

**Annexure 1**  
**Consolidated list of recommended  
amendments to the exhibition version  
of Draft Woollahra DCP 2014**



Note: This list does not include all minor, inconsequential amendments, such as those to address errors in grammar, section number or figure references.

## Part A: Introduction and Administration

Chapter A3 Definitions		Source
1	Insert a definition of reviewable condition: <i>as defined in the Environmental Planning and Assessment Act 1979 (s80A)</i>	Internal review

## Part B: General Residential

Chapter B1 Residential Precincts		Source
1.1.4 Relationship to other parts of the DCP		
1	Insert after paragraph one: <u>Part B: Chapter B2 Neighbourhood HCAs - this chapter contains objectives and controls that apply to development in a neighbourhood HCA.</u>	Internal review
1.1.5 How to use this chapter		
1	Amend the first sentence: The primary <u>planning considerations</u> <del>controls</del> for the residential precincts are set out in two chapters:	Internal review
2	Amend the third paragraph <del>The controls for</del> Each precinct comprise the following elements:	Internal review
Manning Road Precinct, 1.5.2 Desired future character		
1	Objective O5, insert the word “not”: To ensure on-site parking does <u>not</u> dominate the streetscape.	Sub 28
Bellevue Hill North Precinct, 1.8.2 Desired future character		
1	Objective O11, insert the word “not”: To ensure on-site parking does <u>not</u> dominate the streetscape.	Internal review

Chapter B1 Residential Precincts		Source
Rose Bay Precinct, 1.9.2 Desired future character		
1	Objective O2, delete “scales in relation to” and insert “at a scale which relates to”, and replace “: larger development scales” with “i.e. larger scale development”:  To encourage development <u>at a scale which relates</u> <del>scales in relation</del> to the function and role of the streets they address, <u>i.e. larger <u>scale</u> development <del>scales</del></u> on the major streets (Old South Head Road and New South Head Road adjacent to the commercial centre) and a range of housing types on the minor streets.	Internal review

Chapter B2 Neighbourhood HCAs		Source
2.1.4 Relationship to other parts of the DCP		
1	Insert after paragraph one: <u>Chapter B1 Residential precincts.</u>	Internal review
2.10 Rose Bay Gardens Estate, Rose Bay		
1	Insert as the first Note: <u>The Rose Bay Gardens Estate is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.</u>	Internal review
2.11 Rose Bay Gardens Estate, Rose Bay		
1	Insert as the first Note: <u>The Kent Road HCA is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.</u>	Internal review

Chapter B3 General Development Controls		Source
<b>3.1.3 Objectives</b>		
1	Objective O3, delete “building design”, replace with “development”: O3 To facilitate flexibility and innovation in design while ensuring sympathetic and well mannered <del>building design</del> <u>development</u> .	Internal review
2	Objective O8, delete the objective: <del>O8 To contribute to the suburban leafy character, local biodiversity and the natural habitat.</del>	Internal review
<b>B3.2 Building envelope</b>		
1	Paragraph one, delete “conceptual”: The building envelope is a <del>conceptual</del> three dimensional space within which a building is to be located.	Internal review
2	Paragraph two, delete the paragraph: <del>Development must be wholly contained within the building envelope. This includes elements of the building such as gutters, fascia, eaves and awnings. Notwithstanding, some limited, small scale ancillary development such as outbuildings may be allowed outside the building envelope.</del>	Internal review
<b>3.2.1 Where the building envelope controls apply</b>		
1	Development in the R2 Low Density Residential Zone, paragraph two, delete “such as a dwelling house,” and “; this is determined by the buildable area and the maximum floorplate yield (also see Section B3.3 Floorplates below).” Insert “(as determined by the floorplate controls in Section B3.3 Floorplates). There is an allowance of 450mm for eaves outside the building envelope as long as the protrusion is below the inclined plane.”: <del>The building such as a dwelling house, is to be contained within the building envelope, but is to occupy only a percentage of the building envelope ;this is determined by the buildable area and the maximum floorplate yield (also see Section B3.3 Floorplates below).</del> <u>(as determined by the floorplate controls in Section B3.3 Floorplates). There is an allowance of 450mm for eaves outside the building envelope as long as the protrusion is below the inclined plane.</u>	Internal review
2	Insert the following note after paragraph two: <u>Note: Additional controls apply to development on a battle-axe lot (refer Section B3.9).</u>	Internal review

Chapter B3 General Development Controls		Source
3	<p>Development for dwelling houses, semi-detached dwellings and dual occupancies in the R3 Medium Density Residential zone, delete all text:</p> <p><del>In the R3 Medium Density Residential Zone, an FSR control does not apply to dwelling houses, semi-detached dwellings and dual occupancies.</del></p> <p><del>For these types of development in the R3 zone, the building envelope is established by applying the following controls:</del></p> <ul style="list-style-type: none"> <li><del>▫ front, side and rear setbacks;</del></li> <li><del>▫ maximum wall height of 7.2m;</del></li> <li><del>▫ inclined plane of 45° taken from the maximum wall height; and</del></li> <li><del>▫ maximum building height set by the Woollahra LEP.</del></li> </ul> <p><del>The development, such as a dwelling house, is to be contained within the building envelope. However, the proposed building may only occupy a portion of the building envelope; this is determined by the buildable area and the maximum floorplate yield (also see Section B3.3 Floorplates below).</del></p> <p>Replace with:</p> <p><u>In the R3 Medium Density Residential Zone, an FSR control does not apply to dwelling houses, semi-detached dwellings and dual occupancies in Woollahra LEP 2014 (clause 4.4(3)). The development potential for these uses is determined by the same building envelope that applies to the development in the R2 Low Density Residential Zone (see above).</u></p>	Sub 28
4	<p>All other development in the R3 Medium Density Residential Zone, paragraph one, delete “other than” replace with “except”.</p> <p>In the R3 Medium Density Residential Zone, an FSR control applies to all development <del>other than</del> <u>except</u> dwelling houses, semi-detached dwellings and dual occupancies.</p>	Sub 28
5	<p>All other development in the R3 Medium Density Residential Zone, paragraph two, delete “For these types of development in the R3 zone”, replace with “Where an FSR control applies”:</p> <p><del>For these types of development in the R3 zone</del> <u>Where an FSR control applies,</u> the building envelope is established by applying the following controls:</p>	Sub 28
6	<p>All other development in the R3 Medium Density Residential Zone, after the bullet points, insert a new paragraph: “The wall height, inclined plane and floorplate controls do not apply”</p> <p><u>The wall height, inclined plane and floorplate controls do not apply.</u></p>	Internal review

Chapter B3 General Development Controls		Source
<b>3.2.2 Front setback</b>		
1	<p>Delete paragraph three:</p> <p><del>The front setback is the horizontal distance between the front of the building and its primary street boundary, measured at 90° from the boundary. The setback is measured from the outside face of the front building wall, or any protruding balcony, deck or the like, but does not include carports or garages located forward of the building (refer to Figure 2).</del></p> <p>Replace with:</p> <p><u>The front setback is the horizontal distance between the building envelope and its primary street boundary, measured at 90° from the boundary (refer to Figure 2).</u></p>	Internal review
2	<p>Figure 2, example, insert “measured at 90° to the front boundary”:</p> <p>Example</p> <p>A = Front setback <u>measured at 90° to the front boundary</u></p>	Internal review
3	<p>Control C1, insert “of the building envelope”</p> <p>The front setback <u>of the building envelope</u> is determined by averaging the three most typical setbacks of the four closest residential buildings that face the same side of the street (refer to Figure 3).</p>	Internal review
4	<p>Control C1, note one, delete “is the primary frontage” and replace with “where the front setback applies”:</p> <p>Note: On corner lots, the shortest frontage to a street <del>is the primary frontage</del> <u>where the front setback applies.</u></p>	Internal review
5	<p>Insert new objective and control, O4 and C2:</p> <p>O4 To ensure that new buildings are well articulated and positively contribute to the streetscape.</p> <p>C2 The building has a maximum unarticulated width of 6m to the street frontage, beyond which the building is setback a further 0.9m for at least 3m of the frontage (refer to Figure 4).</p>	Internal review
6	<p>Delete title of Figure 3:</p> <p><del>How to determine the front setback</del></p> <p>Replace with:</p> <p><u>Setbacks of the four closest residential buildings are determined by the distance between the primary street boundary and the outside face of the front building wall, or any protruding balcony deck or the like (excluding garages or carports).</u></p>	Internal review
7	<p>Insert Figure 4, Articulation requirements to front and side elevations</p> <p>Renumber the following figures and references accordingly.</p>	Internal review

Chapter B3 General Development Controls		Source
<b>3.2.3 Side setbacks</b>		
1	<p>Introduction, paragraph 1 delete “provides amenity to” and replace with “protects the amenity of”:</p> <p>The side setback control seeks to ensure that the distance of a building from its side boundaries <del>provides amenity to</del> <u>protects the amenity of</u> both the neighbours and the proposed development.</p>	Internal review
2	<p>Introduction, delete paragraph 2:</p> <p><del>The side setback the horizontal distance between the side wall of the building (or any protruding balcony deck or the like) and the side property boundary, measured at 90° from the boundary.</del></p> <p>Replace with:</p> <p><u>The side setback is the horizontal distance between the building envelope and the side property boundary, measured at 90° from the boundary.</u></p>	Internal review
3	<p>Control C1, delete “For sites with a frontage width of” and replace with “When site width is”:</p> <p>C1 <del>For sites with a frontage width of</del> <u>When the site width is</u> 13m or less— both side setbacks are a minimum of 10% of the lot width or 0.9m, whichever is greater.</p>	Internal review
4	<p>Control C2, delete “For sites with a frontage width” and replace with “When the site width is”:</p> <p>C2 <del>For sites with a frontage width</del> <u>When the site width is</u> greater than 13m— the minimum side setback is a percentage of the lot width determined by the sliding scale in Figure 4.</p>	Internal review
5	<p>Control C3, delete “On sites with a frontage width of 23m or more” and replace with “When the site width exceeds 23m”</p> <p>C3 <del>On sites with a frontage width of 23m or more</del> <u>When the site width exceeds 23m</u>—both side setbacks are a minimum of 15% of the lot width.</p>	Internal review
6	<p>Control C3, insert a note below paragraph one:</p> <p><u>Note: A reduced side setback may be considered where zero or significantly reduced setbacks are characteristic of the immediate streetscape. These streets may be specifically identified in Chapter B1 Residential Precincts or Chapter B2 Neighbourhood HCAs.</u></p>	Internal review

Chapter B3 General Development Controls		Source
7	<p>Insert new objectives O8-O11 and control C5:</p> <p><u>O8 To ensure the exterior of the building is appropriately articulated.</u></p> <p><u>O9 To limit the sense of enclosure to adjoining properties.</u></p> <p><u>O10 To improve amenity and facilitate solar access.</u></p> <p><u>O11 To encourage opportunities to design rooms with primary windows that do not face the side elevation.</u></p> <p><u>C5 The building has a maximum unarticulated wall length of 12m to the side elevation, beyond which the side setback is increased by at least 1.5m for a minimum distance of 2.4m (refer to Figure 4).</u></p>	Internal review
8	<p>Figure 5 (as renumbered), on the horizontal axis delete “Width of lot frontage” and replace with “Site width”.</p>	Internal review
3.2.4 Rear setback		
1	<p>Introduction, delete paragraph 3:</p> <p><del>The rear setback is the horizontal distance between the rear wall of the building (or any protruding balcony deck or the like) and the rear property boundary, measured parallel to the side boundaries (refer to Figure 6).</del></p> <p>Replace with:</p> <p>The rear setback is the horizontal distance between the building envelope and the rear property boundary, measured parallel to the side boundaries (refer to Figure 6). The rear setback is a consequence of the front setback, site depth and building depth.</p>	Internal review
2	<p>Control C1, delete the control and replace with the following controls:</p> <p><del>C1 The minimum rear setback is 25% of the site depth.</del></p> <p><u>C1 The rear setback is a consequence of the site depth, front setback and building depth as set out in the formula at Figure 6.</u></p> <p><u>C2 The building depth is determined by the sliding scale in Figure 7 and applies to:</u></p> <p>a) <u>development in the R2 Low Density Residential Zone; and</u></p> <p>b) <u>a dwelling house, semi-detached dwelling or dual occupancy in the R3 Medium Density Residential zone.</u></p> <p><u>C3 For development in the R3 Medium Density Residential Zone where an FSR applies, the building depth is 60 % of the site depth.</u></p> <p><u>C4 Notwithstanding C1 above, the minimum rear setback is 3m.</u></p> <p>Renumber the following controls accordingly.</p>	Internal review

Chapter B3 General Development Controls		Source
3	Control C5 (as renumbered), delete “building setbacks and” and “considered” and insert “determined”:  C5 If 'end to end' amalgamation occurs, the <del>building setbacks and</del> buildable area will be <del>considered</del> <u>determined</u> as if they were separate lots (refer to Figure 8).	Internal review
4	Figure 6 (as renumbered) delete the figure and text, replace with a new figure and text.	Internal review
5	Insert new Figure 7, Building depth sliding scale.	Internal review
<b>3.2.5 Wall height and inclined plane</b>		
1	Introduction, last paragraph, sentence one, delete “external”: A <del>external</del> wall height of 7.2m (accommodating two storeys) and an inclined plane of 45 <sup>0</sup> applies to the front, side and rear elevations.	Internal review
2	Control C1, paragraph one, delete “or where a maximum 9.5m building height applies” replace with “and for a dwelling house, semi-detached dwelling or dual occupancy in the R3 Medium Density Residential zone”:  <u>On land zoned R2 Low Density Residential or where a maximum 9.5m building height limit applies and for a dwelling house, semi-detached dwelling or dual occupancy in the R3 Medium Density Residential zone:</u>	Internal review
3	Control C1, insert control C1 c): c) roof eaves may protrude a maximum of 450mm into the setback if below the inclined plane.  Amend control C1 b), delete “.” and replace with “; and”.	Internal review
4	Control C1 a), delete “maximum”: a) the <del>maximum</del> wall height is 7.2m above existing ground level; and	
5	Delete objective O4 and control C2: <del>O4 — To allow development to respond to the topography and context.</del> <del>C2 — Notwithstanding C1, on sloping land the wall height may be varied to reflect the topography of the site and built form of adjoining development.</del>  Renumber the following objectives and controls accordingly.	Internal review
6	Figure 9 (as renumbered) amend diagram illustrating that eaves can be outside the envelope.	Prac. workshop
7	Figure 9, delete the note at the bottom of the diagram: <del>Note: All elements of the building including gutters, fascia, eaves and awnings are to be located entirely within the building envelope.</del>	Prac. workshop

Chapter B3 General Development Controls		Source
<b>B3.3 Floorplates</b>		
1	<p>Floorplate determines amount of development, paragraph one, delete “maximum floorplate yield”, replace with “total floorplate” and delete “floorplate yield is a calculation based on the size of” replace with “is calculated as a percentage of”:</p> <p>The development potential for a site is determined by the <del>maximum floorplate yield</del> <u>total floorplate</u>. This <del>floorplate yield is a calculation based on the size of</del> <u>is calculated as a percentage of</u> the buildable area.</p>	Internal review
2	<p>Floorplate determines the amount of development, paragraph three, sentence two, delete “called the total”, replace with “the maximum permitted”:</p> <p>This is <del>called the total</del> <u>the maximum permitted</u> floorplate.</p>	Internal review
3	<p>Floorplate determines the amount of development, insert a new paragraph five:</p> <p><u>The floorplate is measured at each level. A level is defined as the space between a floor and a level above. If any part of a level is above 1m above exist ground level that area of the level is counted as floorplate (refer to Figures 11 and 12).</u></p>	Internal review
4	<p>Floorplate determines the amount of development, paragraph six, delete “one or”:</p> <p>The total floorplate may be distributed over <del>one or</del> multiple levels, but must be wholly contained within the building envelope.</p>	Internal review
5	<p>Measuring floorplate, bullet point one, delete the text and replace with “the area within the external face of the external walls measured at each level, and”:</p> <ul style="list-style-type: none"> <li>• <del>all internal areas (including voids) and the thickness of the external walls whether above or below existing ground level;</del> <u>the area within the external face of the external walls measured at each level, and</u></li> </ul>	Internal review
6	<p>Measuring floorplate, bullet point two, delete the text and replace with “the external floorplate which includes covered decks, covered balconies, entry porches, verandahs, porte-cocheres, under crofts and the like (refer to Figures 11 and 12),”:</p> <ul style="list-style-type: none"> <li>• <del>uncovered decks and terraces that are more than 1.2m above the existing ground level;</del> <u>the external floorplate which includes covered decks, covered balconies, entry porches, verandahs, porte-cocheres, under crofts and the like (refer to Figures 11 and 12),</u></li> </ul>	Internal review
7	<p>Measuring floorplate, bullet point three, delete the bullet point:</p> <ul style="list-style-type: none"> <li>• <del>any other areas covered by the roof structure or built form above, including basements, porte-cocheres, verandahs, and the like.</del></li> </ul>	Internal review

Chapter B3 General Development Controls		Source
8	<p>Measuring floorplate, insert the following after the last bullet point:  <u>but excludes:</u></p> <ul style="list-style-type: none"> <li>• <u>uncovered external areas, such as terraces, decks and balconies, and</u></li> <li>• <u>levels below 1m above existing ground level (refer Figure 12).</u></li> </ul>	Internal review
9	<p>Insert new figures, Figure 11 Measuring floorplate (aerial view) and Figure 12 Measuring floorplate (section view).            Amend following figures and references accordingly.</p>	Internal review
11	<p>Applying the floorplate to development, paragraph two, delete “floorplates of the”:            The <del>floorplates of the</del> proposed development must be located within the building envelope.</p>	Internal review
12	<p>Applying the floorplate to development, paragraph four, delete the paragraph:  <del>Figure 9 below illustrates how the same floorplate yield (i.e. development potential) may be distributed over different levels within the same building envelope.</del></p>	Internal review
13	<p>Figure 13 (as renumbered) delete title of figure, replace with “The same floorplate distributed differently with the same building envelope”:  <del>FIGURE 13 Total floorplate yield of the development is not more than 165% of the buildable area</del> <u>The same floorplate distributed differently within the same building envelope</u></p>	Internal review
14	<p>Objective O1, delete “To provide an extent for a building that is” and replace with “To ensure buildings are”:            O1 <del>To provide an extent for a building that is</del> <u>To ensure buildings are</u> consistent with the desired future character of the area.</p>	Internal review
15	<p>Control C2, delete “for the development”, replace with “at each level”. Insert “(Refer to C6 for exceptions.)”.            C2 The floorplates <u>at each level</u> <del>for the development</del> are wholly contained within the building envelope. <u>(Refer to C6 for exceptions.)</u></p>	Internal review
16	<p>Delete O3:  <del>O3 To minimise excessive excavation.</del>            Renumber the following objectives accordingly.</p>	Internal review

Chapter B3 General Development Controls		Source
17	<p>Control C3, delete the control and replace as follows:</p> <p><del>C3 A floorplate at the third storey is permitted where the development: is compatible with the streetscape</del></p> <ul style="list-style-type: none"> <li><del>a) character in that immediate location; does not unreasonably impact on</del></li> <li><del>b) public views; allows for view sharing from private</del></li> <li><del>c) properties; and complies with solar access and</del></li> <li><del>d) privacy controls in Sections 3.5.2 Overshadowing and 3.5.4 Acoustic and visual privacy.</del></li> </ul> <p>C3 <u>The floorplates at each level are distributed to:</u></p> <ul style="list-style-type: none"> <li>a) <u>respond to the predominant character of the immediate streetscape;</u></li> <li>b) <u>retain public views; and</u></li> <li>c) <u>provide for view sharing of private views.</u></li> </ul>	Internal review
18	<p>Insert control C4:</p> <p>C4 The built form complies with solar access and privacy controls in Section 3.5.2 Overshadowing and Section 3.5.4 Acoustic and visual privacy.</p>	Internal review
19	<p>Control C6 (as renumbered) delete “a) a secondary dwelling” and “C6 and”, insert “(as set out in Section B3.6 On-site parking, control C6)” and “and C10”:</p> <p>C6 Notwithstanding C2, the following buildings are permitted outside the building envelope:</p> <ul style="list-style-type: none"> <li><del>a) a secondary dwelling;</del></li> <li>a) an outbuilding;</li> <li>b) parking structures but only where; <ul style="list-style-type: none"> <li>- there is rear lane access; or</li> <li>- the site is located on sloping land and garaging forward of the building line is a reasonable response to the topography (<u>as set out in Section B3.6 On-site parking, control C6</u>); or</li> <li>- the existing streetscape in the immediate vicinity of the site is characterised by parking structures forward of the building line (as set out in Section B3.6 On-site parking, control <del>C6</del> and C9 <u>and C10</u>).</li> </ul> </li> </ul>	Internal review
20	Delete Figure 10 (as exhibited) and associated text.	Internal review

Chapter B3 General Development Controls		Source
<b>B3.4 Excavation</b>		
1	Objective 3, delete the objective: <del>O3 — To avoid large below ground floor levels which require energy to heat, cool and illuminate.</del>	Internal review
2	Control C2, delete note.	Internal review
3	Insert a new control C3: <u>C3 For any other use not addressed in C1 and C2 above—the maximum volume of excavation permitted is no greater than the volume shown in Figure 15.</u> Renumber the following controls accordingly.	Internal review
4	Insert a new control, C5 (based on the note deleted from C2): <u>C5 The volume controls in C1 and C2 above do not apply to backyard swimming pools and tennis courts located outside the buildable area.</u> <u>(Note: Separate excavation controls apply, refer to Section 3.7.4 Ancillary development - swimming pools, tennis courts and outbuildings).</u> Renumber the controls accordingly.	Internal review
5	Objective O7 and control C4 (as exhibited), delete the objective and control: <del>O7 — To encourage good quality internal environments.</del> <del>C4 — All habitable rooms have at least one wall fully above existing ground level (see Figure 13)</del> Renumber the following controls and objectives accordingly.	Internal review
6	Figure 14 (as renumbered), delete “-or for attached housing where the attached housing have at grade parking”: Maximum volume of excavation for: - a dwelling house - dual occupancy development - a semi-detached dwelling <del>- of for attached housing where the attached housing have at grade parking</del>	Internal review

Chapter B3 General Development Controls		Source
7	<p>Figure 15 (as renumbered) delete title, replace as follows:  <del>Maximum volume of excavation for a residential flat building, multi dwelling housing, or for attached housing where the attached housing has basement parking</del></p> <p>Maximum volume of excavation for:</p> <ul style="list-style-type: none"> <li>- a residential flat building</li> <li>- multi dwelling housing</li> <li>- attached housing dwellings</li> <li>- any other land use not addressed in controls C1 to C2 of Section B3.4</li> </ul> <p>Excavation</p>	Internal review
8	Figure 13 (as exhibited), delete the figure and associated text.	Internal review
9	Figure 16 as (renumbered), delete the letter “A” from the diagram and title.	Internal review
<b>3.5.1 Streetscape character</b>		
1	<p>Objective O4, delete the objective:  <del>O4 — To ensure that new buildings are well articulated and positively contribute to the streetscape.</del></p>	Internal review
2	<p>Control C2, delete “where possible”:  <del>C2 Development retains existing mature or significant vegetation where possible.</del></p>	Internal review
3	<p>Control C4 delete the control:  <del>C4 — Buildings are to have a maximum unarticulated length of 6m to the public street frontage.</del></p>	Internal review
<b>3.5.2 Overshadowing</b>		
1	<p>Control C2, delete “For lots orientated east/west” and replace with “Lot orientation may make C1 above difficult to achieve so”:  <del>C2 For lots orientated east/west Lot orientation may make C1 above difficult to achieve so</del> a reduced amount of solar access may be considered, provided the proposed building complies with all setback controls.</p> <p>Note: For land adjoining open space also refer to Section 3.10.1.</p>	Internal review

Chapter B3 General Development Controls		Source
<b>3.5.3 Public and private views</b>		
1	<p>Public views, paragraph three, delete “interpretation of”, insert “to be appreciated”:</p> <p>The preservation and, wherever possible, enhancement of public views helps to maintain legibility within Woollahra by allowing people to see and interpret the surrounding landscape and landmark features. Public views also allow <u>interpretation of Woollahra’s scenic beauty and special character to be appreciated.</u></p>	Internal review
2	<p>Control C4, delete “well articulated”, replace with “designed”:</p> <p>C4 Roof forms on the low side of streets are <del>well articulated</del> <u>designed</u> to allow public views and add interest to the scenic outlook. Flat expansive roofs with vents, air conditioning units and similar structures are inappropriate.</p>	Internal review
3	<p>Control C8, delete “generally”, “remain” and “Awnings and coverings on roof terraces, if provided, comply with the maximum building height control and ensure the sharing of views.” insert “are” and “to provide for view sharing. All elements on roof terraces are to comply with the maximum building height control.”:</p> <p>C8 Roof terraces <del>generally are remain</del> uncovered <del>Awnings and coverings on roof terraces, if provided, comply with the maximum building height control and ensure the sharing of views.</del> <u>to provide for view sharing. All elements on roof terraces are to comply with the maximum building height control.</u></p>	Internal review
<b>3.5.4 Acoustic and visual privacy</b>		
1	<p>Acoustic privacy, paragraph one, insert “habitable rooms, decks, terraces”:</p> <p>The level of acoustic privacy depends upon the location of habitable rooms relative to noise sources such as <u>habitable rooms, decks, terraces,</u> driveways, air conditioning units, swimming pool pumps and major roads.</p>	Internal review
2	<p>Acoustic privacy, following paragraph one insert the following:</p> <p><u>Dwellings are designed to ensure adequate acoustic separation and privacy to the occupants of all dwellings. This may be achieved by:</u></p> <ul style="list-style-type: none"> <li>• <u>ensuring that bedrooms of one dwelling do not share walls with the habitable rooms (excluding bedrooms) or parking areas of the adjacent dwelling;</u></li> <li>• <u>locating bedroom windows at least 3m from streets, shared driveways and parking areas of other dwellings; and</u></li> <li>• <u>separating bedrooms, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parking area, vehicle accessways and service equipment areas.</u></li> </ul>	Internal review

Chapter B3 General Development Controls		Source
3	<p>Visual privacy, at the end of paragraph one, insert “The controls also address the private open spaces of dwellings.”:</p> <p>The visual privacy controls apply to habitable rooms. This includes rooms such as a bedroom, living room, lounge room, kitchen, dining room and the like. Maintaining visual privacy within and from these types of habitable rooms is most important, as these are the common living areas in a dwelling. <u>The controls also address the private open spaces of dwellings.</u></p>	Internal review
4	<p>Visual privacy, Note, bullet point one, delete “H” and replace with “Under the BCA, h”</p> <ul style="list-style-type: none"> <li>• <u>Under the BCA, h</u>Habitable rooms exclude a bathroom, laundry hallway, lobby, and other like spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul>	Internal review
5	<p>Control C1, delete the second sentence to paragraph one and points a) to c):</p> <p>C1 Dwellings are designed to ensure adequate acoustic separation and privacy to the occupants of all dwellings. <del>This may be achieved by:</del></p> <ul style="list-style-type: none"> <li><del>a) ensuring that bedrooms of one dwelling do not share walls with the habitable rooms (excluding bedrooms) or parking areas of the adjacent dwelling;</del></li> <li><del>b) locating bedroom windows at least 3m from streets, shared driveways and parking areas of other dwellings; and</del></li> <li><del>c) separating bedrooms, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parking area, vehicle accessways and service equipment areas.</del></li> </ul>	Internal review
6	<p>Insert a new control, C8:</p> <p>C8 For a dwelling house, dual occupancy, semi-detached dwelling, or attached dwelling– the acceptability of any elevated balcony, deck, or terrace will depend on the extent of its impact, its reasonableness and its necessity.</p> <p>Note: Refer to <i>Super Studio vs Waverley Council, (2014) NSWLEC 91</i></p> <p>Renumber the following controls accordingly.</p>	Internal review

Chapter B3 General Development Controls		Source
7	<p>Control C10 (as renumbered), delete the control and replace with “The trafficable area of a roof terrace or upper level deck is setback so that there is no direct line of sight, from that part of the building where the terrace or deck is, to:</p> <p>b) neighbouring private open space within 12m; or</p> <p>c) windows of habitable rooms in neighbouring dwellings within 12m.”</p> <p><del>C10 Where buildings are located within 12m of each other the trafficable roof terrace is to be setback so that there is no direct line of sight to neighbouring private open space and/or to the windows of habitable rooms. (refer to Figure 17).</del></p> <p><u>C10 The trafficable area of a roof terrace or upper level deck is setback so that there is no direct line of sight, from that part of the building where the terrace or deck is, to:</u></p> <p>a) <u>neighbouring private open space within 12m; or</u></p> <p>b) <u>windows of habitable rooms in neighbouring dwellings within 12m.</u></p>	Internal review
8	<p>Control C11 (as renumbered), insert “upper level deck” and delete “and” and replace with “or”:</p> <p>C11 Lighting installations on a roof terrace or <u>upper level deck</u> are:</p> <p>d) contained within the roof terrace area and located at a low level; <del>and</del> <u>or</u></p> <p>e) appropriately shaded and fixed in a position so light is projected downwards onto the floor surface of the terrace.</p> <p>Note: Lighting of roof terraces must be designed in compliance with <i>Australian Standards 4282-1997 Control of obtrusive effects of outdoor lighting.</i></p>	Internal review
9	<p>Control C12 (as renumbered) introduction, insert “existing”, delete “cavity”:</p> <p>C12 For a roof terrace within the <u>existing</u> roof <del>cavity</del> of a building:</p>	Internal review
10	<p>Figure 17 (as exhibited), delete the figure and supporting text.</p>	Internal review

Chapter B3 General Development Controls		Source
<b>B3.6 On-site parking</b>		
1	Control C1, at the end of control C1 b) insert “; and c) is located within the buildable area.  C1 On-site parking is designed and located so that it: a) does not dominate the street frontage; b) preserves significant trees and vegetation; <u>and</u> c) <u>is located within the buildable area.</u>	Internal review
2	Objective O5 and controls C9 and 10. Delete the objective and controls, renumber the following controls accordingly.	Sub 28
<b>B3.7 External areas, 3.7.1 Landscaped area and private open space</b>		
1	Insert a new control C4: <u>C4 At least 50% of the rear setback comprises deep soil landscaped area.</u>  Renumber the following controls and references accordingly.	Internal review
2	Control C8 (as renumbered), delete “a minimum dimension of 3m at any point; and” and the note to the control:  C8 The primary open space area in C6 and C7 above has <del>a minimum dimension of 3m at any point; and</del> a gradient of no more than 1 in 10 (refer to Figure 21). <del>Note: Only areas that can accommodate a 3m diameter circle are included as the primary open space (refer to Figure 20).</del>	Internal review
3	Control C11 (as renumbered), insert “and the like”  C11 For residential flat building or multi dwelling housing—each dwelling is provided with private open space which has a minimum area of 8m <sup>2</sup> and minimum dimensions of 2m x 2m. For dwellings above ground level, this may be in the form of a balcony, verandah or uncovered roof terrace <u>and the like.</u>	Internal review
4	Control C17 (as renumbered), delete “75%” and replace with “50%”:  C17 Native species are preferred, and landscape designs are encouraged to provide at least <del>75%</del> <u>50%</u> of the plants as native species.	Sub 28

Chapter B3 General Development Controls		Source
5	<p>Figure 21 (as renumbered), supporting text, delete “C = Primary open space is to be no more than 1.2m above or below existing ground level”:</p> <p>Provision of level area of primary open space</p> <p>A = Minimum area 35m<sup>2</sup>, maximum gradient 1:10</p> <p>B = Primary open space is to be no more than 1.2m above or below existing ground level</p> <p><del>C – Primary open space is to be no more than 1.2m above or below existing ground level</del></p>	Internal review
B3.7 External areas, 3.7.4 Ancillary development - swimming pools		
1	<p>Insert a new objective, O2:</p> <p><u>O2 To limit excavation.</u></p>	Internal review
2	<p>Control C2, insert “<u>where the pool is outside the buildable area</u>”:</p> <p>C2 Excavation beyond the controls in Section B3.4 is permitted to accommodate a backyard swimming pool, <u>where the pool is outside the buildable area.</u></p> <p>Note: This concession does not apply to a swimming pool in a basement area.</p>	Internal review
B3.7 External areas, 3.7.4 Ancillary development - tennis courts		
1	<p>Insert a new objective, O2:</p> <p><u>O2 To limit excavation.</u></p>	Internal review
B3.8 Additional controls for development other than dwelling houses, 3.8.2 Secondary dwellings		
1	<p>Delete controls C1 and C2.</p> <p><del>C1 – The maximum height of the secondary dwelling is 5.7m.</del></p> <p><del>C2 – The secondary dwelling, if located outside the building envelope:</del></p> <ul style="list-style-type: none"> <li><del>a) is setback at least 1.5m from the side boundaries;</del></li> <li><del>b) is setback at least 3m from the rear boundary;</del></li> <li><del>c) does not reduce the deep soil landscaped area and primary open space area from the minimum required in Section 3.7.1 Landscaped areas and private open space; and</del></li> <li><del>d) does not have an unreasonable impact on views, privacy and solar access of the principal dwelling or the adjoining properties.</del></li> </ul>	Sub 28

Chapter B3 General Development Controls		Source
2	<p>Insert a new control and note:</p> <p><u>C1 The secondary dwelling is located within the building envelope and is calculated in the total floorplate.</u></p> <p><u>Note: Only a secondary dwelling approved under the State Environmental Planning Policy (Affordable Rental Housing) 2009 may be located outside the building envelope.</u></p> <p>Renumber the following control accordingly.</p>	Sub 28
<p><b>B3.8 Additional controls for development other than dwelling houses,</b>  <b>3.8.5 Attached dwellings</b></p>		
1	<p>Delete control C2 and replace with a new control:</p> <p><del>C2 If basement parking is not provided, at grade parking is only permitted where parking is accessed from the rear lane.</del></p> <p><u>C2 If basement parking is not provided, at grade parking is located at the rear. Parking structures addressing the street are not encouraged.</u></p>	Internal review
<p><b>3.8.6 Residential flat buildings and multi dwelling housing</b></p>		
1	<p>Delete control C2:</p> <p><del>C2 No more than 25% of all dwellings are single aspect.</del></p> <p>Renumber the following controls accordingly.</p>	Sub 28
<p><b>B3.9 Additional controls for development on a battle-axe lot</b></p>		
1	<p>Introduction, last paragraph, delete “; and</p> <p><del>the minimum lot size for development other than a dwelling house on a battle-axe lot in the R3 Medium Density Residential Zone is 950m<sup>2</sup>.</del></p> <p>Replace with “.”</p>	Internal review
2	<p>Figure 31 (as renumbered), replace the figure and text to improve clarity.</p>	Internal review
3	<p>Insert a new control C1:</p> <p>C1 For development other than a dwelling house in the R3 Medium Density Residential Zone—the minimum lot size is 950m<sup>2</sup>.</p> <p>Renumber the following controls accordingly.</p>	Sub 28
4	<p>Note for control C2 (as renumbered), insert “minimum lot size” and “lot”:</p> <p>Note: The access handle of a battle axe lot is not included in calculating the <u>minimum lot size</u> or minimum <u>lot</u> dimension.</p>	Sub 28

Chapter B3 General Development Controls		Source
B3.10 Additional controls for development in sensitive locations, 3.10.1 Development on land adjoining public open space		
1	<p>Delete the exhibited version of C6:</p> <p><del>C6— A gate or the like, providing direct access from the private property to the public park or reserve will not be permitted.</del></p> <p>Replace with new C6:</p> <p><u>C6: A gate or the like, providing direct access from a private property to the public park or reserve opens inward toward the private property and does not encroach on public land.</u></p>	Internal review
2	<p>Control C7, delete “locally occurring”:</p> <p>C7 For new plantings, 90% of the plants in the landscape design are <del>locally occurring</del> native species. However, where the land adjoins bushland to which <i>State Environmental Planning Policy No 19—Bushland in Urban Areas</i> applies, 100% of the plants are locally occurring native species.</p>	Sub 28
B3.10 Additional controls for development in sensitive locations, 3.10.2 Harbour foreshore development		
1	<p>Control C15, delete “building line”:</p> <p>C15 Within the foreshore <del>building line</del> area:</p>	Internal
2	<p>Note to control C15, delete “building line”, “area of” and “between the foreshore building lines and waters of Port Jackson”. Insert “in foreshore area 12 and 30 in Woollahra LEP 2014”:</p> <p>Note: Foreshore <del>building line</del> area means the <del>area of land between the foreshore building lines and the waters of Port Jackson in foreshore</del> <u>area 12 and 30 in Woollahra LEP 2014.</u></p>	

## Part C: Heritage Conservation Areas

Chapter C1 Paddington Heritage Conservation Area		Source
<b>1.1.6 Definitions</b>		
1	<p>Insert a definition of breezeway:</p> <p><i>An unenclosed passage or void between the side boundary and rear wing.</i></p>	Internal review
2	<p>Definition of ‘primary frontage corner lots’, in the diagram delete “principle” replace with “principal”.</p>	Sub 44
<b>1.2.4 Desired future character</b>		
1	<p>Point g) delete “single storey” replace with “modest scale”; delete “freestanding” replace with “semi-detached dwellings, dwelling”; delete “hotels” replace with “pubs”; delete “ecclesiastical buildings” replace with “places of public worship”:</p> <p>g) retains the diversity of building types including multi-storey and single-storey terrace house rows, <del>single-storey modest scale</del> timber and masonry cottages, <del>freestanding semi-detached dwellings, dwelling</del> houses, commercial buildings, <del>hotels-pubs</del>, former industrial buildings, <del>ecclesiastical buildings</del> places of public worship and public buildings;</p>	Sub 33 Internal
<b>1.2.5 Contemporary design in Paddington (introduction)</b>		
1	<p>Insert at the end of the first paragraph:</p> <p><u>Quality architectural design must form the basis of any proposed new works. Contemporary design must be respectful of the heritage conservation area.</u></p>	Sub 13
2	<p>Delete paragraph two:</p> <p><del>Paddington is characterised by an extensive stock of 19th century buildings. Paddington also has a number of important buildings or building elements and public places representing the changing character of design from the 19th century to the present. The presence of buildings and building elements representing the various design elements of the 20th and 21st centuries enrich the character of Paddington and the interpretative aspects of its history.</del></p> <p>Replace with:</p> <p><u>Paddington is characterised by rows of 19th century buildings. Paddington has a number of significant buildings and building elements that represent the changing character of design from the 19<sup>th</sup> century-21st century.</u> The presence of buildings and building elements representing the various design elements of the 20th and 21st centuries enrich the character of Paddington and the interpretative aspects of its history.</p>	Sub 13
3	<p>Insert at the end of the fourth paragraph:</p> <p><u>New contemporary design should respect the historic built form of the Paddington HCA.</u></p>	Sub 13

Chapter C1 Paddington Heritage Conservation Area		Source
4	<p>Insert at the end of the sixth paragraph:</p> <p><u>Applications are required to demonstrate that contemporary design techniques, materials and design elements provide an appropriate response to the relevant aspects of the historical and physical context.</u></p>	Sub 13
5	<p>Delete paragraph seven:</p> <p><del>The use of contemporary design approaches, particularly for infill development, work to an intrusive building, work in the public domain, and work to buildings or building elements of high heritage significance, must achieve a cohesive relationship between new and existing urban fabric.</del></p> <p>Replace with:</p> <p><u>The use of contemporary design approaches, particularly to infill development, work to an intrusive building, work to the public domain, and work to buildings or building elements of heritage significance, must achieve a cohesive relationship between new and existing urban fabric, and respect and respond to the context of the HCA.</u></p>	Sub 13
1.3.1 Single storey buildings		
1	<p>Control C2, insert at the end of the control “where physical or documentary evidence exists demonstrating an earlier state”:</p> <p>C2 <u>Retain or reinstate façade details and open verandahs where physical or documentary evidence exists demonstrating an earlier state.</u></p>	Sub 33
2	<p>Control C9, delete C9 d):</p> <p><del>d) the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension.</del></p>	Sub 35 Sub 44
1.3.2 Timber buildings		
1	<p>Move Section 1.3.14 Timber buildings to Section 1.3.2 Timber Buildings. Renummer the following sections accordingly.</p>	Sub 33
1.3.7 Buildings in the William Street B4 Mixed Use Zone		
1	<p>Insert a new objective:</p> <p>O7 To ensure security devices do not detract from traditional architectural elements, and the amenity and visual presentation of the streetscape.</p>	Sub 44

Chapter C1 Paddington Heritage Conservation Area		Source
<b>1.3.8 Commercial and industrial buildings including shops</b>		
1	Introduction, after the text insert a traditional shop front diagram as Figure 4. Renumber all figures and references to figures that follow accordingly.	Sub 35
2	Delete C7: <del>C7 Original above awning windows are to be retained and not increased or decreased in size.</del> Replace with: C7 Original windows above the awning are to be retained and not altered in size.	Sub 44
<b>1.4.1 Principal building form and street front zone of contributory buildings</b>		
1	Principal building form, after the third paragraph insert a new subheading “Interiors”.	Sub 44
2	After Figure 6 (as renumbered), delete: Council does not support the gutting of interiors of terrace house buildings that contain original and significant original fabric.	Sub 44
3	Objective O10, insert “semi-detached dwelling or dwelling”: O10 To retain and conserve external original fabric and features characteristic to a traditional terrace, <u>semi-detached dwelling or dwelling</u> house.	Sub 33
4	Control C1 d) split the control into part d) and e) as follows: d) the main rear wall to the principal building form should be left largely intact; and e) significant verandahs and balconies are not to be infilled or enclosed. As a consequence, delete the "and" from C1 c): C1 c) no external alterations or additions are to be made to the significant elevations, details, materials or finishes of the principal building form except to allow for restoration or reconstruction; <del>and</del>	Sub 44
5	Insert a new control at C5: <u>C5 Where structural stabilisation is required, a sympathetic structural solution that retains original external is required.</u> Renumber the following controls accordingly.	Sub 33
6	Insert a new control at C6: <u>C6 Where alterations are required to meet the Building Code of Australia, materials must be consistent with traditional material and finishes.</u> Renumber the following controls accordingly.	Sub 33

Chapter C1 Paddington Heritage Conservation Area		Source
7	<p>Insert new control at C9:</p> <p><u>C9 Where structural stabilisation is required, a sympathetic structural solution that retains original internal fabric is required.</u></p> <p>Renumber the following controls accordingly.</p>	Sub 33
8	<p>Control C11 (as renumbered), insert “including those”:</p> <p>C11 All original windows and doors <u>including those</u> to basement levels are to be retained.</p>	Sub 44
9	<p>Insert new control at C13:</p> <p>C13 Original fences that have been replaced by intrusive fences should be replaced.</p> <p>Renumber the following controls accordingly.</p>	Sub 44
10	<p>Control C13(as renumbered) delete “but” replace with “and”:</p> <p>C14 When works are proposed in the street front zone Council encourages, <u>but</u> <u>and</u> may require reconstruction or restoration of missing elements or reversal of uncharacteristic elements.</p>	Sub 44
1.4.2 Side elevations to streets and lanes		
1	<p>Control C2, delete the control:</p> <p><del>C2—Minor alterations to a side elevation behind the principal building form will be permitted if they do not significantly impact on the architectural form and the pattern of openings of the principal building form.</del></p> <p>Replace with:</p> <p><u>C2 Minor alterations to a side elevation of the principal building form or the secondary wing will be permitted if they do not significantly impact on the architectural form and the pattern of openings of the principal building form.</u></p>	Sub 44
2	<p>Figure 7 Side elevations (as renumbered), replace with an amended figure to illustrate that the secondary wing is below the eaves line of the principal building form.</p>	Sub 44
1.4.3 Rear elevations, rear additions, significant outbuildings and yards		
1	<p>Figure 8 Rear elevations (as renumbered), replace with an amended figure which illustrates that the ridge lines of the secondary wing are below the eave lines of the principal building form.</p>	Sub 44

Chapter C1 Paddington Heritage Conservation Area		Source
<b>1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping</b>		
1	Insert new a control, C12: C12 Private and communal space is generally not permitted in the form of a roof terrace.	Sub 35 Sub 44
2	In Table 3, Minimum private open space required for each dwelling, delete all instances of ", verandah or roof terrace" and replace with "or verandah":  Minimum dimension of 2m in the form of a courtyard, balcony <u>or verandah</u> , <del>verandah or roof terrace</del>	Sub 35 Sub 44
<b>1.4.10 Acoustic and visual privacy</b>		
1	In control C7 insert "and not unreasonably impact on solar access to neighbouring properties (Refer to solar access requirements in Section 1.4.5. Building height, bulk, form and scale).":  C7 Privacy screens must minimise view loss from other buildings <u>and not unreasonably impact on solar access to neighbouring properties. (Refer to solar access requirements in Section 1.4.5. Building height, bulk, form and scale).</u>	Sub 44
<b>1.5.3 Windows, doors, shutters and security</b>		
1	Figure 16 (as renumbered), insert at the start of the first paragraph "Traditional vertical proportions of fenestration should be maintained."	Sub 44
<b>1.5.5 Fences, walls and gates</b>		
1	Introduction, second sentence of paragraph four, delete the word "brick" and replace with the word "masonry":  The blank <del>brick</del> <u>masonry</u> fence on the street front elevation is an example of an unsympathetic fencing type.	Sub 44
2	In the text following Figure 25 (as renumbered) delete the words "should not be permitted" replace with "are not permitted":  Contemporary high masonry walls as front fences are intrusive in the streetscape and they <del>should not be permitted</del> <u>are not permitted.</u>	Sub 44
<b>1.5.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities</b>		
1	In Table 6, Rear lane and rear street garages with garden roof, delete "Not on corner site":  <ul style="list-style-type: none"> <li>• Build on rear boundary.</li> <li>• Minimise ramp up to garage.</li> <li>• Provide an acceptable interface on laneway (refer to C10).</li> <li>• <del>Not on corner site.</del></li> </ul>	Sub 30

Chapter C1 Paddington Heritage Conservation Area		Source
<b>1.5.11 Satellite dishes, aerials and other site facilities</b>		
1	Introduction, paragraph one, delete “,solar hot water devices”: Paddington’s roofscape is an integral component of its overall significance. The introduction of unsympathetic and uncharacteristic elements such as satellite dishes, <del>solar hot water devices</del> and aerials can have a detrimental impact on the aesthetic significance of individual buildings and on the area generally.	Sub 30
<b>1.6.2 Views and vistas</b>		
1	Increase the size of Map 2.	Sub 44
2	Insert the illustrations from page 31 of the current Paddington Heritage Conservation Area DCP following Map 2.	Internal review

Chapter C2 Woollahra Heritage Conservation Area		Source
<b>2.1.6 Definitions</b>		
1	Insert a definition of breezeway: <u>An unenclosed passage or void between the side boundary and rear wing.</u>	Internal review
2	Delete definition of despoil: <i>Is to irreparably alter the original external material finish of a building or place within a heritage conservation area (i.e. by applying a finish such as painting, rendering or bagging masonry).</i>	Sub 22
3	Insert a definition of gable ended roof: <u>For the purpose of Section 2.5.8 Parking and garages, is a roof with a gable end facing the street or lane.</u>	Internal review
4	Insert a definition of transverse gable: <u>For the purpose of Section 2.5.8 a roof with gable ends, where the ridge is parallel to the rear boundary.</u>	Internal review
<b>2.3.3 Queen Street Precinct: Significant characteristics</b>		
1	Delete: ► <del>An informal ‘town centre’ focused around the intersection of Moncur and Queen Street and containing the Woollahra Post Office and Woollahra Hotel.</del> Replace with: ► <u>An informal ‘town centre’ focused around the intersection of Moncur and Queen Street which contains the Woollahra Hotel and former Woollahra Post Office.</u>	Sub 13

Chapter C2 Woollahra Heritage Conservation Area		Source
<b>2.4.1 Single storey residential buildings</b>		
1	<p>Delete:</p> <p>C4 <del>Boundary to boundary additions are permitted on the ground floor if the proposal will not adversely affect the privacy, ventilation, light or amenity of an adjoining property.</del></p> <p>Replace with:</p> <p>C4 <u>Boundary to boundary extensions are permitted on the ground floor level only if:</u></p> <p>a) <u>the proposal would not adversely affect the privacy, ventilation, light or amenity of the adjoining property; and</u></p> <p>b) <u>the proposal would not disrupt an existing significant pattern of a group of buildings.</u></p>	Internal review
<b>2.4.2 Multi-storey dwelling houses</b>		
1	<p>Control C2: Insert “and retain the breezeway pattern”.</p> <p>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 <u>and should retain the breezeway.</u></p>	Internal review
<b>2.4.3 Semi-detached dwellings</b>		
1	<p>Control C5: Insert “and retain the breezeway pattern”.</p> <p>C5 Additions must not dominate the original principal building form of the building <u>and should retain the breezeway.</u></p>	Internal review
<b>2.4.4 Terrace style housing</b>		
1	<p>Control C10: Insert “only, but only if”</p> <p>C10 <u>Boundary to boundary extensions are permitted on the ground floor level only, but only if:</u></p> <p>a) the proposal would not adversely affect the privacy, ventilation, light or amenity of the adjoining property; and</p> <p>b) the proposal would not disrupt an existing significant pattern of a group of buildings.</p>	Internal review
2	<p>Delete control C11.</p> <p><del>C11 Where a terrace property is more than 3.3m wide, breezeways must not be enclosed at the first floor level. Where properties are 3.3m wide or less breezeway enclosures must be expressed as subservient structures using features such as low flat roof forms or transparent materials.</del></p> <p>Renumber remaining controls.</p>	Internal review

Chapter C2 Woollahra Heritage Conservation Area	Source
2.4.11 Pubs	
<p>1 Introduction, delete the introduction and replace as follows:</p> <p><del>The pubs are usually two or three storeys high and located on street corners. The Centennial and the Phoenix display the characteristics of the Victorian periods, while the Woollahra and the Light Brigade represent the Inter-War period. The pubs usually exhibit their façade details but few retain original interior details.</del></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p>2 Objectives, delete objective O1 and replace with the following:</p> <p><del>O1 — To ensure that the original characteristics of pubs in the Woollahra HCA are retained and enhanced.</del></p> <p><u>O1 — To conserve the diversity of pubs and their significant internal and external details associated with all periods of construction.</u></p> <p><u>O2 — To retain original names of pubs as part of the historical and social significance of the Woollahra HCA.</u></p> <p><u>O3 — To facilitate the continued role and presence of pubs in the Woollahra HCA.</u></p> <p>3 Controls, delete controls C1 to C5 and replace as follows:</p> <p><del>C1 — Original facades including areas of tiling are to be retained and conserved.</del></p> <p><del>C2 — Original names of pubs must be retained.</del></p> <p><del>C3 — Significant interior features and spaces must be retained.</del></p> <p><del>C4 — Original public areas and former hotel accommodation areas, including their form, details, materials and finishes, should be retained.</del></p> <p><del>C5 — Council may require a conservation management plan to be prepared and adopted by Council prior to work being undertaken to a significant pub.</del></p>	Internal review

Chapter C2 Woollahra Heritage Conservation Area

Source

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.

Chapter C2 Woollahra Heritage Conservation Area		Source
<b>2.5.1 Building height, form and character</b>		
1	Objective O1: Delete “of additions to buildings and infill development”.	Internal review
01	To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks <del>of additions to buildings and infill development.</del>	
2	Objective O2: Delete “front, side and rear” and “alignments of infill development”.	Internal review
02	To locate <del>front, side and rear buildings alignments of infill development</del> to ensure good aspect and orientation of indoor and outdoor living areas and the retention of existing trees.	
3	Relocate objective O4 to O3.	Internal review
03	<u>To retain the patterns of height, bulk and scale distinctive to individual streetscapes and precincts.</u>	
4	Insert new objective:	Internal review
04	<u>To protect the privacy and amenity of adjoining or adjacent residential uses.</u>	
5	Delete three objectives:	Internal review
05	<del>To protect existing views and vistas from streets and other public places.</del>	
06	<del>When opportunities arise, to provide additional views and vistas from streets and other public places.</del>	
07	<del>To encourage view sharing from private properties.</del>	
	Replace with:	
06	To protect and encourage views and vistas from public places, and encourage view sharing from private properties.	
	Renumber remaining objectives.	
<b>2.5.2 Conservation of contributory items</b>		
1	Insert at C4:	Sub 38 & 40
C4	<u>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.</u>	
<b>2.5.4 Materials, finishes and colours</b>		
1	Control C4: Delete “despoil” and replace with “remove”.	Sub 22
C4	Any works must not damage or <del>despoil</del> <u>remove</u> 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.	

Chapter C2 Woollahra Heritage Conservation Area		Source
<b>2.5.8 Parking and garages</b>		
1	Relocate control C6 to C13 so it is located immediately before the loft structure controls, and insert a cross-reference to control C14. Renumber remaining controls.  <u>C13</u> Garage structures are to be single storey only (for exceptions see control C14).	Sub 24
2	Control C11 insert “and the” and delete “not to be”.  No rear lane vehicle access is permitted to a site if the lot width is less than 3.2m <u>and the</u> distance from the rear of the building (proposed) to the rear boundary is <del>not to be</del> less than 10m.	Sub 24
3	Control C14 i): Delete “in a gable end of a non-transverse roof,”  i) a window <del>in a gable end of a non-transverse roof</del> , 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;	Internal review
4	Amend C14 j) and k) for consistency:  j) there are no dormer windows in <del>the a</del> <u>a</u> gable-ended roof <del>form</del> ;  k) there are no windows in the gable end of a transverse <u>gable</u> roof <del>form</del> ;	Internal review
5	Table 7: Design controls for parking, garages and car ports: Laneway garages with lofts  Amend reference to a “transverse gable roof”.  ► Maximum eaves height: – for gable ends 3900mm – for transverse <u>gable</u> roof <del>form</del> 2700mm	Internal review
6	Figure 25: Insert definition of a gable ended roof  <u>A gable ended roof is defined as: a roof with a gable end facing the street or lane.</u>	Internal review
7	Figure 26: Amend title to a transverse <u>gable</u> loft and insert definition  <u>A transverse gable roof is defined as: a roof with gable ends, where the ridge is parallel to the rear boundary.</u>	Internal review

Chapter C2 Woollahra Heritage Conservation Area		Source
<b>2.5.10 Excavation</b>		
1	Delete part of control C2: C2 The building footprint is designed to minimise cut and fill on sloping sites and to encourage good quality internal environments, <del>any habitable room of a dwelling must have at least one external wall fully above existing ground level (Figure 27).</del>	Internal review
2	Delete Figure 27.	Internal review
<b>2.7 Schedule of contributory items</b>		
1	Delete part of control C2: Insert note at the beginning of the table:  <u>Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.</u>	Internal review

Chapter C3 Watsons Bay Heritage Conservation Area		Source
<b>3.3.5.2 Building siting and alignment</b>		
1	Excavation Delete objective O6: <del>O6 To ensure that development relates to the existing topography with minimal cut and fill.</del> Replace with: <u>O6 To ensure buildings are designed and sited to relate to the topography with minimal cut and fill.</u>	Internal review
2	Delete objectives O7 and O8: <del>O7 To limit the types of uses for which excavation can occur.</del> <del>O8 To avoid large below ground floor levels that require energy to heat, cool and illuminate.</del>	Internal review
3	Insert new objective O7: <u>O7 To minimise excessive excavation.</u>	Internal review
4	Insert new objective O8: <u>O8 To limit damage to Council infrastructure, such as roads, from truck movements.</u>	Internal review

Chapter C3 Watsons Bay Heritage Conservation Area		Source
5	<p>Insert new objective 09:</p> <p>09 <u>To restrict energy expenditure associated with excavation and traffic emissions from truck movements.</u></p>	Internal review
6	<p>Insert new objective 10:</p> <p>010 <u>To ensure the cumulative impacts of excavation does not adversely impact land stabilisation, ground water flows and vegetation.</u></p> <p>Renumber remaining objectives.</p>	Internal review
3.3.6 Landscaping and private open space		
1	<p>Insert after paragraph 1</p> <p><u>Roof terraces are not characteristic of Watsons Bay and are not generally acceptable as private or communal open space. Further, because of the dense built character and sloping landform, use of roof terraces can produce detrimental impacts on privacy due to overlooking and noise transmission.</u></p>	Sub 29
3.4 Precincts		
1	<p>Public land</p> <p>Insert at the end of paragraph 1</p> <p><u>The relevant public authority is the approval body for these precincts.</u></p>	Sub 52
3.4.10 Precinct K: Camp Cove Village: List of contributory items		
1	<p>Insert:</p> <p>18 Cliff Street                      Single storey Edwardian cottage</p>	Internal review
3.4.13 Precinct N: Robertson Place		
1	<p>Delete:</p> <p><del>Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:</del></p> <p>Replace with:</p> <p><u>This land is in public ownership and is managed through a plan of management and conservation management plan. It is strongly recommended that these plans include or are informed by the following management policies:</u></p>	Internal review
3.4.16 Precinct P: Upper Gap Park		
1	<p>Guideline G3: Insert “no”</p> <p>To retain the open landscape setting and ruggedness of the topography, <u>no</u> new structures should be constructed within the park.</p>	Sub 32

Chapter C3 Watsons Bay Heritage Conservation Area		Source
<b>3.4.16 Precinct Q: HMAS Watson</b>		
1	<p>Character Statement (introduction)</p> <p>Insert first sentence in paragraph five:</p> <p><u>The land within this precinct is under the control of State or Commonwealth authorities and development within it does not require consent from Council.</u></p>	Sub 36
<b>3.4.17 Precinct R: Green (Laings) Point and Research Station</b>		
1	<p>Insert reference to the Sydney Harbour Federation Trust in paragraph two of the introduction.</p> <p>Apart from the former Marine Biological Research Station which is managed by the Sydney Harbour Federation Trust, this area is protected under the <i>National Parks and Wildlife Act 1974</i> and managed by the National Parks and Wildlife Service.</p>	Sub 52
<b>3.5.5 Built form ► Excavation</b>		
1	<p>Delete C5:</p> <p><del>For dwelling houses, dual occupancies, semi-detached dwellings, and attached housing with at grade parking – the maximum volume of excavation permitted is no greater than the volume shown in Figure 168.</del></p> <p>Replace with:</p> <p><u>For a dwelling house, dual occupancy or semi-detached dwelling - the maximum volume of excavation permitted is no greater than the volume shown in Figure 168.</u></p>	Internal review
2	<p>Delete C6 and maintain note:</p> <p><del>For residential flat buildings, multi dwelling housing, and attached housing with basement parking – the maximum volume of excavation permitted is no greater than the volume show in Figure 169.</del></p> <p>Replace C6 with:</p> <p><u>For a residential flat building, multi dwelling housing, or attached dwelling development - the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.</u></p>	Internal review
3	<p>Insert new control at C7</p> <p>For any other use not addressed in C5 and C6 above - the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.</p> <p>Renumber remaining controls</p>	Internal review
4	<p>Delete control:</p> <p><del>C8 – All habitable rooms have at least one wall fully above existing ground level (see Figure 170).</del></p> <p>Renumber remaining controls.</p>	Internal review

Chapter C3 Watsons Bay Heritage Conservation Area		Source
5	Amend control C11 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical <u>and hydrogeological</u> report and a structural report <del>to demonstrate demonstrating</del> that the works will not have any adverse effect on the neighbouring structures.	Internal review
6	Delete title of Figure 168: <del>Maximum volume of excavation for a dwelling house, dual occupancy, semi-detached dwelling, or for attached housing where the attached housing has at grade parking.</del> Replace with: <u>Maximum volume of excavation for:</u> - a dwelling house - dual occupancy development - a semi-detached dwelling.	Internal review
7	Delete title of Figure 169: <del>Maximum volume of excavation for a residential flat building, multi dwelling housing, or for attached housing where the attached housing has basement parking.</del> Replace with: <u>Maximum volume of excavation for:</u> - a residential flat building - multi dwelling housing development - attached dwellings - any other land use not addressed in controls in controls C5 to C6 of Section 3.5.5 Excavation.	Internal review
8	Delete Figure 170.	Internal review
9	Delete A in the Title and diagram of Figure 171: Sub-surface walls can be no closer to the boundary than the required setback <del>A</del> .	Internal review
3.5.6 Landscaping and private open space		
1	Insert the word “not” in control C10. Plantings in the vicinity of contributory items are to be of a solid, bold, sculptural form with rich green canopy and generally <u>not</u> taller than 10m in mature height.	Sub 29
3.5.7 Fences and walls		
1	Insert new control <u>C1 Existing sandstone walls with heritage significance should be retained.</u> Renumber remaining controls accordingly.	Sub 29

## Part D: Business Centres

Chapter D1 Neighbourhood Centres		Source
1.2	Hopetoun Avenue, Vaucluse	
1	1.2.1 Centre character statement	Sub 37
	Built form	
	Insert the following:	
	The centre comprises <u>two groups of buildings at 167-171 and 173-179 Hopetoun Avenue. These are</u> a short row of Inter-war two storey shop top housing with some recent three storey additions.	
	Delete:	
	<del>Heritage and contributory buildings</del>	
	<del>The centre comprises two groups of contributory buildings: 167-171 Hopetoun Avenue, 173-179 Hopetoun Avenue. These groups form a cohesive street wall and establish the scale and character of the centre.</del>	
2	1.2.2 Desired future character	Sub 37
	Insert the following:	
	The Hopetoun Avenue neighbourhood centre is a small centre located within a continuous row of shop top housing. <u>The Inter-war buildings 167-171 and 173-179 Hopetoun Avenue</u> make an attractive contribution to the streetscape, <u>exhibiting a cohesive street wall, strong character elements, and establishing the scale and character of the centre.</u> Redevelopment within the centre should protect the fabric and character of these buildings.	
1.3	South Head Roundabout, Vaucluse	
1	1.3.1 Centre character statement	Sub 37
	Insert after sentence one:	
	South Head Roundabout shops are located on New South Head Road at the junction with Old South Head Road. <u>These shops are located in an Inter-war building which provides a significant landmark at this broad open intersection.</u>	
	Delete:	
	<del>Heritage and contributory buildings</del>	
	<del>South Head Roundabout neighbourhood centre is located within an Inter-war building which provides a significant landmark at this broad open intersection. The building is a good intact example of the ocean liner style, although the original face brickwork has been painted and the original awning replaced.</del>	

Chapter D1 Neighbourhood Centres		Source
2	<p>1.3.2 Desired future character</p> <p>Amend paragraph two:</p> <p><del>This neighbourhood centre is located in an Inter-war building which</del> <u>The built form of this neighbourhood centre</u> provides a strong and visually attractive landmark at this major intersection of New South Head Road and Old South Head Road. <u>The building is a good intact example of the ocean liner style and it is important that the building and key elements, such as the continuous parapet line, stay intact. Although the original face brickwork has been painted and the original awning has been removed, the consistent canvas awnings and under-awning signage make a positive contribution to the streetscape and this visual unity should be retained.</u></p>	Sub 37
1.4	Vaucluse Shopping Village, Vaucluse	
1	<p>1.4.1 Centre character statement</p> <p>Delete:</p> <p><del>Heritage and contributory buildings</del></p> <p><del>There are no heritage or contributory buildings in the centre.</del></p>	Sub 37
1.6	O'Sullivan Road, Rose Bay	
1	<p>1.6.1 Centre character statement</p> <p>Amend title:</p> <p><del>Heritage <u>item</u> and contributory buildings</del></p>	Sub 37
1.7	Streatfield Road	
1	<p>1.7.1 Centre character statement</p> <p>Delete:</p> <p><del>Heritage and contributory buildings:</del></p> <p><del>The building at 98B Bellevue Road is a contributory building. It is an intact face brick Inter-war residential retail complex with a two storey frontage to Bellevue Road.</del></p> <p><del>This building is in good condition with much of the external fabric sympathetically maintained. The building establishes a strong street wall and parapet line that responds sensitively to the grade and curve of the site and establishes a landmark presence. The original stepped awning has been replaced with lightweight structures of varying colours and styles.</del></p>	Sub 37

Chapter D1 Neighbourhood Centres		Source
2	<p>1.7.2 Desired future character</p> <p>Amend paragraph three:</p> <p><u>The building at 98B Bellevue Road is a face brick Inter-war residential retail complex with a two storey frontage to Bellevue Road. It is envisaged that this character building the contributory item at 98B Bellevue Road will remain largely intact. This building is in good condition with much of the external fabric sympathetically maintained. The building establishes a strong street wall and parapet line that responds sensitively to the grade and curve of the site and establishes a strong street wall and parapet line that responds sensitively to the grade and curve of the site and creates a landmark presence. The original stepped awning has been replaced with lightweight structures of varying colours and styles.</u> The appearance of this building would be enhanced if the awnings, including the style and colour, were consistent and more sympathetic to the original character of the building.</p>	Sub 37
1.9 Manning Road, Woollahra		
1	<p>1.9.1 Centre character statement</p> <p>Delete:</p> <p><del>Heritage and contributory buildings:</del></p> <p><del>The Cooper Park Garage, which is a single storey stone block shed located within the public reserve at the corner of Suttie Road and Manning Road, is a contributory building.</del></p>	Sub 37
1.10 Darling Point Road, Darling Point		
2	<p>1.10.1 Centre character statement</p> <p>Insert at the end of paragraph two:</p> <p>The gardens and tree canopy immediately behind the centre provide an understanding of the site's relationship to the adjoining Babworth House Estate, <u>which is listed as a heritage item.</u></p> <p>Delete:</p> <p><del>Heritage and contributory buildings:</del></p> <p><del>The Cooper Park Garage, which is a single storey stone block shed located within the public reserve at the corner of Suttie Road and Manning Road, is a contributory building.</del></p>	Sub 37

Chapter D2 Mixed Use Centres		Source
<b>2.2 New South Head Road corridor, Edgecliff</b>		
1	<p>2.2.1 Centre character statement</p> <p>Amend title:</p> <p><del>Heritage <u>items</u> and contributory buildings</del></p> <p>Amend paragraph by deleting the first sentence.</p> <p><del>There are no contributory items in this corridor.</del></p>	Sub 37
<b>2.3 Rose Bay North</b>		
1	<p>2.3.1 Centre character statement</p> <p>Amend title:</p> <p><del>Heritage <u>items</u> and contributory buildings</del></p>	Sub 37
2	<p>2.3.2 Desired future character</p> <p>Insert at the end of paragraph two:</p> <p>The design, materials and colour schemes of new buildings is to be sympathetic to the character of the existing buildings <u>and heritage significance of the former Kings Theatre.</u></p>	Sub 37
<b>2.4 Rose Bay South</b>		
1	<p>2.4.1 Centre character statement</p> <p>Delete:</p> <p><del>Heritage and contributory buildings</del></p> <p><del>The Uniting Church at 518A Old South Head Road is a contributory building and provides a local landmark at the Dover Road intersection.</del></p>	Sub 37
2	<p>2.4.2 Desired future character</p> <p>Built form:</p> <p>Add as fourth paragraph:</p> <p><u>The Uniting Church at 518A Old South Head Road provides a local landmark at the Dover Road intersection.</u></p>	Sub 37

Chapter D3 General Controls for Neighbourhood and Mixed Use Centres		Source
<b>D3.2 Uses</b>		
1	Objective O8, delete ‘with appropriate levels of noise’ and insert instead ‘which do not have unacceptable noise’:  O8 Encourage activities <del>which do not have unacceptable noise</del> which do not have unacceptable noise or other environmental impacts.	Sub 28
2	Control C4, insert the words “and above”:  C4 At the second floor <u>and above</u> , the building is designed to accommodate residential uses.	Internal
<b>D3.3 Street Character</b>		
1	Control C2, delete the word “window”:  C2 Development includes display windows with clear glazing to ground floor retail and commercial premises, with a maximum <del>window</del> sill height of 0.7m.	Internal
<b>D3.4 Built form</b>		
1	Control C8, insert the words “the rear of”:  C8 A rear setback of at least 3m, increasing by a minimum of 1.5m for each level above ground floor level, is provided if <u>the rear of</u> the site adjoins land zoned for residential or public open space purposes.	Internal

Chapter D5 Double Bay Centre		Source
<b>5.2.5 Access and circulation</b>		
1	In the last paragraph, insert “streetscape”:  The harbour is accessible across Steyne Park and from Beach Street, Bay Street and Ocean Avenue. Extending <u>streetscape</u> improvements down to the ferry wharf will strengthen the connection of Bay Street to the waterfront.	Sub 65
<b>5.3.2 Key strategies for the Double Bay Centre</b>		
1	Conserve and enhance the visual and environmental amenity of all buildings and places of heritage significance in the centre, delete “contributory”, “contributory items” and “the contributory items”, insert “character”, “and heritage items” and “ these buildings and items,”:  a) To identify <del>contributory</del> <u>character</u> buildings within the Double Bay Centre.  b) To ensure that alterations and additions to <del>contributory items</del> <u>character</u> buildings <u>and heritage items</u> are compatible in scale, form and material with	Internal

Chapter D5 Double Bay Centre		Source
	<del>the contributory items</del> <u>these buildings and items</u> , and adjoining developments.	
<b>5.4.4 Bay Street (south)</b>		
1	Introduction, sentence four, delete “contributory”, insert “character buildings”:  There are a number of buildings that have been identified as <del>contributory</del> <u>character buildings</u> in Section 5.6.3.8 Heritage items and character buildings.	Internal
2	Desired future character, point c), delete “contributory” replace with “character”:  c) Retain the <del>contributory</del> <u>character</u> buildings along Bay Street.	Internal
3	Bay Street (south cross section), delete both instances of “Contributory” replace with “Character”:  <del>Contributory</del> <u>Character</u> buildings retain existing front setback	Internal
<b>5.5.11 Control drawing 7</b>		
1	For the drawing for the ground and first floor, insert a white box over land subject to Appendix 2 Kiaora Lands 2011.	Sub 65
<b>5.6.2 Use</b>		
1	5.6.2 Use, O8 delete “with appropriate levels of” and add “which do not have”: O8 Encourage activities <u>which do not have unacceptable</u> <del>with appropriate levels</del> of noise or other environmental impacts.	Sub 297
<b>5.6.3.8 Heritage items and character buildings</b>		
1	5.6.3.8 Heritage items and character buildings, heading to section, delete “contributory” insert “items” and “buildings”:  5.6.3.8 Heritage <u>items</u> and <del>contributory</del> <u>character buildings</u> Amend all other references to this section in the chapter accordingly.	Internal
2	Paragraph 3, delete “contributory” and “within the centre”.  In addition, a number of <del>contributory</del> buildings have been identified <del>within the centre</del> .  At the end of the paragraph insert “as character buildings. These have high streetscape value because of their strong architectural character and the way in which they address the street”:  In addition, a number of <del>contributory</del> buildings have been identified <del>within the centre</del> <u>as character buildings. These have high streetscape value because of</u>	Internal

Chapter D5 Double Bay Centre		Source
	<u>their strong architectural character and the way in which they address the street:</u>	
3	Figure 35, delete “Contributory”, insert “character”: FIGURE 35, <del>Contributory</del> <u>Character</u> buildings	Internal
4	Control C1, delete “heritage” and “contributory”, insert “character”: C1 All new developments and works to existing developments are to be designed to be compatible with the <del>heritage</del> significance of listed heritage items, conservation areas and nominated <del>contributory</del> <u>character</u> buildings.	Internal
5	Control C3, paragraph one, delete “contributory”, insert “character” and “key”: C3 Development to a <del>contributory</del> <u>character</u> building is to respect the building and complement and enhance the <del>contributory</del> <u>key</u> characteristics of the building including:	Internal
6	Control C4, delete “contributory” insert “heritage”: C4 Variations to the building envelope will only be considered where it can be demonstrated that the variations support the sensitive adaptive reuse of <del>contributory</del> <u>heritage</u> items relating to the building’s massing.	Internal
7	Control C5, delete “contributory” insert “character”: C5 Where a <del>contributory</del> <u>character</u> building is proposed to be replaced, the architectural quality and streetscape contribution of the proposed building must be at least equal to the quality of the <del>contributory</del> <u>character</u> building’s material, character and detailing.	Internal
8	Control C6, delete “contributory items”, insert “character buildings” and “existing”: C6 Modifications to <del>contributory</del> <u>character</u> items must retain or enhance the architectural streetscape value of the <u>existing</u> building.	Sub 65, Internal

Chapter D6 Rose Bay Centre		Source
<b>6.1.3 Objectives</b>		
1	Objective O6, paragraph one, delete “heritage”: O6 To conserve and enhance the visual and environmental amenity of all buildings and places of <del>heritage</del> significance in the centre.	Internal
2	Objective O6a), delete “contributory”, insert “character”: O6 To conserve and enhance the visual and environmental amenity of all buildings and places of heritage significance in the centre. a) To identify <del>contributory items</del> <u>character</u> buildings within the Rose Bay Centre; and	Internal
3	Objective O6b), delete “contributory” and “the contributory items”, insert “character buildings and heritage” and “these buildings and items”: b) To ensure that alterations and additions to <del>contributory</del> <u>character buildings and heritage</u> items are compatible in scale, form and material with <del>the contributory items</del> <u>these buildings and items</u> , and adjoining developments.	Internal
<b>6.2.2 Historical development</b>		
1	Last sentence of paragraph three, delete “Contributory items”, insert “Character buildings”: <del>Contributory items</del> <u>Character buildings</u> that are of architectural merit and are important within the urban form and streetscape of the centre are identified in this chapter of the DCP.	Internal

Chapter D6 Rose Bay Centre		Source
<b>6.6.3.4 Heritage and conservation</b>		
1	<p>Sentence two, paragraph two, introduction, delete “contributory” and “shown”, insert “character”, “located” and “heritage”, insert “These buildings have high streetscape value because of their strong architectural character and the way in which they address the street.”:</p> <p>The Rose Bay Centre Urban Design Study 1998 identified an additional five <del>contributory</del> <u>character</u> buildings which are <del>shown</del> <u>located</u> in Figure 16. There are no <u>heritage</u> conservation areas in the Rose Bay Centre. <u>These buildings have high streetscape value because of their strong architectural character and the way in which they address the street.</u></p>	Internal
2	<p>Objective O1, delete “including contributory” and “contributory”, insert “and character” and “Character”:</p> <p>O1 Protect and enhance items of environmental and heritage significance, <del>including contributory</del> <u>and character</u> buildings (see Figure 16 <del>Contributory</del> <u>Character</u> buildings).</p>	Internal
3	<p>Objective O2, delete “heritage” and “contributory”, insert “character”:</p> <p>O2 All new developments and works to existing developments are to be designed to be compatible with the <del>heritage</del> significance of listed heritage items and nominated <del>contributory</del> character buildings.</p>	Internal

Chapter D6 Rose Bay Centre		Source
4	Control C1, delete “contributory”: C1 Development proposals on sites containing <del>contributory</del> heritage items must retain heritage significance.	Internal
5	Control C2, delete “contributory”, insert “character buildings or heritage items”: C2 Development proposals on sites containing <del>contributory buildings</del> <u>character buildings or heritage items</u> must demonstrate that the architectural and streetscape value of the building would be retained or enhanced by the proposal.	Internal
6	Control C3, delete “contributory building” and “contributory”, insert “character building or heritage item” and “key”: C3 Development to a <del>contributory building</del> <u>character building or heritage item</u> is to respect the building and complement and enhance the <del>contributory</del> key characteristics of the building including:	Internal
7	Note following C3, delete “or contributory building”: Note: Where a development involves a heritage item <del>or contributory building</del> , a statement of heritage impact must be lodged with a development application. That statement must set out the heritage significance of the place and the effect the proposed works will have on the significance of the heritage item.	Internal
8	Title and key of Figure 16, delete “Contributory”, insert “Character” <del>Contributory</del> <u>Character</u> building	Internal

## Part E: General Controls for All Development

Chapter E1 Parking and Access		Source
1.1.2 Development to which this chapter applies		
1	<p>Paragraph one, delete:</p> <p><del>This chapter applies to development that requires consent and provides parking, loading or other associated facilities.</del></p> <p>Replace with:</p> <p>This chapter applies to development that requires consent and <u>may generate demand for parking</u>, loading or other associated facilities.</p>	Sub 65

Chapter E6 Sustainability		Source
E6.2 Commercial and non-residential buildings		
1	<p>Delete O1:</p> <p><del>O1 To promote development of sustainable buildings development design and construction.</del></p> <p>Replace with:</p> <p><u>O1 To promote sustainable buildings, design and construction.</u></p>	Internal review

Chapter E7 Signage		Source
7.3.1 Signage in heritage conservation areas and on heritage items		
1	<p>Insert at C1:</p> <p><u>C1 To conserve existing signs which have heritage significance.</u></p> <p>Re-number remaining controls</p>	Sub 42
2	<p>Control C7: Delete “or internally illuminated”.</p> <p>C7 For a top hamper sign, the sign:</p> <p>a) may be painted <del>or internally illuminated</del>;</p>	Internal review
3	<p>Delete control C20:</p> <p><del>C20 Lighting does not impact on the heritage fabric or presentation of the place.</del></p> <p>Replace as objective O8:</p> <p><u>O8 To ensure lighting or illumination of signs does not impact on the heritage fabric or presentation of the place.</u></p>	Internal review

Chapter E7 Signage		Source
4	<p>Delete control C9 and relocate at C19 so it is grouped with the new objective (see 2 above).</p> <p>Delete:</p> <p><del>C9 — A neon sign or sign with neon lettering, may only be considered if it is a minor sign inside the shop window.</del></p> <p>Replace with:</p> <p>C19 <u>Internally lit signs, neon signs or signs with neon lettering are generally inappropriate and</u> may only be considered if the sign is inside the shop window and <u>is small and discrete.</u></p> <p>Renumber remaining controls.</p>	Internal review
5	<p>Amend control C19 and relocate at C18. Delete reference to internally lit signs.</p> <p>C18 Where lighting is required, the sign is painted and externally spotlight. <del>Generally internally lit signs are not appropriate.</del></p>	Internal review

Chapter F2 Educational Establishments		Source
<b>F2.3 Siting of Development</b>		
1	<p>Delete objective O2:</p> <p><del>O2 — To protect and promote sunlight access in relation to the site and on neighbouring land.</del></p> <p>Replace with:</p> <p>O2 <u>To protect and promote sunlight access on neighbouring land.</u></p>	Sub 18
2	<p>Control C2, insert “to adjoining residential properties”.</p> <p>C2 Non-street fronting rear and side setbacks of the building are setback so that sunlight is provided <u>to adjoining residential properties:</u></p> <p>a) to 50% or 35m<sup>2</sup> (with minimum dimension 2.5m), whichever is smaller of the main ground level private open space of adjacent properties; and</p> <p>b) for a minimum of two hours between 9am and 3pm on June 21.</p>	Sub 18
<b>F2.7 Planting, fencing and hard surfaces</b>		
1	<p>Control C7, delete “transparent” and replace with “open”.</p> <p>C7 At least 50% of fencing is <del>transparent</del> <u>open</u> to facilitate views and vistas of open spaces from the public domain.</p>	Internal review

## Part F: Land Use Specific Controls

Chapter F3 Licensed Premises		Source
3.1.2 Development to which this chapter applies, (Where this chapter does not apply)		
1	<p>Delete “However, the current operating conditions of existing licensed premises will be considered, and may be varied, as part of the determination of a DA (or a related application) which may be submitted for the premises.” Insert instead: “Current operating conditions will only be considered where relevant to the determination of a DA e.g. a DA seeking the intensification of the current use such as extended trading hours or increased patron numbers.”</p> <p>This chapter does not apply to the current operating conditions of existing licensed premises. <del>However, the current operating conditions of existing licensed premises will be considered, and may be varied, as part of the determination of a DA (or a related application) which may be submitted for the premises.</del> <u>Current operating conditions will only be considered where relevant to the determination of a DA. For example, a DA seeking the intensification of the current use such as extended trading hours or increased patron numbers.</u></p>	Subs 18, 47, 48, 49
3.1.5 Relationship to other documents (Types of licences under the Liquor Act 2007)		
1	<p>Hotel (including a general bar licence), delete “Hotel, bar, tavern” replace with “Pub”:</p> <p><del>Hotel, bar tavern</del> <u>Pub</u></p>	Subs 48, 49
2	<p>Club, delete “A registered” and “selling liquor to members and their guests”, Insert “Registered”:</p> <p><del>A registered</del> <u>Registered</u> club <del>selling liquor to members and their guests</del></p>	Subs 48, 49
3	<p>Small bar, delete “Maximum of 60 patrons, food is available, no gambling” insert “Small bar”</p> <p><del>Maximum of 60 patrons, food is available, no gambling</del> <u>Small bar</u></p>	Subs 48, 49
4	<p>On-premises, delete “Can be tailored for one or more types of business activities including a restaurant, public entertainment venue, motel,” insert, “Restaurant or café, entertainment facility, hotel or motel accommodation,”:</p> <p><del>Can be tailored for one or more types of business activities including a restaurant</del> <u>Restaurant or cafe, entertainment facility, public entertainment venue, hotel or motel accommodation, public entertainment venue, motel, function centre and other venues where liquor is consumed on the premises</u></p>	Subs 48, 49
5	<p>Packaged liquor, delete “Liquor stores, internet operators selling liquor to the public” replace with “Shops or online liquor sales”:</p> <p><del>Liquor stores, internet operators selling liquor to the public,</del> <u>Shops or online liquor sales.</u></p>	Subs 48, 49

Chapter F3 Licensed Premises		Source
<b>F3.3 Objectives and controls</b>		
1	Control C4, delete C4: <del>C4—An extension of trading hours will be considered upon the appropriate application being made. The matters set out in C1 are also considered in the assessment of an application to extend trading hours. If approved: a) extended trading hours will not exceed the extended trading hours in the Trading Hours Table under C2 (an approval may be subject to a condition which requires extended trading hours to be less than the hours shown in the table); and b) will be for trial periods and subject to reviewable conditions. Reviews of extended trading hours will generally be: a) 1 year following the initial trial period; and b) every 2 years after the first review.</del>	Subs 17, 47, 48, 49
	Replace with: <u>C4 Extended trading hours may be permitted. The matters set out in C1 will also be considered in the assessment of an application to extend trading hours. If approved, extending trading hours:</u> a) <u>will not exceed the extended trading hours in the Trading` Hours Table under C2 (an approval may be subject to a condition which requires extended trading hours to be less than the hours shown in the table); and</u> b) <u>will be approved as a reviewable condition under s.80A (10b) of the EP&amp;A Act.</u> <u>Reviews of extended trading hours will only be undertaken if:</u> a) <u>Council has satisfactory evidence to suggest the extended trading hours are unduly impacting on the amenity of the neighbourhood; or</u> b) <u>NSW Police has requested a review.</u> <u>In these cases, reviews will be undertaken at the following intervals:</u> ► <u>one year after the extended trading hours commence; or</u> ► <u>two years after the first review, if that review does not result in a change to the extended trading hours; or</u> ► <u>five years after the second or any subsequent review, if that second or subsequent review does not result in a change to the extended trading hours.</u>	

Chapter F3 Licensed Premises		Source
2	<p>Control C6, delete C6:</p> <p><del>C6—An increase in the maximum number of persons permitted on licensed premises will be considered upon the appropriate application being made. Under no circumstances will an increase be permitted if the number of persons would exceed fire safety/emergency criteria.</del></p> <p><del>If approved, an increase in the maximum number of persons permitted on licensed premises will be for trial periods and subject to reviewable conditions.</del></p> <p><del>Reviews of an increase in the maximum number of persons on licensed premises will generally be:</del></p> <ol style="list-style-type: none"> <li><del>a) 1 year following the commencement of the initial trial period;</del></li> <li><del>b) 2 years following the first review; and</del></li> <li><del>c) every 5 years thereafter.</del></li> </ol> <p>Replace with:</p> <p><u>C6 An increase in the maximum number of persons permitted on licensed premises may be permitted. Under no circumstances will an increase be permitted if the number of persons would exceed fire safety/emergency criteria.</u></p> <p><u>An increase in the maximum number of persons permitted on licensed premises will be approved as a reviewable condition under s.80A (10b) of the EP&amp;A Act.</u></p> <p><u>Reviews of an increase in the maximum number of persons on licensed premises will only be undertaken if:</u></p> <ol style="list-style-type: none"> <li><u>a) Council has satisfactory evidence to suggest the increased number of persons are unduly impacting on the amenity of the neighbourhood; or</u></li> <li><u>b) NSW Police has requested a review.</u></li> </ol> <p><u>In these cases, reviews will be only be undertaken at the following intervals:</u></p> <ul style="list-style-type: none"> <li>► <u>one year after the increased number of persons permitted on the licensed premises commence; or</u></li> <li>► <u>two years after the first review, if that review does not result in a change to the increased number of persons permitted on the licensed premises; or</u></li> <li>► <u>five years after the second or any subsequent review, if that second or subsequent review does not result in a change to the increased number of persons permitted on the licensed premises.</u></li> </ul>	<p>Subs 17, 47, 48, 49</p>

Chapter F3 Licensed Premises		Source
3	<p>Objective O4, delete subclause a):</p> <p>a) <del>minimise impacts on surrounding residential and other sensitive land uses; and</del></p> <p>Replace with:</p> <p>a) minimise impacts, <u>such as anti-social behaviour and crime, on surrounding residential and other sensitive land uses particularly at closing times and during periods of high patronage;</u> and</p>	Subs 48, 49
4	<p>C8 and C9, Delete C8 and C9:</p> <p><del>C8 Licensed premises are managed in a manner which minimises opportunities for anti-social behaviour and crime arising from their operation.</del></p> <p><del>C9 Management of licensed premises extends to the area in the vicinity of the premises to prevent anti-social behaviour and crime particularly at closing times and during periods of high patronage.</del></p> <p>Renumber the following clauses accordingly.</p>	Subs 48, 49
5	<p>C11 (as renumbered), insert “where relevant”:</p> <p>C11 A report by an acoustic engineer is submitted with applications involving licensed premises, <u>where relevant.</u></p> <p>C13 (as renumbered), delete “area in the vicinity of the premises”:</p> <p>C13 Lighting is installed to enable visibility of activities and surveillance of the <del>area in the vicinity of the premises.</del></p> <p>Insert with “frontage, entrances and exits of licensed premises”:</p> <p>C13 Lighting is installed to enable visibility of activities and surveillance of the <u>frontage, entrances and exits of licensed premises.</u></p>	Subs 48, 49
6	<p>C14 (as renumbered) Delete the paragraph and insert “The frontage of a licensed premises is active and in keeping with the streetscape. Blank facades are avoided.”:</p> <p>C16 <del>The street façade design of licensed premises is in keeping with the architectural character of the streetscape. Blank facades are avoided.</del> <u>The frontage of a licensed premises is active and in keeping with the streetscape. Blank facades are avoided.</u></p>	

## Part G Site-Specific Controls

Chapter G6 4A Nelson Street and 118 Wallis Street, Woollahra		Source
G6.3.4 Open space and landscaping		
1	Control C3: Insert “heritage”	Sub 56
	C3 The two Norfolk Island Pines and the Camphor Laurel Tree (as identified in Section 6.2.1 of this chapter) are to be retained. The mature gardens are also to be retained and may be added to subject to a detailed <u>heritage</u> landscaping plan being approved by Council.	