants of the site and for visitors.

Objectives

- 01** To ensure safe and easy access to and from the site.
- 02** To ensure access to and from the site results in minimal impacts to traffic and adjoining properties.
- 03** To ensure that access is designed having regard to the needs of all occupants including the aged and disabled.

Performance criteria

- P1** Paths to and within buildings provide easy, convenient and safe access to all buildings or facilities within a development.
- P2** Parking spaces are adequately designed to provide easy, convenient and safe access to all buildings or facilities within a development.
- P3** Doors and doorways are of adequate width and design to enable access to all public areas within a building (see Building Code of Australia 1996 - Part D3 for details).
- P4** All accessories such as door handles, bell pushes, switches and mail boxes are easy to manipulate and are located at an appropriate height.
- P5** The finish on ground and floor surfaces does not restrict access.
- P6** Signs including visual alarms are visible and legible to as many people as possible, including people with sight impairments or colour-blindness.
- P7** Access points are to reflect a high quality design resolution so as to have a positive impact on the streetscape and urban form and context of the immediate locality.

4.8 Energy efficiency

The principle of energy efficiency is that buildings are designed to minimise consumption of energy produced from non-renewable natural resources as well as from other sources. The outcomes from the application of this principle are:

- better design;
- more efficient use of resources;
- preservation of the environment; and
- reduced greenhouse emissions.

Objectives

- 01** To promote ecologically sustainable development through efficient design of buildings, use of materials and layout of the site.
- 02** To promote energy efficiency in the design, construction and use of housing.
- 03** To maximise the benefits of passive solar design.

Performance Criteria

- P1** Development applications for new housing to include an energy efficiency compliance certificate from an accredited certifier demonstrating a minimum NatHERS or equivalent star rating of 3.5 stars.
- P2** North-facing windows to living areas of neighbouring dwellings to not have sunlight reduced to less than 3 hours between 9am and 5pm on 21 June.
- P3** East facing windows (with external shading to restrict summer sun) are to be provided where possible for morning sunlight during winter months.
- P4** Screened external clothes drying areas with access to sunlight and breezes are to be available to all dwellings.

4.9 Visual and acoustic privacy

Visual privacy is an important contributor for quality of domestic life for occupants of buildings and for neighbours in adjoining and adjacent buildings.

Acoustic privacy requires using layout, design and materials to their fullest extent so as to minimise acoustic impacts from major noise sources.

Good design involves maximising views into and out of living spaces without compromising visual privacy.

Objective

- 01** To ensure adequate visual and acoustic privacy in housing design for future occupants of the site and occupants of adjoining buildings.

Performance criteria**Visual privacy**

- P1** Habitable room windows with a direct sightline to habitable room windows in an adjacent dwelling within 9 metres:
 - are to be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows; or
 - have sill heights of 1.7 metres above floor level; or
 - have fixed obscure glazing in any part of the window below 1.7 metres above floor level.
- P2** Outlook from windows, balconies, stairs, landings, terraces, decks and verandahs or other private areas within the development is obscured or

screened where a direct view is available into the private open space of an existing dwelling.

No screening is required where:

- windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.7 metres; or
- windows are in habitable rooms and they have sill heights of 1.7 metres of more above floor level or translucent glazing to any part of a window less than 1.7 metres above floor level.
- a sound level at the boundary of any adjoining premises or occupancy greater than 0dB above the L90 background level in any octave band from 31.5Hz to 8Hz centre frequencies inclusive (this does not apply when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing as specified by the equal loudness contours for octave bands of noise); or
- as sound level at any point on the boundary of the site greater than the levels specified in Australian Standard AS1055 - 1989.

- P3** Windows and balconies of an upper-level dwelling are designed to prevent overlooking of more than 50% of the private open space of lower level dwelling directly below and within the same development.
- P4** Direct views may be obscured by solid translucent screens or perforated panels or trellises which have a maximum of 25% openings and which are:
- permanent and fixed;
 - of durable materials;
 - designed and painted or coloured to blend in with the development.

Acoustic privacy

- P5** Bedroom windows are to be at least 3m from shared streets and driveways and parking areas of other dwellings.
- P6** Bedrooms of one dwelling do not share walls with living rooms or garages of adjacent dwellings.
- P7** Shared walls and floors between dwellings are constructed in accordance with the sound transmission and insulation requirements of the Buildings Code of Australia.
- P8** Balconies, verandahs and the like are designed to provide privacy for occupants of the building when viewed from the street or nearby public space.
- P9** Bedroom windows are at least 3 metres from streets, shared driveways and parking areas of other dwellings.
- P10** Bedroom areas are separated, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parks, vehicle access ways and service equipment areas.
- P11** The use of the premises will not give rise to:
- transmission of vibration to any place of different occupancy;
 - an “offensive noise” as defined in the Noise Control Act 1975;

- P12** Notwithstanding P9, a sound level at the boundary of any adjoining premises in excess of the “Recommended Planning Levels” as outlined in the Environment Protection Authority’s *Environmental Noise Control Manual*.

4.10 Safety and surveillance

An essential component of the urban form and residential amenity is a sense of safety.

Good layout and design will provide for surveillance of the area without loss of visual privacy and so minimise creating unsafe spaces.

Objectives

- O1** To ensure a safe environment by promoting crime prevention through design.
- O2** To ensure streets are safe for pedestrians and motorists.
- O3** To provide personal and property safety and surveillance for residents and visitors and enhance perceptions of community safety.

Performance criteria

- P1** Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.
- P2** Buildings are designed to overlook streets and other public areas to provide casual surveillance.
- P3** Site planning, buildings, fences, landscaping and other features clearly define public, common, semi-private and private open space.
- P4** Buildings are designed to minimise access between roofs, balconies and windows of adjoining dwellings.
- P5** Lighting is provided to pedestrian ways, dwelling entries and driveways to ensure a high level of safety and security at night. Such lighting may need to be shielded or hooded to minimise nuisance to neighbours.
- P6** Individual dwellings and entries are to be well lit and readily identifiable by visitors and emergency vehicles through clear house numbering and visibility.

4.11 Fences and walls

Front fences and walls may have major streetscape impacts and, therefore, must be carefully designed to integrate with both the design and layout of the buildings on the site and the existing streetscape character.

Objectives

- O1** To ensure that all fences and walls contribute to streetscape amenity.
- O2** To ensure that vehicular access points conform to these aims.

Performance criteria

- P1** Front fences must permit outlook to and from buildings and should not exceed a maximum of 1.2 metres in height.

- P2** Fences are to be integrated with the overall building design for the site and assist in defining entrances to dwellings.
- P3** Entry points may be provided in pairs, or singularly, as is seen to be appropriate in an integrated design.
- P4** Design and materials used in fence construction must be compatible with the buildings on the site and the streetscape.
- P5** Fences are to assist in defining a domestic scale to the development of the site.
- P6** Gates to vehicular access points are not to encroach over the alignment of Sisters Lane when opening or closing.

4.12 Site facilities

Site facilities need to be designed to accommodate the private needs of occupants as well as those to be shared.

All facilities need to be designed having regard to the needs of people with disabilities.

Objectives

- O1** To ensure that adequate provision is made for site facilities, such as clothes lines and garbage and recycling receptacles.
- O2** To ensure that site facilities are functional and accessible to all occupants and are easy to maintain.
- O3** To ensure that site facilities are thoughtfully integrated into the development and are unobtrusive.

Performance criteria

- P1** Mail boxes are located either abutting or close to the major street entry and are lockable.
- P2** Lockable storage space of at least 8 metres per dwelling is provided.
- P3** Development incorporates functional adequate garbage and recycling collection areas which are integrated physically and visually with other built elements such as fences, walls, buildings and garages and complement the streetscape character.
- P4** Fencing, landscaping and roof treatments are used to screen garbage and recycling areas.
- P5** Garbage and recycling areas are located away from windows and doors in the least visually obtrusive positions and are not more than 3 metres from the front boundary.

4.13 Construction and materials

Ecological sustainable development includes considering the use of techniques of construction and materials that promote efficiency in development and minimal draw on fuels irrespective of their source.

Objectives

- 01** To encourage the use of reusable, recyclable and renewable resources in construction.
- 02** To promote energy efficient development.
- 03** To maximise the life cycle of buildings to reduce energy costs in demolition, reconstruction and recycling.
- 04** To control and minimise the impact of soil erosion on adjoining properties.

Performance criteria

- P1** Buildings have a good thermal mass through the use of materials such as concrete slab floors, cavity brick, concrete block and stone walls.
- P2** Materials of a high thermal mass are used for living areas and are located to maximise the absorption of heat from air circulating in the dwelling and from the winter sun.
- P3** A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) is approved by Council or an accredited certifier and is implemented prior to the commencement of any site works or activities. All measures are maintained during construction to ensure the land is stabilised and erosion is controlled.

Attachment 1**Heritage items**

Street Name		No. and Description
Trelawney Street	1.	Building, Street fencing
	2.	<i>Great Tree</i> -house, street fencing
Rosemont Avenue (Road Reserve)	1.	<i>Lenana</i>
	3.	<i>Lyndhurst Gardens</i> - Residential flat building and forecourt
	14.	<i>Rosemont</i>
	26.	<i>Gowrie</i> - Residential flat building land and Plane Trees
Quambi Place	5.	House and Gardens
Ocean Street		All Saints Anglican Church, grounds, front garden, retaining wall and fencing.
Edgecliff Road	410.	<i>Rosemont</i> - Residential flat building, garage entrance from Edgecliff Road comprising flower beds and steps.
	412.	<i>Hillside</i> - Residential flat building, stone retaining wall, main entrance comprising flower beds and steps.
	414.	<i>Edgecliff Gardens</i> - Residential flat building.
	434.	House
Albert Street	8.	<i>Fenton</i> - House, Gardens
	24.	<i>Carmel</i> - House etc.

Acknowledgement

The original version of this plan was prepared by Planning Workshop Australia Pty Ltd. Alterations have been carried out by Woollahra Council as part of the development control plan process and in response to public submissions.

Repealed by WDCP2015 on 23/05/15