This plan is applicable to all development and redevelopment work on private land in the Rose Bay Centre.
Table of Contents

Preliminary

PART 1
1.1 INTRODUCTION 3
1.2 HOW TO USE THIS PLAN 4
   (i) Understanding the purpose of the Plan 4
   (ii) Understanding the development context 4
   (iii) Using the built form controls 4
1.3 THE PURPOSE OF THIS PLAN 6
1.4 CITATION 6
1.5 LAND COVERED BY THIS PLAN 6
1.6 INTERPRETATION 6
1.7 LOCAL ENVIRONMENTAL PLAN APPLYING TO THE LAND 6
1.8 RELATIONSHIP OF THIS PLAN TO OTHER DEVELOPMENT CONTROL PLANS AND POLICY DOCUMENTS 6
1.9 THE CONSENT AUTHORITY 7
1.10 USE OF THESE GUIDELINES 7
1.11 AIMS OF THE PLAN 7
1.12 EXPLANATORY NOTES 8
1.13 DATE OF APPROVAL AND COMMENCEMENT OF THIS PLAN 8

Understanding the context

PART 2
2.1 SITING 11
2.2 HISTORICAL DEVELOPMENT 11
2.3 BUILT FORM 11
2.4 PUBLIC PARKS & FACILITIES 12
2.5 ACCESS & CIRCULATION 12
2.6 BUILDING USES 12

Urban structure

PART 3
3.1 STRUCTURE OF THE ROSE BAY CENTRE 15
3.2 OBJECTIVES FOR THE ROSE BAY CENTRE 16

Street Character

PART 4
4.1 STREETSCAPE CHARACTER 20
4.2 NEW SOUTH HEAD ROAD 22
   Core Area 22
   Transition Area 22
LOCATION PLAN
- Area to which this DCP applies
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<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>INTRODUCTION</td>
</tr>
<tr>
<td>1.2</td>
<td>HOW TO USE THIS PLAN</td>
</tr>
<tr>
<td>(i)</td>
<td>Understanding the purpose of the Plan</td>
</tr>
<tr>
<td>(ii)</td>
<td>Understanding the development context</td>
</tr>
<tr>
<td>(iii)</td>
<td>Using the built form controls</td>
</tr>
<tr>
<td></td>
<td>Urban Design Envelopes: Control Drawings Development Controls and Guidelines</td>
</tr>
<tr>
<td>1.3</td>
<td>THE PURPOSE OF THIS PLAN</td>
</tr>
<tr>
<td>1.4</td>
<td>CITATION</td>
</tr>
<tr>
<td>1.5</td>
<td>LAND COVERED BY THIS PLAN</td>
</tr>
<tr>
<td>1.6</td>
<td>INTERPRETATION</td>
</tr>
<tr>
<td>1.7</td>
<td>LOCAL ENVIRONMENTAL PLAN APPLYING TO THE LAND</td>
</tr>
<tr>
<td>1.8</td>
<td>RELATIONSHIP OF THIS PLAN TO OTHER DEVELOPMENT CONTROL PLANS AND POLICY DOCUMENTS</td>
</tr>
<tr>
<td>1.9</td>
<td>THE CONSENT AUTHORITY</td>
</tr>
<tr>
<td>1.10</td>
<td>USE OF THESE GUIDELINES</td>
</tr>
<tr>
<td>1.11</td>
<td>AIMS OF THE PLAN</td>
</tr>
<tr>
<td>1.12</td>
<td>EXPLANATORY NOTES</td>
</tr>
<tr>
<td>1.13</td>
<td>DATE OF APPROVAL AND COMMENCEMENT OF THIS PLAN</td>
</tr>
</tbody>
</table>
Rose Bay is a unique local centre, which enjoys a privileged position adjacent Sydney Harbour at the foot of the South Head peninsula. The historical development of Rose Bay has resulted in the particular street pattern focused on New South Head Road. The consistent scale of buildings, and distinctive landscape quality evoke an appealing urban village character which is warmly valued by local residents and users of the Centre.

Woollahra Municipal Council recently established the Woollahra Planning Program as a broad strategic planning exercise to identify specific areas within the Municipality for their distinctive and varying characteristics. Each separate area is examined and a series of area specific planning documents produced. Outputs of this planning process for Rose Bay are the Rose Bay Centre Development Control Plan (DCP), and the Rose Bay Public Domain Improvements Program which incorporates a Streetscape Design Manual. The Rose Bay Centre DCP establishes guidelines and controls for the future built form of Rose Bay. The Rose Bay Public Domain Improvements Program nominates a series of interrelated streetscape, square and park projects, which can be incrementally implemented. The Streetscape Design Manual specifies the public domain elements such as street furniture, street tree planting and paving details.

Council selected a multi-disciplinary consultant team through public tender, to undertake the Rose Bay Centre Urban Design Study. A community reference group was formed, with representatives from the Chamber of Commerce, the RSL, local residents, Council staff and Rose Bay Ward Councillors. The consultants worked with the reference group at a series of workshops, and through a public meeting open to the general community. The study covered a wide range of issues pertinent to Rose Bay such as the topography, public facilities, landscape, pedestrian amenity, parking, traffic, social and economic context, drainage, heritage and built form. Information from this detailed study and input from the reference group were consolidated to form guidelines for this Plan and the Rose Bay Centre Public Domain Improvements Plan.
This Plan is applicable to all development and redevelopment work on private land in the Rose Bay Centre.

The accompanying Rose Bay Public Domain Improvements Plan was prepared concurrently with this document. It is relevant to works in the public domain, and includes details of street tree planting, footpaths, street furniture, and vehicular and pedestrian crossings.

This Plan should be used as set out below:

(i) Understanding the purpose of the Plan

Refer to Section 1 for general information about this Plan, including why the Plan was prepared, its aims, and its relationship to other planning documents.

(ii) Understanding the development context

Refer to Section 2 for a summary description of the existing urban context. For a more detailed analysis refer to the Rose Bay Centre Urban Design Study, upon which this Plan was based.

Refer to Section 3 for an understanding of the current urban structure of the Centre, and to identify whether the site is located in the Core Area or a Transition Area. Objectives for the future character, form and function of the Rose Bay Centre are described here.

Refer to Section 4 for an appreciation of the desired future character of the street/s in which the site is located.

(iii) Using the built form controls

The development controls are derived from the Rose Bay Centre Urban Design Study. They respond to the objectives set out in Section 3.0 and the desired future character described in Section 4.0. Controls have been designed for each individual site in the Rose Bay Centre to optimise development, whilst taking into consideration the potential of adjoining properties and public spaces. This Urban Form Methodology provides a greater certainty of outcome for Council, community and site owners.

Built form controls in the Rose Bay Centre are expressed in graphic form as building envelopes on the control drawings, and in written and illustrated form as development guidelines and controls, and must be used in conjunction.

Urban Design Envelopes: Control Drawings

Refer to Section 5.0 for the built form control drawings. The controls are in the form of building envelopes, which set the position of development on each site. There are two control drawings for every site in the Rose Bay Centre showing:

- the ground floor level controls;
- the upper floor level controls.
The control drawings are accompanied by a descriptive legend, and further explanation is provided in Section 6.0.

**Development Guidelines and Controls**

Refer to Section 6.0 for the built form development guidelines and controls. These explain in written and illustrated form the following five areas of building development:

- Use, refers to building use such as retail, commercial and residential.
- Urban Character, includes building envelopes, setbacks, heritage, architectural resolution, roof design, awnings, privacy, signage and advertising, and outdoor eating.
- Open Space, includes soft landscaping, above ground open space such as balconies and roof terraces, and front fences.
- Energy Efficiency, includes solar access, natural ventilation, glazing, environmentally sustainable building materials, solar power, recycling facilities, low energy appliances and stormwater management.
- Access, Parking and Servicing, includes access and mobility, on-site parking, vehicular access, and site facilities.

Three-dimensional images assist in the interpretation of the development guidelines and controls.

There is a special section which deals with the application of bonuses as incentives to the provision of specific public benefits. Applicants seeking bonuses should also refer to the Rose Bay Public Domain Improvements Plan.
### 1.3 The Purpose of This Plan

This Plan has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (the Act) and with the Environmental Planning and Assessment Regulation 1994.

The purpose of this document is to provide more detailed guidelines for the future development of the Rose Bay Centre, which serves the daily needs of a sizable catchment of the harbourside Eastern suburbs. These guidelines demonstrate Woollahra Council’s commitment to preserving and enhancing the unique village character of the Centre. Section 4.0, entitled “Urban Form” contains the detailed design guidelines and controls for development in the centre.

The Rose Bay Centre Public Domain Improvements Program is a separate document. It contains a series of public domain strategies, and urban projects proposed to be carried out by the Council to improve the environment of the public spaces within the centre.

### 1.4 Citation

This Plan may be called “Rose Bay Centre Development Control Plan”.

### 1.5 Land Covered by This Plan

This Plan applies to the Rose Bay Centre as defined by the Location Plan, page iv.

### 1.6 Interpretation

In this Plan terms have the meaning ascribed to them in the Environmental Planning and Assessment Act 1979 and Woollahra Local Environmental Plan 1995.

### 1.7 Local Environmental Plan Applying to the Land

The Woollahra Local Environmental Plan 1995 as amended applies to the land the subject of this Plan. Provisions of Woollahra LEP 1995 take precedence over this Plan.

### 1.8 Relationship of This Plan to Other Development Control Plans & Policy Documents

In the event of any inconsistency between this Plan and any other development control plan or policy document, this Plan will prevail to the extent of the inconsistency unless otherwise specified.
Woollahra Council is the consent authority for all development in the Rose Bay Centre.

Proponents seeking to redevelop or alter sites within the Centre will be expected to consider carefully the context of their proposal and identify those Urban Design Guidelines which will apply. In order to depart from any controls or seek concessions for provision of public services or facilities, arguments will have to be presented based on the particular circumstances of the site as to why specific guidelines or controls should be relaxed.

Compliance with this code does not necessarily mean the application will be approved. All applications will be determined on their individual merits, taking into account these guidelines together with other matters under Section 79C of the Environmental Planning and Assessment Amendment Act, 1979.

Council’s preparedness to apply the Guidelines in a flexible manner will depend on the applicant demonstrating that the village atmosphere of Rose Bay Centre will not be compromised and that urban design and economic development advantages to the centre would result from the proposal.

The aims of this Plan are:

(i) to retain and enhance the village atmosphere of the Rose Bay Centre;
(ii) to improve the connections between the centre and the harbour foreshores;
(iii) to provide appropriate development control principles and guidelines for the future development of Rose Bay Centre;
(iv) to ensure a high standard of architectural and landscape design in any new developments within the Centre;
(v) to maintain the commercial/retail character of the street edge within the Rose Bay Centre;
(vi) to ensure that new development is compatible with the existing built form and streetscape;
(vii) to preserve and enhance the amenity of the existing built form;
(viii) to conserve items of heritage significance;
(ix) to identify places in the Centre where additional open space areas or community services or facilities are required and offer flexibility in controls to enable their provision as part of private developments.
(x) to consider the needs of people with access difficulties.
These Guidelines should be read in conjunction with:
- Woollahra Local Environmental Plan 1995
- Woollahra Residential Development Control Plan
- Woollahra Policy for Application of State Environmental Planning Policy No.1 - Development Standards
- Woollahra Parking Development Control Plan
- Woollahra Section 94 Contributions Plan
- Woollahra Control Code for Footpath Restaurants
- Woollahra Code for TV Antennae and radio transmitter aerials
- Woollahra Code for Satellite Dishes
- Woollahra Amusement Centre Policy
- Woollahra Facilities and Servicing Code
- Woollahra Code for Food Premises
- Woollahra Stormwater Code
- Woollahra Landscape Code

It is important to note that Council plans and policies may change from time to time. You should contact Council’s Planning and Development Division to obtain any new relevant documents.

This Plan was approved by Council on 26 July 1999 and came into force on 4 August 2000.
Understanding the context

2.1 SITING
2.2 HISTORICAL DEVELOPMENT
2.3 BUILT FORM
2.4 PUBLIC PARKS & FACILITIES
2.5 ACCESS & CIRCULATION
2.6 BUILDING USES
Understanding the context

PART 2

The Rose Bay Centre is strategically located at the neck of the eastern suburbs peninsula, one block from the harbour, just north of the large park system and recreational area which occupies the lowest part of the Rose Bay basin. Important distinguishing characteristics of the centre are its consistent low to medium scale, exceptional landscape quality, and diverse mix of local services, residential apartments and commercial uses, which combine to produce a distinctive village character.

The Centre straddles New South Head Road, around its significant intersections with Dover Road and Newcastle Street. These two streets play an important role as urban connectors, linking New South Head and Old South Head Roads.

The building stock in and around the centre reflects its speculative development history, represented by a cross section of twentieth century architecture of varying quality. Originally part of a series of large private land grants, Rose Bay’s early urban development intensified with the extension of the tramline along New South Head Road after 1898. Due to its key location at two intersections, the centre was able to develop along Newcastle Street and Dover Road. The estates were subdivided and resubdivided between 1900 and 1930 producing the small lots which characterise the centre today. Larger sites generally occur at the fringe of the commercial centre, the result of recent amalgamations. The centre has seen a continuous process of development, and has established the existing mix of retail, commercial, residential and institutional uses in a friendly mixed use centre.

St Mary Magdalene Church and tower and the Rose Bay Hotel on the corner of Dover Road, the only listed heritage items in the immediate vicinity, contribute prominently to the area’s character, and help form the established image of Rose Bay. There are also several buildings of some architectural merit which contribute to the urban form and streetscape.

There are a surprising number of single storey and two storey buildings in the Centre, given the statutory height limit of 12 metres. With few exceptions the four storey buildings are relatively new. There are two residential towers, developed in the 1960s and 1970s, of six and eight storeys between New South Head Road and the Harbour. The only other tall building element is the tower of St Mary Magdalene Church on New South Head Road.
There are two pocket parks, Pannerong Reserve and Percival Park, within the Centre and two others, Tingira Reserve and Caledonian Road, on its periphery. All of these parks, with the exception of Pannerong Reserve, enjoy harbour frontage, but are underutilised due to their poor amenity and visibility from the centre. Opportunities exist for the improvement of existing pocket parks and creation of new squares, to provide accessible outdoor spaces in the Centre where people can rest while shopping or eat lunch.

There are numerous leisure facilities in the vicinity, however no community buildings exist in the Centre.

There is a strong pedestrian ambience in the Centre due to the relatively continuous street activity and low to medium building scale. Improved footpaths and crossings would increase pedestrian amenity, and reduce the potential for pedestrian / traffic conflict which exists in some areas. Better pedestrian access to the harbour foreshore would enhance its presence in the Centre.

The Parking Strategy contained within the Public Domain Improvements Plan improves parking management to provide short term parking restrictions close to business operations, and protect resident parking areas.

The Rose Bay Centre contains a mix of retail, commercial and residential uses. The retail activity is concentrated along New South Head Road, Dover Road and Newcastle Street, although larger residential developments and redevelopments have also occurred here recently. Small scale speciality retailing and local services are established in Rose Bay and are very important to the image and character of Centre.

Refer to the Rose Bay Centre Urban Design Study for a more detailed analysis of the existing structure and fabric.
Urban Structure

3.1 STRUCTURE OF THE ROSE BAY CENTRE

3.2 OBJECTIVES FOR THE ROSE BAY CENTRE
Urban structure

PART 3

Urban structure comprises the interrelationship of topography and orientation, street layout, pattern of buildings, location of parks and public facilities, and any special natural or human made features, of a given area. The Rose Bay Centre is located in a valley close to the harbour foreshore, surrounded by gracious residential areas to the north and east, and an extensive system of recreational facilities to the south-west, encompassing parks, golf courses, tennis courts, and a sailing club.

The Rose Bay Centre has a strong urban village character, due in a large part to its neighbourhood scale, variety of retail and local service establishments, and friendly pedestrian ambience. Despite these attributes, the built form generally lacks cohesion due to the broad palette of materials used in buildings of different eras, and the varying architectural quality. A more distinctive building fabric has the potential to further consolidate the Centre’s presence.

The Centre is contained within a few blocks, but currently lacks a focus. Some of the most exceptional features of the area, such as the proximity of the harbour and numerous pocket parks, have little presence in the Centre. There is the potential to improve access between the existing foreshore parks and the beach, allowing continuous waterfront access from Lyne Park in the west to Dumaresq Reserve in the east. There is also tremendous opportunity to visually connect Pannerong Reserve in the Centre and Percival Park on the foreshore, by creating a square at the end of Newcastle Street, to make a unique and memorable focus for Rose Bay.

This Plan identifies within the Rose Bay Centre, parts here characterised as Core Area, Transition Area and Thresholds (refer Figure Urban Structure.) This classification reinforces the existing urban structure, and enhances its complexity, providing opportunities for different buildings types and uses, in various parts of the Centre.
The Core lies between the intersections of New South Head Road with Dover Road and Newcastle Street, and reflects this historically significant route to Watsons Bay. It is the focus of retail activity, defined by buildings which abut the footpath and awnings above, which distinguish it from the surrounding leafy areas. Development in the Core should reinforce its more intense urban quality.

The Transition Areas lie outside the Core in the vicinity of the recreational areas and residential zones, and are an important buffer to these areas. They do not contain the same level of retail activity as the Core but provide residential and commercial uses. They are generally characterised by less continuous building frontage and a stronger landscape presence. The Transition Areas should provide a gradation in development intensity from the Core to the residential and recreational areas.

Thresholds are the primary entry points to the Centre along New South Head Road, Newcastle Street and Dover Road. Thresholds should be more clearly defined to strengthen the Centre’s containment, enriching the contrast between this busy pedestrian area and its quieter environs.

The Rose Bay Centre should develop into a high quality medium density urban village with a balanced mix of retail, commercial, residential and leisure uses, which cater primarily for the needs of the local community. The intention of this Plan is to strengthen and enrich the existing Urban Structure of the Rose Bay Centre as follows;

3.2.1 To retain and enhance the urban village quality of Rose Bay

(i) To encourage contiguous ground floor retail frontage to ensure liveliness of the centre;

(ii) To limit the width of street frontage of individual shops to preserve the ‘small shop’ character of the Centre;

(iii) To promote a coherent building scale and high quality development;

(iv) To retain and improve the pedestrian environment by encouraging through block pedestrian connections at nominated locations, and requiring continuous awnings in nominated areas;

(v) To employ Traffic and Parking Strategies to improve traffic and parking management in the Centre and reduce vehicular and pedestrian conflicts;

(vi) To enhance the Public Domain of Rose Bay Centre by applying a Co-ordinated Public Domain Improvement Plan and Streetscape Design Manual; and,

(vii) To encourage the provision of community services and facilities as part of site redevelopments.
To improve the connection between the Rose Bay Centre and the harbour foreshore

(i) To encourage the creation of a public square off New South Head Road, opposite Percival Park;

(ii) To encourage the construction of pedestrian arcades as part of developments in nominated locations, in order to improve public access through to the foreshore; and,

(iii) To maximise views to the water from the Public Domain.

To create a memorable image for Rose Bay

(i) To create defined thresholds to the Centre;

(ii) To provide a stronger public domain focus to the Centre; and,

(iii) To provide direction and certainty of outcome in relation to built form to ensure:

■ a coherent street scale;
■ compatibility with the existing urban fabric;
■ a variety of building types;
■ a high level of environmental amenity.

To improve the Rose Bay Centre’s Public Domain

(i) Implement a Co-ordinated Public Domain Improvement Program using the Streetscape Design Manual to enhance the Public Domain of Rose Bay;

(ii) To improve pedestrian amenity throughout the Centre; and,

(iii) To retain the important role that public transport plays in the Rose Bay Centre.

To foster the diverse mix of uses in the Rose Bay Centre

(i) To retain and enhance the combination of retail, commercial, public and residential uses that characterise Rose Bay; and,

(ii) To encourage a range of flexible accommodation to support the diverse mix of uses in the centre.
3.2.6 To conserve and enhance the visual & environmental amenity of all buildings and places of heritage significance in the Centre

(i) Conserve properties which are listed as heritage items in Woollahra LEP 1995 (the LEP);

(ii) To adopt the heritage controls contained in the LEP; and

(iii) To ensure that alterations and additions to heritage items are compatible in scale, form and material with the heritage items and adjoining developments

3.2.7 To improve traffic & parking management in the Centre & reduce vehicle and pedestrian conflicts

(i) To implement comprehensive Traffic and Parking Strategies;

(ii) To optimise efficiency of use of existing parking areas and on street spaces; and,

(iii) To better match the traffic volumes with the function and character of each street.

3.2.8 To introduce stormwater management measures to control localised flooding, stormwater quality & quantity, & improve the visual & environmental impact of stormwater drainage, particularly at the harbour foreshore

(i) To facilitate the creation of an open space corridor between New South Head Road and the drainage reserve off Collins Avenue to mitigate against local flooding of the Centre;

(ii) To improve the visual and environmental impact of existing stormwater outlets into Rose Bay; and,

(iii) To fully co-ordinate overland flow management with Public Domain Improvements.

3.2.9 To enhance the diverse character of streets in the Rose Bay Centre

(i) To carry out Public Domain Improvements to preserve and enhance the unique character of the individual streets in the Centre; and,

(ii) Formulate specific design criteria for both public and private domain to allow for and enhance the character of individual streets.
# Street Character

4.1 **STREETScape CHARACTER**

4.2 **NEW SOUTH HEAD ROAD**
   - Core Area
   - Transition Area

4.3 **NEWCASTLE STREET**
   - Core Area
   - Transition Area

4.4 **DOVER ROAD**

4.5 **IAN STREET EXTENSION**

4.6 **WILBERFORCE AVENUE**

4.7 **RICHMOND ROAD**

4.8 **NORWICH ROAD**

4.9 **CALEDONIAN ROAD**

4.10 **COLLINS AVENUE**

4.11 **VICKERY AVENUE**
The Rose Bay Centre Development Control Plan aims to achieve development that contributes to an overall vision for the Centre.

The street is the primary organising element of urban structure. The street edge is the place where the public and private domains meet. By defining a particular vision for each street, public domain improvements and private development can be coordinated to produce a desired outcome.

This Section describes the desired future character of each street in the Rose Bay Centre, based on a synthesis of the public domain objectives set out in Section 3.0. Refer to the Rose Bay Centre Public Domain Improvements Plan for detailed information about works in the public domain, such as street tree planting, footpath design, street furniture and traffic devices.

The following is provided for each street in the Centre:

- Street strategies, which briefly outline the urban design criteria for each street; and,

- Annotated street sections, which indicate the existing development context and illustrate the desired future character.

This information sets the context for development control described in Sections 5.0 and 6.0, and public domain improvement.
4.2

NEW SOUTH HEAD ROAD

CORE AREA

Strategy

- Identify and reinforce the core of the Rose Bay Centre, by encouraging retail activity, and enhancing its built edge urban quality.

- Parapets encouraged
- Incorporate sound attenuation devices such as wintergarden
- Continuous awnings
- Build to the street alignment with glazed retail frontage at street level
- No vehicular crossings - vehicular access permitted at the rear

- Build to the street alignment with masonry walls and loggias above street level
- Commercial/residential uses above street level
- Typical profile of existing buildings
- Glazed retail frontage at street level

TRANSITION AREA

Strategy

- Create a transition between the Rose Bay Centre core and the recreational/landscape area towards Lyne Park, with a portion of street defined by street trees and a discontinuous wall of buildings on the harbour side.

- Incorporate sound attenuation devices
- Build up to 50% of the frontage to the street alignment with retail/commercial uses at street level
- Typical profile of existing buildings
- Minimise vehicular crossings

- A variety of roof forms is encouraged
- Build up to 50% of the frontage to the street alignment with commercial/residential uses above street level
- Discontinuous awnings accommodate street tree planting and highlight building entries

PART 4: Street Character
**CORE AREA**

**Strategy**

- Reinforce the built street frontage and establish a connection between Pannerong Reserve and the harbour by extending the landscape quality in Newcastle Street.

- Parapets encouraged
- Street trees in the median create an intimate scale of street
- Build to the street alignment with masonry walls and loggias above street level
- Continuous awnings
- Typical profile of existing buildings
- No vehicular crossings - vehicular access permitted at the rear

**TRANSITION AREA**

**Strategy**

- Create a transition opposite Pannerong Reserve to denote the residential area from the Centre.

- A variety of roof forms is encouraged
- Typical profile of existing buildings
- Commercial/residential uses above street level
- Entry canopies allowed
- Commercial uses at street level
- Build to the existing building alignment with front gardens/courtyards at street level
- Minimise vehicular crossings

- Buildings encouraged to overlook the Pannerong Reserve
- Street trees in the median create an intimate scale of street
VIEW DOWN NEWCASTLE STREET TO NEW SOUTH HEAD ROAD
Strategy

Create a distinctive framed urban shopping street, defined by retail frontage at street level, with buildings above set back on terraces above, to improve visibility to the Rose Bay Hotel.

profile of the Rose Bay Hotel:
parapets encouraged
build behind roof terraces above street level with masonry walls and loggias, to enhance the amenity of development and increase the visibility of the Rose Bay Hotel
continuous awnings

4.4
DOVER ROAD

build to the street alignment with masonry walls and loggias above street level on the corner site only, to highlight the threshold to New South Head Road
commercial/residential uses above street level
build to the street alignment with glazed retail frontage at street level
no vehicular crossings - vehicular access permitted at the rear
## 4.5 IAN STREET EXTENSION

### Strategy

- Extend Ian Street to Newcastle Street through the public car park to improve pedestrian and vehicular circulation, and define the south-eastern edge of the Centre.

### north-western side

- encourage parapets
- build to the street alignment with masonry walls and loggias above street level
- build to the street alignment with glazed retail frontage at street level
- typical profile of existing buildings
- maintain clear vehicular access to public car parking

### south-eastern side

- a variety of roof forms is encouraged
- commercial/residential uses above street level
- build to the street alignment with walls, loggias, and balconies which overlook the street
- commercial uses at street level
- vehicular access via Dover Road and Wilberforce Avenue is encouraged
Strategy

- Reconfigure the street alignment to accommodate the extension of Ian Street, and provide a memorable new termination to Wilberforce Avenue with the creation of a new square.

supplement the existing street tree planting
angled parking along Pannerong Reserve

for residential controls refer to the Woollahra Residential Development Control Plan 1998

buildings encouraged to overlook Pannerong Reserve
build to the street alignment at the intersection with Ian Street to reinforce the corner
a variety of roof forms is encouraged
commercial/residential uses above street level
commercial uses at street level
minimise vehicular crossings
**4.7 RICHMOND ROAD**

**Strategy**

- Retain the unique character of this predominantly residential street on the periphery of the Centre, defined by mature street trees and a discontinuous wall of buildings.

- Maintain the existing street trees.
- Typical profile of existing buildings.
- For residential controls refer to the Woollahra Residential Development Control Plan 1998.

- A variety of roof forms is encouraged.
- Commercial/residential uses permitted at every level.
- Build walls with windows, loggias, and balconies which overlook the street.
- Build to the existing building alignment with front gardens/courtyards at street level.
- Minimise vehicular crossings.
- Build to the street alignment at the intersection with Newcastle Street to reinforce the corner.
Strategy

Create a defined edge, in terms of both landscape and built form definition, between the Centre and the recreational/landscape area in the vicinity of Lyne Park and the Royal Sydney Golf Course.

- maintain the existing street trees
- supplement the existing street tree planting
- new footpath

4.8 NORWICH ROAD

- build to the street alignment with windows, loggias, and balconies which overlook the street
- commercial/residential uses above street level
- commercial uses at street level
- typical profile of existing buildings
- minimise vehicular crossings
CALEDONIAN ROAD

Strategy

Retain the unique character of this landscaped residential street to the harbour.

- maintain the existing street trees
- build to the street alignment with windows, loggias, and balconies which overlook the street
- commercial/residential uses above street level
- access to street level retail frontage is not permitted
- minimise vehicular crossings

Typical profile of existing buildings for residential controls refer to the Woollahra Residential Development Control Plan 1998

VIEW DOWN CALEDONIAN ROAD LOOKING TOWARDS THE HARBOUR
Strategy

Create a small urban street defined by private tree plantings, strong garden walls, and clearly defined entries on the harbour side, and a continuous and articulated wall of buildings on the south side.
4.11 VICKERY AVENUE

Strategy

Strengthen the landscape quality of the street as an entry to Lyne Park with a strong visual connection to the harbour, and link to Tingira Reserve.
## Built Form

### Urban design envelopes: control drawings

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>URBAN FORM METHODOLOGY</td>
</tr>
<tr>
<td>5.2</td>
<td>EXPLANATORY LEGEND</td>
</tr>
<tr>
<td>5.3</td>
<td>ROSE BAY CENTRE URBAN FORM</td>
</tr>
</tbody>
</table>
| 5.4     | CONTROL DRAWING 1  
New South Head Road (north) / Collins Avenue |
| 5.5     | CONTROL DRAWING 2  
New South Head Road (south) / Dover Road / Newcastle Street |
| 5.6     | CONTROL DRAWING 3  
New South Head Road / Dover Road / Ian Street |
| 5.7     | CONTROL DRAWING 4  
New South Head Road / Dover Road / Newcastle Street / Ian Street (extension) |
| 5.8     | CONTROL DRAWING 5  
Norwich Road / Richmond Road |
5.1 URBAN FORM METHODOLOGY

This Section contains control drawings which show building envelopes for every site in the Rose Bay Centre. The envelopes have been tailored to each site, taking into consideration its particular characteristics. These include:

- its relationship to the public domain—whether it is located in the Core or a Transition Area, or adjacent a public park or square;
- the desired future character of the street in which the site is situated;
- its size and orientation;
- the significance of existing buildings and landscape;
- its optimum development potential; and,
- the potential of adjoining private properties.

This Urban Form Methodology defines a physical outcome for the Centre, whilst encouraging innovative architectural design within the building envelopes given. It provides a greater certainty of outcome for Council, community and site owners.

Controls for the ground floor and upper floor levels differ. At street level the integration of retail and commercial uses, gardens areas, vehicular access and street awnings, are the primary needs to be considered. Upper floor level envelopes are designed to facilitate quality residential and commercial development. For this reason there are two control drawings for each urban block in the Rose Bay Centre, illustrating the ground floor and upper floor level envelopes for every site. A reference to these control drawings is provided in figure 5.1.

The control drawings in this Section should be read in conjunction with Section 6.0 which provides further explanation of the envelopes, and introduces other relevant guidelines and controls.
5.2 EXPLANATORY LEGEND

The control drawings incorporate the following graphic symbols:

- **BUILDING ENVELOPE**
  - Maximum percentage of occupyable area 100%
  - Maximum percentage of occupyable area 50%
- **PREFERRED BUILDING LINE**
  - Build 100%
  - Build minimum 50%
- **Maximum Building Zone Widths + Minimum Setbacks**
  - Where side setbacks are indicated assume 1m unless otherwise stated
- **AREA FOR BUILDING ARTICULATION**
- **ROOF TERRACE**
- **AWNINGS**
  - Continuous
  - Discontinuous
  - Awning to Ground Floor Level below
- **PREFERRED VEHICULAR ACCESS FRONTAGE**
- **PREFERRED PEDESTRIAN ACCESS FRONTAGE**
- **SOFT LANDSCAPING**
  - Minimum percentage of deep soil landscaped area
- **COLONNADE ZONE**
- **SITE OF HERITAGE ITEM**
5.4

CONTROL

DRAWING 1

NEW SOUTH HEAD ROAD (NORTH) / COLLINS AVENUE

UPPER FLOOR LEVEL CONTROLS

GROUND FLOOR LEVEL CONTROLS

Repealed by WDCP2015 on 23/05/15
5.5 CONTROL DRAWING 2

NEW SOUTH HEAD ROAD (SOUTH) / DOVER ROAD / NEWCASTLE STREET

UPPER FLOOR LEVEL CONTROLS

GROUND FLOOR LEVEL CONTROLS

Repealed by WDCP2015 on 23/05/15
5.6
CONTROL
DRAWING 3

NEW SOUTH HEAD ROAD / DOVER ROAD / IAN STREET

UPPER FLOOR LEVEL CONTROLS

GROUND FLOOR LEVEL CONTROLS

Repealed by WDCP2015 on 23/05/15
5.8 CONTROL DRAWING 5

NORWICH ROAD / RICHMOND ROAD

UPPER FLOOR LEVEL CONTROLS

GROUND FLOOR LEVEL CONTROLS

Repealed by WDCP2015 on 23/05/15
### Built Form

**Development guidelines and controls**

**6.1 GENERAL FORMAT**

**6.2 USE**
- 6.2.1 Building Use

**6.3 URBAN CHARACTER**
- 6.3.1 Building Envelopes
- 6.3.2 Setbacks
- 6.3.3 Building Articulation
- 6.3.4 Heritage and Conservation
- 6.3.5 Architectural Resolution
- 6.3.6 Roof Design
- 6.3.7 Awnings
- 6.3.8 Visual & Acoustic Privacy
- 6.3.9 Signage & Advertising
- 6.3.10 Outdoor Eating

### PRIVATE OPEN SPACE

- 6.4.1 Soft Landscaping
- 6.4.2 Above Ground Open Space
- 6.4.3 Front Fences

### ENERGY EFFICIENCY

- 6.5.1 Solar Access & Natural Daylight
- 6.5.2 Natural Ventilation
- 6.5.3 Glazing
- 6.5.4 Environmentally Sustainable Building Materials
- 6.5.5 Solar Power
- 6.5.6 Recycling Facilities
- 6.5.7 Low Energy & Water Conserving Appliances
- 6.5.8 Stormwater

### ACCESS, PARKING & SERVICING

- 6.6.1 Access & Mobility
- 6.6.2 On-Site Parking
- 6.6.3 Vehicular Access
- 6.6.4 Site Facilities

### APPLICATION OF BONUSES

- 6.7.1 Rose Bay Centre Square
- 6.7.2 Through Block Connections
- 6.7.3 Community Facility + Public Conveniences
This Section contains the development guidelines and controls for identified building and site elements in the Rose Bay Centre which constitute its built form. It provides further explanation of the control drawings contained in Section 5.0, and introduces new controls not described in those drawings.

The following common format is used:

**Introduction**

For most policies there is an introduction which explains the need and importance of including that particular element.

**Design principles**

The principals define Council’s intention. They relate to the aims and objectives in Section 3.0 Urban Structure, and the desired future street character outlined in section 4.0 Street Character.

**Guidelines and controls**

The guidelines and controls establish the means of achieving the objectives. The guidelines and controls in this DCP are site specific. This means they have been tailored to each site taking into consideration both the private built form and public spaces, to define a desired future outcome. This section of the DCP must be read in conjunction with the control drawings which illustrate the site specific controls. Diagrams are incorporated to assist interpretation.

Not all guidelines and controls will be relevant to every development. The applicant must nominate any guidelines and controls which are considered irrelevant, and provide reasons.
6.2 USE

6.2.1 BUILDING USE

Explanation
The distinctive mix of small scale shops, restaurants and local services in the Rose Bay Centre creates a friendly street environment, and caters well for the daily needs of the Centre’s users. Continuous ground level retail frontage offers the benefits of safety, commercial activity and street life. The provision of commercial uses and housing on upper levels makes a significant contribution to the village character, providing street surveillance and after hour activity in the Centre.

Design principles
- Enhance the village character of the Rose Bay Centre by encouraging the integration of appropriate retail and commercial development with housing.
- Encourage the maintenance of retail and commercial uses at street level in the Rose Bay Centre.
- Discourage large scale retail establishments, by limiting the frontage of individual retail tenancies.
- Encourage activities that achieve an appropriate level of environmental performance, such as appropriate noise levels.

Guidelines and controls
- Design for a mix of uses within buildings.
- Design durable and adaptable buildings, spaces and places.
- Design for retail, commercial and community uses at ground floor.
- Access to residential uses should not occupy more than 20% of the frontage.
- The maximum retail frontage for individual tenancies is 15 metres.
- The maximum ground floor street frontage for site amalgamations is 40 metres.
Explaination
The building envelope sets the position of the building on the site, and is described on the control drawings. Buildings in the Rose Bay Core are generally row buildings, with development concentrated to the street frontage. They are built from side boundary to side boundary along the street frontage, clearly defining the edges of the street. Development is minimised in the centre of blocks, encouraging solar access, natural ventilation and privacy. Buildings in the Transition Areas are also concentrated towards the street and are built on or close to the street alignment, accommodating private gardens at the rear in many places. Contiguous front gardens in some areas such as Richmond Road, make a significant contribution to the streetscape quality.

6.3 URBAN CHARACTER
6.3.1 BUILDING ENVELOPES

BUILDING ENVELOPE - Potential architectural resolution within a building envelope

Design principles
- Enhance the urban village character of the Rose Bay Centre by encouraging a coherent street character with appropriate and consistent building types built to or parallel to the street alignment.
- Take advantage of the centre’s unique assets by orientating buildings to address parks and the harbour where possible.
- Retain and promote the pattern of perimeter block development to ensure a high level of environmental amenity to all new development.
- Create positive exterior garden and courtyard spaces.
- Accommodate retail and commercial uses by allowing deep building footprints at the ground floor level only.
6.3.1 Building Envelopes (continued)

Guidelines and controls

- Development may only occur within the building envelopes shown on the control drawings (refer Sections 5.2-5.7).

- The total floor space allowed is controlled by the floor space development standards set out in Woollahra LEP 1995.

- The maximum height of buildings in the Rose Bay Centre is defined in Woollahra LEP 1995 as 12m. Council may consider a variation to this limit where bonus incentives apply. Well-designed buildings which achieve the maximum height are encouraged, to enhance the definition of the street edge.

- The maximum permissible internal plan depth above ground level is 12 metres.

- A minimum floor to ceiling height of 2.7m for habitable spaces applies in the Centre to provide quality internal environments and facilitate future adaptability of uses.
Explanation
The dominant building type in the Core is the party wall building with nil street and side setbacks.

In Transition Areas the architectural typology is more varied and includes free-standing buildings with relatively small side setbacks. The prevalent building alignment is generally close to the street, accommodating small front gardens and entry porches in some places.

Corner buildings throughout the Centre are built to both street alignments, providing strong corner definition.

Design principles
- Retain and enhance the predominant pattern of party wall buildings only in the Rose Bay Core, and row and free-standing buildings in the Transition Areas.

Guidelines and controls
- Building alignment should comply with the building lines shown on the control drawings (refer Sections 5.2-5.7.)
- Primary door and window openings in living areas should be located towards the street and/or rear garden to protect privacy and encourage integrated private open spaces. Living areas with primary openings facing the side boundary should be avoided.
- The design of corner buildings should be considered in relation to street geometry, topography, sight lines and the design of skyline elements.
- Front setbacks are identified as building lines on the control drawings (refer Sections 5.2-5.7). Front setbacks should:
  - define a coherent alignment to the public domain;
  - accentuate significant street corners;
  - accommodate contiguous front gardens in identified areas.
- Side setbacks should:
  - protect privacy to adjoining buildings;
  - protect access to natural light and ventilation;
  - facilitate views from the public domain to the harbour.
- Rear setbacks should:
  - provide consolidated landscaped areas at the centre of blocks adjoining residential areas;
  - facilitate natural infiltration of stormwater;
  - protect privacy to adjoining buildings and gardens;
  - facilitate solar access.
**6.3.3 BUILDING ARTICULATION**

**Explanation**
Building articulation refers to the three dimensional modelling of a building facade. The control drawings indicate the area for building articulation on a site by site basis (refer Sections 5.2-5.7).

Building articulation along the street frontage establishes the relationship between a building and the street, through the use of entry porches, loggias, balconies, bay windows and the like. Building facades can be articulated to create a strong street address, and enrich the character of the street. The Dover Road frontage of the Rose Bay Hotel in particular, is an excellent example of a well-articulated facade.

Building articulation should respond to environmental conditions such as orientation, noise, breezes, privacy and views, through the use of appropriate sun shading devices, noise barriers, privacy screens, and the careful location of balconies, terraces and loggias. At the rear of a building, articulation should enhance the relationship between the interior and the garden.

**Design principles**
- Promote buildings of articulated design and massing, with building facades that contribute to the character of the street, and provide usable private external spaces.
- Encourage buildings to respond to environmental conditions, and promote energy efficient design principles.
- Utilise building articulation elements of appropriate scale to their use and context.
- Reinforce the development pattern of buildings on the street alignment in the Core.
- Reinforce the more open streetscape quality in the Transition Areas.

**3-DIMENSIONAL CONTROLS**
- Highlighting the area for building articulation in the Core

**GROUND FLOOR LEVEL CONTROLS**
- Up to 80% of the articulation area should be included in the total floor area. Build loggias, balconies, terraces, open stairs and walkways in the area for building articulation.
Guidelines and controls

The following are permissible within the area for building articulation.

- **Floor Area Elements**
  - Habitable rooms
  - Non-habitable rooms
  - Entries
  - Bay windows
  - Glazed balcony enclosures

- **External Articulation Elements**
  - Balconies
  - Terraces
  - Verandahs
  - Loggias
  - Decks
  - Porches

- **Private Open Space Elements**
  - Gardens walls
  - Pergolas
  - Planters

- **External Circulation Elements**
  - External access stairs
  - External walkways
  - Letter boxes
  - Seats

- **Solar Protection Elements**
  - Screens
  - External louvred walls
  - Awnings
  - Shutters
  - Deep reveals
  - Roof overhangs

- **Sound Barrier Elements**
  - Glazed balcony screening

Up to 80% of the building articulation area shown on the control drawings in the Core, should include *floor area elements* such as internal rooms and glazed balconies, and should be counted in floor space calculations. The remaining 20% may be taken up with *external articulation elements* such as loggias, which are not counted in floor space calculations.
Up to 30% of the building articulation area shown on the control drawings in the Transition Areas, should include floor area elements such as internal rooms and glazed balconies, and should be counted in floor space calculations. The remaining 70% may be taken up with external articulation elements such as loggias, terraces and verandahs, which are not counted in floor space calculations.

Noise attenuation design and appropriate internal planning are encouraged along New South Head Road.

Private open space elements such as balconies, should be predominantly north, east and west facing, and should be designed to ensure visual and acoustic privacy of occupants and neighbours.
Explanation

Woollahra Municipal Council supports the conservation of the rich mixture of buildings, parks and places of special significance within the Municipality. The Woollahra Local Environmental Plan 1995 (LEP 1995) contains various controls on the conservation of items and areas of environmental and heritage significance. LEP 1995 also contains incentives for developments which include the conservation of heritage items.

The Rose Bay Hotel is currently the only listed heritage items in the Rose Bay Centre. The Rose Bay Centre Urban Design Study 1998 identified an additional five buildings considered to be contributory. There are no conservation areas in the Rose Bay Centre.

Design principles

- Protect and enhance items of environmental and heritage significance, including contributory buildings, (refer Figure Heritage Items and Contributory Buildings).
- All new developments and works to existing developments are to be designed to be compatible with the heritage significance of listed heritage items and nominated contributory buildings.
Guidelines and controls

- Proposed developments involving heritage items must comply with the heritage provisions contained in LEP 1995.

- When submitting an application in respect of a heritage item, the onus is on the applicant to demonstrate that the heritage significance of the item would not be compromised by the proposal.

- When submitting an application in respect of a contributory building, the onus is on the applicant to demonstrate that the architectural and streetscape value of the building would be retained or enhanced by the proposal.

- Where a development involves a heritage item or contributory building, Council requires that a statement of heritage impact 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.
Explanation
Buildings in the Rose Bay Centre represent a cross section of twentieth century architecture, with no period predominating, and are of varied quality. High quality architectural resolution can help to define a local identity.

Design principles
- Promote high quality architectural design throughout the Rose Bay Centre to create a desirable living and working environment.
- Encourage a more coherent streetscape.

Guidelines and controls
- A clear street address to each building should be provided. Pedestrian entries should be well defined.
- Vehicular entries should be discrete and minimise conflicts with pedestrians.
- Materials which are compatible with the existing development context, such as red face brick and rendered masonry, should be encouraged in street facade design.
- Street corners are to be strengthened by massing and building articulation.
- Predominantly glazed shopfronts are to be provided to ground floor retail areas. Roller shutters to shopfronts are not permitted.

FACADES - Richly articulated with deep modelling and shadows.
The design of window and balcony openings should take into account the streetscape, heritage items, privacy, orientation and outlook.

Blank party walls are to be avoided, and some modelling provided.

Facades are to be richly articulated and should express the different levels of the building and/or its functions.

Commercial space should be designed to permit maximum flexibility for future uses.

All rooms above ground floor level, including kitchens and bathrooms, are to have windows / skylights wherever possible.

A variety of apartment sizes and layouts is encouraged within each residential building component.

Exterior colours should be appropriate to the context, and should not draw undue attention to the building.

A sample board displaying external materials and colours must be submitted to Council with the development application.
**Explanation**

The Rose Bay Centre Core is characterised by a predominance of buildings with articulated parapets, which contribute to its urban quality.

Roof forms vary with building type and architectural style in the Transition Areas, and include hips, gables, flat roofs and parapets.

**Design principles**

- Promote design that contributes to the definition of the Core.
- Encourage roof design to create a distinctive silhouette to buildings.

**Guidelines and controls**

- The use of parapets is encouraged in the Core.
- The profile and silhouette of parapets, eaves and roof top elements must be considered in roof design.
- Where pitched roofs are proposed, the angle of the pitch should be compatible with the existing development context.
- Roof design should minimise bulk and overshadowing.
- Roof terraces are encouraged (refer detailed provisions in Section 6.4.2)

**6.3.6 Roof Design**

*ROOF DESIGN - Pitched roofs integrated with broken parapet lines in the Core.*

*ROOF DESIGN - Roof forms must be contained within the building envelope. Varying roof forms including hips, gables, flat roofs and parapets are encouraged in the Transition Areas.*
6.3.7 AWNINGS

Explanation
Relatively continuous awnings provide wet weather protection and shade to shoppers in the busy Core. Awnings in the Transition Areas are more varied and less continuous, and are often used to highlight building entrances.

Design principles
- Retain and supplement the existing awnings to provide continuous and coherent awning cover along footpaths in the Rose Bay Core.
- Retain and supplement the existing awnings to provide discontinuous awning cover along footpaths in the Rose Bay Centre Transition Areas to accommodate new street tree planting.

Guidelines and controls
- Development in the Rose Bay Centre Core must provide continuous awnings to street frontages as indicated on the control drawings. Awning design should be suspended steel box section type with a minimum soffit height of 3.2 metres. Awning height should provide continuity with adjoining properties.
- Canvas blinds along the outer edge of awnings may be used to provide sun shading to the east and west facades. These blinds must not carry signage.
- Development in the Transition Areas must provide discontinuous awnings where indicated on the control drawings. These awnings should provide cover to building entrances.
- The provision of under awning lighting is encouraged. Under awning lighting may be recessed into the soffit of the awning or wall mounted on the building.
Explaination

Privacy is an important consideration in relation to the residential component of the Rose Bay Centre and neighbours adjacent to the Centre, because it is a major determinant of environmental amenity.

Design principles

- Ensure adequate visual and acoustic privacy to residential apartments in the Centre and private open spaces.
- Protect the privacy of adjacent residential neighbours.

HABITABLE ROOM - A room used for normal domestic activities that includes; a bedroom, living room, lounge room, music room, television room, dining room, sewing room, study, playroom, sunroom and kitchen.

NON-HABITABLE ROOM - A room of a specialised service nature occupied neither frequently nor for extended periods, including; a bathroom, laundry, water closet, food storage pantry, walk in wardrobe, corridor, hallway, lobby or clothes drying room.

6.3.8 VISUAL & ACOUSTIC PRIVACY

VISUAL & ACOUSTIC PRIVACY - Minimum distances for visual & acoustic privacy

Source: AMCORD, 1995
Guidelines and controls

Visual Privacy
- Visual privacy is to be protected by providing adequate distance between opposite windows of neighbouring dwellings where direct view is not restricted by screening or planting. (refer Figure Visual and Acoustic Privacy).
- Main living spaces are to be oriented to the street or rear garden to avoid overlooking.

Acoustic Privacy
- Buildings are to be sited to minimise the transmission of external noise to other buildings on the site and on adjacent land.
- The internal layout of rooms, courtyards, terraces and balconies, the use of openings, screens and blade walls, and choice of materials, should be designed to minimise the transmission of noise externally.
- Noise impact associated with goods delivery and garbage collection, particularly early morning, should be minimised.
- Restaurants and cafes should be designed to minimise the impact of noise associated with late night operation, on nearby residents.
- Council may require a Noise Impact Assessment Report to accompany a Development Application.
- Developments are to comply with Council’s Code for Control of Noise on Building Sites.

Ensure adequate separation between unscreened balconies. Privacy at ground floor level provided by suitable sill heights and planting.

Careful location of balconies can increase privacy and reduce their separation.

Vegetation and balcony screening can increase separation to ensure privacy.
Explanation
Signage in the Rose Bay Centre is generally integrated with buildings (refer Figure Advertising Signs).

Design principles
- Ensure that signage and advertising structures are unobtrusive, informative and compatible with an attractive shopping environment.
- Avoid physical and visual clutter of the public domain.
- Ensure there is no conflict between advertising signs and any nearby safety, public directional or traffic signs.
- Protect the amenity of residential development.
- Preserve the existing and future rooftops and protect views.

Guidelines and controls
- All advertising signs and/or structures must comply with Woollahra Local Environmental Plan 1995.
- Signage is to be integrated with awnings, including suspended under awning signage.
- Roof signs are not permitted.
- Building identification is the only signage permitted above awning height. The use of affixed individual letters and / or numbers is encouraged.
- Electrical conduits to illuminated signs are to be taken directly into the building, or be otherwise screened to the satisfaction of the Council.
- A coordinated presentation for all signs is required where there are multiple occupancies or uses within a single building development.
Advertising which is not related to the business being conducted from the premises, is not permitted.

- Advertising signs are not permitted on public footpaths.
- Signage and advertising should be constructed of non-combustible materials.
- The permissible sign area should not exceed a factor of 0.5 square metre for each metre of the building width at its frontage to a public road.
- Servicing and delivery signs shall not exceed a size of 0.35m².
- Advertising signage is not permitted facing service lanes, or on side walls abutting residential properties.
**Explanation**
There is limited provision of outdoor eating in the Rose Bay Centre despite its privileged location in proximity to the harbour, leafy quality of its parks and streets, the temperate climate, and desirable orientation.

Outdoor eating has the potential to enhance the village character of the Centre by contributing to the liveliness of the streets and other outdoor places.

**Design principles**
- Encourage outdoor eating establishments where they provide a pleasant outdoor eating environment in suitable locations with minimal disturbance to pedestrian circulation.

**Guidelines and controls**
- The requirements for footpath restaurants are contained in Council’s “Control Code for Footpath Restaurants” which was adopted on 12th March, 1979.
Explanation

Private open space includes soft landscaping or permeable garden areas, and above-ground open space such as roof gardens over car parking, roof terraces, loggias, balconies, and verandahs. The accessibility of comfortable private and communal outdoor living areas is a major determinant of the ability of occupants to enjoy living and working in the Centre. Open space plays an important role in the identity of the Rose Bay Centre, and assists stormwater management.

Soft landscaping is the area of deep soil landscape which includes gardens areas and permeable surfaces such as lawn, gravel and semi-porous paving. It excludes external structures, driveways, swimming pools, pond, planters, or any area over basement car parks.

Soft landscaping is an important contributing factor to the identity of the Rose Bay Centre. Whilst the provision of deep soil garden areas in the Core is limited due to the deep plan requirements of shops on the ground floor, the existing leafy character of the Transition Areas is formed in a large part by private gardens, which collectively create larger scale landscape spaces.

Soft landscaping plays an important role in stormwater management. Contiguous garden areas assist site drainage and reducing runoff.

There is no soft landscaping requirement for sites located in the Core.

3-DIMENSIONAL CONTROLS - Highlighting the area for soft landscaping

REAR GARDENS - At least 50% of the area nominated in the control drawing should contain soft landscaping.

CONTIGUOUS GARDENS - Create contiguous garden areas to form large scale landscape space.
General principles

- Maintain and enhance landscape quality on private land.
- Encourage contiguous rear garden areas in the middle of blocks to enable retention of existing significant trees and to allow new planting of tall trees.
- Encourage contiguous front garden areas to strengthen the street character and allow street surveillance.
- Assist in stormwater control by maximising on-site infiltration through the use of permeable surfaces, and providing stormwater detention in the consolidated landscape areas.
- Encourage the use of planting to assist in energy conservation in buildings and comfort of outdoor living areas, and to protect privacy through screening.

Guidelines and controls

General

- The area of soft landscaping should be at least 50% of the area nominated on the control drawing (refer Sections 5.2-5.7).
- Planting of larger trees is encouraged to maintain Rose Bay’s existing leafy quality. Where views are an issue, plant high branching native trees, or deciduous trees. In smaller courtyard spaces deciduous tree planting is preferred.
- Provide trees and pergolas to shade external areas and control sunlight into buildings.
- Paved areas and external structures must be sited to have minimum impact on existing significant trees.
- Council requires a Landscape Plan to be submitted as part of any development application which includes a component of multi-unit housing.

Front Gardens

- Design front gardens to provide a positive setting for the building.
- Design front gardens for security by providing adequate lighting to entrances. Avoid planting which may obscure the entry.
- Garden structures such as gazebos, clothes lines, play equipment, swimming pools, spa baths and ponds, are not permitted in front gardens.
- Garages and parking structures are not permitted forward of the building alignment.
- Minimise the impact of driveways in front gardens by design, materials selection and appropriate screen planting.
- Driveways, kerb crossings, parking, paved areas and external structures must be sited to have minimum impact on the root zone of existing street trees.
6.4.2 ABOVE GROUND OPEN SPACE

Explanation
The provision of soft landscaped areas, particularly in the Core is limited due to the deep plan requirements of shops on the ground floor, and underground parking. In these areas open space must be provided above ground, as roof gardens over car parking, roof terraces, loggias, balconies, and verandahs (refer to control drawings, Sections 5.2-5.7).

Design principles

► Ensure every dwelling in the Rose Bay Centre has access to private open space by providing usable above ground open space on sites where there is no requirement for soft landscaping. Refer to control drawings.

► Encourage occupied roof areas with roof gardens behind parapets where private open space at ground level is not available.

Guidelines and controls

► Where direct access to ground level private open space is not available, provide at least one balcony, terrace, verandah, loggia, roof terrace or deck for each dwelling, within the area nominated for building articulation. The minimum area of this element is determined by the dwelling size (see table). The minimum permissible depth is 1.8m and the preferred depth is 2.4m. This element should be accessible from a principal living space.

<table>
<thead>
<tr>
<th>dwelling size</th>
<th>minimum required area of above ground open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>small dwelling</td>
<td>up to 60m²</td>
</tr>
<tr>
<td>medium dwelling</td>
<td>60m² - 90m²</td>
</tr>
<tr>
<td>large dwelling</td>
<td>more than 90m²</td>
</tr>
</tbody>
</table>

► Roof terraces and balconies must be designed to protect the privacy of neighbours.

► The profile and silhouette of parapets, eaves and roof top elements must be considered in roof terrace design.

► Lightweight pergolas, sun screens, privacy screens and planters are permitted on the roof, provided they do not increase the bulk of the building, and do not significantly affect the views enjoyed by adjoining properties, or those in the vicinity or on the nearby ridges.

► Provide a minimum of 500mm of soil above underground car parking areas to allow sustainable planting.
ABOVE GROUND OPEN SPACE - Lightweight pergolas, sun screens and planters can enhance the quality of roof spaces, and provide privacy.

3-DIMENSIONAL CONTROLS - Highlighting the area for roof terraces.
6.4.3 FRONT FENCES

Explanation
Front fences occur only in the Transition Areas in the Rose Bay Centre where buildings are set back from the street alignment. They are generally integrated with the architecture of the building, enhancing its character, and contributing to the visual appeal of the street.

Design principles

- Encourage the design of front fences which enrich the streetscape.
- Ensure street surveillance is possible to assist safety.

Guidelines and controls

- The maximum height of front fences is 1.2 metres.
- Fences should be integrated with the building and landscape design through the use of materials and detailing.
- Fences should highlight building entrances, and allow for outlook and street surveillance.
**Explanation**

The Rose Bay Centre Development Control Plan encourages the incorporation of a range of energy efficiency design principles in all new buildings and in alterations to existing structures.

**General design principles**

- Promote ecologically sustainable development through the design, construction and use of buildings, to preserve the environment and reduce greenhouse gas emissions for the long-term benefit of the community.
- Maximise the benefits of passive solar design.
- Encourage the use of environmentally sustainable building materials.
- Minimise the consumption of energy from non-renewable sources.

**General controls**

- An Energy Efficiency Report may be required to accompany the development application for any new building with a construction cost of $500,000 or more. A list of Council accredited certifiers is available from Council.
- All applicants lodging development applications for new buildings should comply with the principles of the NatHERS (National House Energy Rating System) efficiency rating of 3.5 stars. NatHERS is a computer program developed by the CSIRO.
6.5.1 SOLAR ACCESS & NATURAL DAYLIGHT

**Explanation**

Solar access is a major determinant of environmental comfort. Good passive solar design offers financial benefits, by reducing the need for artificial heating and cooling.

**Design principles**

- Minimise overshadowing of adjoining properties or publicly accessible spaces.
- Building form, spacing, and layout should facilitate good solar access to both the internal and external living spaces, to maximise natural heating and cooling and minimise the use of artificial systems.

**Guidelines and controls**

- Where already existing, access to sunlight should be substantially maintained or achieved for a minimum period of 4 hours between 9.00 am and 3.00 pm on June 22nd to windows of habitable rooms and to the private open space of adjoining properties.
- The overshadowing effect of new buildings on public domain areas are to be considered for the hours of 10 am to 2 pm on March 21, June 22 and September 24.
- Locate main living spaces including lounge, dining, kitchen and family rooms towards the north where possible. Consideration should also be given to slope, views, existing vegetation, overshadowing and streetscape.
- Skylights which provide the sole source of daylight and ventilation to habitable rooms are not permitted in residential or commercial areas.
Explaination

Building envelopes in this Plan encourage thin cross section buildings to allow good natural ventilation and light. The location of the Rose Bay Centre in proximity to the harbour provides access to cooling summer breezes.

Design principles

All buildings should be designed for good natural ventilation.

Guidelines and controls

- Provide windows to all rooms above ground floor level, including kitchens and bathrooms, to facilitate natural light and ventilation. Minimise the reliance on mechanical ventilation or air conditioning above ground level.

- Facilitate cross ventilation by locating windows opposite each other where possible. The placement of small low windows on the windward side of a building, and larger higher windows on the leeward side, will encourage cross ventilation.
6.5.3 GLAZING

Explanation
The design of windows and other glazed areas needs to consider the environmental impact of heat gain, heat loss and glare, as well as issues of streetscape, privacy, architectural resolution and views.

Design principle
- Avoid natural energy loss and minimise the negative impacts of reflectivity on adjoining public and private properties.

Guidelines and controls
- The use of extensive areas of unprotected glazing will not be permitted.
- It is recommended that appropriate sun protection should be provided for glazed areas facing north, west and east. Shading devices including eaves, awnings, colonnades, balconies, pergolas, external louvres and plantings to control the penetration of sun, should be used to maximise solar access in winter, and minimise solar access in summer.
- New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.
- A Reflectivity Report that analyses the potential glare from the proposed new development on pedestrians or motorists may be required.

Source: Energy Information Centre Information Sheet, May 1994

Solar angles for fixed louvre pergolas
Angle of sun in October and February determines spacing of louvres

Solar angles for north facing windows
Angle of sun in mid winter determines angle of louvres

October and February
65 degrees

December
78 degrees

65½
Design principles

- Encourage the use of building materials from renewable resources.

Guidelines and controls

- Building materials that assist in providing comfortable thermal conditions are to be used wherever possible.
- The use of bulk and/or reflective insulation to walls, ceilings, and roofs is recommended.
- The use of building materials which are recycled or recyclable, come from renewable sources, or involve environmentally acceptable production methods, is recommended. The use of rainforest timbers and timbers from old growth forests should be minimised.
- The use of durable materials is encouraged.
- Non-polluting building materials are to be used to protect public health and comfort.

Design principle

- Council supports the use of solar power as a positive approach to energy conservation.

Guidelines and controls

- Wherever possible, roof top solar heating panels are to be installed so as not to be visible from the street.
- Developments should comply with Council’s Solar Hot Water Heating Code.

Design principle

- Council fully supports the recycling of waste.

Guidelines and controls

- A suitable area should be set aside in all new developments in the Rose Bay Centre for the recycling of waste products. Such an area should be located so as not to cause offence to adjoining property owners or occupiers with regard to smell, visual appearance or noise disturbance.
6.5.7 LOW ENERGY & WATER CONSERVING APPLIANCES

Design principles
- Installation of low energy and water conserving appliances is supported by Council.

Guidelines and controls
- It is recommended that wherever possible, business operators and/or residents choose appliances and plumbing hardware that have a "AAA" Australian Standards Water Conservation Rating.
- The installation of energy efficient lighting such as compact fluorescent light fittings, heating and cooling systems is also recommended.
- Select appliances with a minimum 3-Star rating.

6.5.8 STORMWATER

Design principles
- Ensure that stormwater does not affect the quality of the harbour by controlling the amount and quality of urban runoff from the Centre into the bay.
- Protect the existing drainage system in the Rose Bay Centre and the adjacent residential areas.

Guidelines and controls
- Development must comply with Council’s private stormwater code
- Minimise runoff into the existing stormwater system by implementing design measures to reduce, and where possible, reuse and recycle site stormwater.
- Provide required soft landscaping in Transition Areas where indicated on the control drawings to assist with on site drainage.
- Developments shall provide for the on-site retention of stormwater in accordance with Woollahra Council’s design guidelines.
- Development must not be carried out on land to which this plan applies until arrangements satisfactory to Sydney Water have been made for the provision of water and sewerage services to that land.
Explanation
Council aims to ensure that all buildings and places in the Rose Bay Centre are accessible to people with mobility disabilities, including the aged, people with prams, wheelchairs, walking difficulties, the sight or hearing impaired, or intellectually handicapped.

Design principles
- Provide for the needs of people with access difficulties.

Guidelines and controls
- At least one main entry with convenient, barrier-free access must be provided in all new developments and redevelopments.
- Access to public areas of buildings and dwellings should be direct and without unnecessary barriers. Obstructions which cause difficulties should be avoided. These include:
  - uneven and slippery surfaces;
  - steep stairs and ramps;
  - narrow doorways, paths and corridors;
  - devices such as door handles which require two hands to operate.
- Adequate and convenient seating and ablutions for people with mobility disabilities should be provided.
- Provide adequate parking for people with mobility disabilities, and safe, easy and convenient access to the building.

ACCESS AND MOBILITY - Ensure that buildings and places are accessible to people with access difficulties.
6.6.2
ON-SITE PARKING

Explanation
On-site parking includes surface parking areas, car parking structures, semi-basement and underground parking areas.

The opportunity for on-site parking is restricted in many areas of the Rose Bay Centre. The narrow width of some lots makes it impossible to accommodate more than two spaces on-site, and site excavation for underground parking is made difficult by the level of the existing water table in the Centre.

This Plan aims to satisfy the parking demand likely to be generated by future development, whilst facilitating the redevelopment of narrow sites and discouraging over-reliance on cars.

Design principles

- Facilitate the redevelopment or incremental development of narrow sites by implementing a parking contributions scheme to provide public car parking.
- Ensure the impact of car parking on the site and streetscape is handled discretely.
- Ensure the design of on-site car parking is safe and efficient, and integrated with the overall site and building design.
- Maximise natural light and ventilation to parking areas where possible.

Guidelines and controls

- General
  - Car parking provision must comply with the Woollahra Parking Development except where detailed below.
  - Car parking should be incorporated within the building, behind the building alignment.
  - Consolidated parking areas should be provided below ground or screened from the street and concentrated under building footprints, to maximise the area for soft landscaping.
  - Geotechnical, Structural and Hydraulic Reports must accompany any proposal for underground parking.
  - Opportunities for natural ventilation to basement car parking should be maximised.

- Retail component
  - Retail development is required to provide a minimum of 80% of the required parking (in accordance with the Woollahra Parking Development Control Plan) as an off-site contribution with the balance of the spaces provided on-site as private parking. The provisions for the off-site contribution are detailed in the Woollahra Section 94 Contributions Plan.
Commercial component

Commercial development is required to provide a minimum of 80% of the required parking (in accordance with the Woollahra Parking Development Control Plan) on-site as private parking with the balance of the required spaces provided as an off-site contribution. The provisions for the off-site contribution are detailed in the Woollahra Section 94 Contributions Plan.

Residential component (of a mixed development)

The following table outlines the maximum car parking provision for the residential component of a mixed development in the Rose Bay Centre, notwithstanding the provisions of the Woollahra Parking Development Control Plan:

<table>
<thead>
<tr>
<th>Dwelling size</th>
<th>Maximum number of spaces provided per dwelling¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>0.5</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>1</td>
</tr>
<tr>
<td>3+ bedroom</td>
<td>2</td>
</tr>
</tbody>
</table>

Visitor parking shall be provided at a maximum rate of 0.2 spaces per dwelling.

¹ Average for entire development. Round up to nearest whole number with halves (i.e. 0.5) to be rounded up.
6.6.3 VEHICULAR ACCESS

Explanation

Vehicular access frontage, as indicated on the control drawings, is the preferred location for vehicular access to private sites (refer Sections 5.2-5.7).

The continuity of retail frontages contributes to the liveliness of the Rose Bay Centre and its village character. Vehicular crossings interrupt street activity, diminish the amenity of the place, and reduce the area for public on-street parking.

Design principles

- Encourage discrete access to car parking and servicing.
- Maximise retail frontage in nominated streets.
- Maximise pedestrian safety and amenity by minimising conflict with vehicles.

Guidelines and controls

- In the Core vehicular access is only permitted via a rear lane, rear right of way, or side street.
- In the Transition Areas vehicular access must be via a rear lane, rear right of way, or side street where such access is available.
- Driveway widths should be kept to minimum dimensions.
- Allow up to one two-way driveway per development. Two single driveways may only be provided where the distance between crossings exceeds 30 metres.
- Driveways to underground car parks should be designed with minimal visual impact on the street, and maximum pedestrian safety. Pedestrian access to the development should be separate and clearly defined. Garage doors should be set back. Access ways to underground car parking should not be located in direct proximity to doors or windows to habitable rooms.
Driveways and kerb crossings must be sited to have minimum impact on the root zone of existing street trees, and be designed in accordance with the Public Domain Improvements Plan and Streetscape Design Manual.

Driveways must be located in alignment with the garage. They must occupy a minimum proportion of any front garden area, up to a maximum width of 6.5 metres, or a maximum area of 50% of the front garden, whichever is the lesser.
6.6.4 SITE FACILITIES

Explanation
Site facilities include loading areas, garbage areas, mail boxes, external stores, laundries and clothes drying areas. Development should provide appropriate site facilities for retail, commercial and residential uses, and minimise impact on the streetscape.

Design principles
- Ensure adequate provision of site facilities.
- Ensure site facilities are accessible, functional and unobtrusive.

Guidelines and controls
- Loading facilities must be provided via a rear lane or side street where such access is available.
- Adequate garbage and recycling areas must be provided. These areas are to be visually integrated with the development to minimise their visibility from the street. Such facilities must be located away from openable windows to habitable rooms to avoid amenity problems associated with smell. They must be located close to rear lanes where such access is available.
- Any development which includes a residential component must provide laundry facilities, and at least one external clothes drying area. The public visibility of this area should be minimised.
- Lockable mail boxes should be provided close to the street, integrated with front fences or building entries.
- Vents should be provided to commercial kitchens to minimise the negative impact of smells on occupants on upper levels.

Note: Information relating to specific requirements for garbage and recycling is contained in Annexure 10 of Council’s DA Guide. This note does not form part of the approved DCP, but is provided for guidance.
Explanation
The Rose Bay Urban Design Study explored the urban potential of the Centre, and sought feedback from the community reference group to identify a variety of public domain improvements. These included:

- a public square on New South Head Road linking the Centre to the harbour foreshore;
- through block connections, such as arcades, shareways, and through shop links;
- a shop front community service facility; and
- public conveniences.

Woollahra Municipal Council is eager to support the construction of the facility and conveniences as part of private developments in the Centre.

It should be noted that provision of such facilities does not automatically mean that bonuses will be awarded. Each application will be dealt with on its merits.

Design principle

The aim of a bonus system is to encourage the provision of public benefits as part of the redevelopment of privately owned sites. In return Council will offer certain concessions with regard to development standards and controls.

General guidelines and controls

In determining the extent of bonuses granted, Council will examine the development against three general criteria.

(i) the need for the bonus facility, based on the recommendations of the Rose Bay Urban Design Study;

(ii) the design and usefulness of the bonus facility provided on site or within the building to the general community; and

(iii) the effect the inclusion of a bonus facility or facilities has on the building’s bulk and form and the building’s relationship with the character of adjoining development. This Plan identifies specific public facilities which Council wishes to encourage.
Explanation
The Rose Bay Urban Design Study identified the need for a Rose Bay Village Centre. It proposed a ‘square’ on New South Head Road, linking the centre and the harbour foreshore, to create a focus for the Centre and to take advantage of its unique setting. The figures adjacent indicate the location of the proposed square and provide concept designs as a guide. Council will consider other designs on their merit.

The bonus provisions proposed will be granted only to the properties to which Amendment 17 to the Woollahra LEP 1995 apply, and only if the properties are the subject of a single development application.

Design principles

- Improve the visual and physical connection between the Centre and the harbour foreshore.
- Provide a memorable focus for the Rose Bay Centre.
General guidelines and controls

To be considered for bonus provisions the square must comply with the following controls.

- The square must be located in the area designated for the construction of the ‘Rose Bay Centre Square’, (refer Figure Area Designated for the Rose Bay Centre Square).
- The square must be a consolidated outdoor space open to the sky with a minimum area of 350 square metres, excluding areas under colonnades.
- The minimum aggregate width of the square along both the New South Head Road and Collins Avenue frontages is 9 metres. For example, a square with two open access points with a width of 4.5 metres each, may be considered.
- In mid-winter allow solar access to a minimum 30% of the area of the square at 12 noon and 70% of the area of the square at 3pm.
- The maximum building coverage, including colonnades and building articulation, is 70% of the consolidated site area.
- Provide a minimum 1.2 metre wide area for building articulation above street level to New South Head Road and the southern side of the square.
- Provide a minimum 2.4 metre wide area for building articulation above street level to Collins Avenue and the northern side of the square.
- A maximum internal plan depth of 12 metres above ground level applies. Refer 6.3.1.
- The inclusion of colonnades is encouraged to provide pedestrian amenity, encourage visual openness to the harbour, and as a distinctive and memorable characteristic of the square. Any proposed colonnade must have a minimum soffit height of 3.2 metres. Colonnade design must be visually integrated with the development. The levels and paving material within the colonnade should be contiguous with the surface of the square.
- A wind study and shadow diagram must be submitted with the development application.

Development incentives

Council will consider relaxation of one or a number of development standards and controls in its assessment of applications which include a public square as described above. However, it should be noted that such bonuses are not automatic and each application will be assessed on its merits. The types of incentives which will be considered are:

- Permit the construction of an additional storey over and above the maximum height limit and floor space ratio* permitted under Woollahra Local Environmental Plan 1995 for redevelopment of the site identified (refer Figure Areas Designated for the Rose Bay Centre Square.) The area of the bonus storey must not exceed 40% of the

*Floor space ratios will be calculated over the fully amalgamated site.
the consolidated site area. It must be set back the depth of the area for building articulation to minimise visibility from the public domain. For example, the minimum set back of the bonus storey from the new square is 2.4 metres. The bonus storey should be designed to protect the privacy of adjacent dwellings, in particular those in Collins Avenue.

- Allow up to 40% of the area of the square to be set aside for private lease for open air cafes and the like, to the benefit of the owners.

- Allow up to 60% of the area of the square to be set aside for private lease for open air cafes and the like, to the benefit of the owners, if the area of the square is greater than 600 square metres.

- Reduction in on-site parking requirements.

- Discount Section 94 Contributions.
**Explanation**

The Rose Bay Urban Design Study identified the need for better pedestrian and vehicular circulation within the Centre. Council wishes to encourage the inclusion of ‘through block connections’, in specific areas, in private developments. These may include arcades, through shop links, shareways, laneways and rights of way.

Improved pedestrian access to and within public car parking areas is desirable to facilitate convenient use of the Centre. There is potential to take better advantage of the Centre’s unique location close to the harbour by providing better pedestrian access to Collins Avenue and Percival Park.

Servicing of shops and other commercial uses from the main street frontage, particularly along New South Head Road, Dover Road and Newcastle Street, disrupts the pedestrian amenity and on street parking spaces. In addition it creates conflict with the high volumes of traffic carried by these streets, particularly New South Head Road. In line with the stated design principle in Section 6.6.3, Council is keen to encourage the creation of rear lane access to commercial properties in the Centre.

Council may consider the relaxation of one or a number of standards and controls depending on the quality of public area provided and the merits of the particular application.

Council will not relax any standards or controls unless it can be demonstrated that a proposal satisfies the underlying objectives of the DCP and that compliance with relevant development standards would be unnecessary or unreasonable in the circumstances of the case.

**Design principles**

- Improve the pedestrian circulation in the Centre by providing arcades, through shop links, and shareways in key locations, as identified in figure Areas Designated for Through Block Connections and Detailed Location Plan.
- Maximise views to the harbour from the public domain.
- Facilitate rear site access for car parking and servicing to avoid vehicular crossings on principal streets by providing new laneways and rights of way as identified in figure Areas Designated for Through Block Connections and Detailed Location Plan.

**Guidelines and controls**

- Through block connections are encouraged by Council on the following basis:
  - Through block connections must be located in the areas designated, (refer figure Areas Designated for Through Block Connections and Detailed Location Plan.)
  - Through block connections must to the extent possible provide a clear sightline from one end to the other, for surveillance and accessibility, in any of the locations identified in figures Areas Designated for Through Block Connections and Detailed Location Plan.
Through block connections must have a minimum width of 3 metres, clear of any obstruction, except for connections through shops.

- Retail frontages are to be maximised along arcades.
- Natural lighting and ventilation of arcades is highly desirable.
- Aving must be coordinated with public footpaths. (Refer to the Rose Bay Centre Public Domain Improvements Plan.)
- Public use of through block connections should be available at least between the hours of 6.00am and 10pm daily.
- Pedestrian safety and the security of adjacent businesses, particularly street level lighting at night, should be considered in the design of through block connections.
- Lanes must have a minimum width of 3 metres if one way, and 5 metres if two way.
- Carriageways and drainage should be coordinated between developments that collectively create new lanes.
- Lanes must provide rear service access to properties fronting New South Head Road, Dover Road or Newcastle Street to sites which currently have only one vehicular frontage.
- Buildings should address new lanes to provide surveillance.
- Applicants must demonstrate that the proposed service lane will be of benefit to the traffic circulation system in the Rose Bay Centre as a whole.
Explanation
The Rose Bay Urban Design Study identified the need for a community services facility and public conveniences in the Rose Bay Centre. Council may consider varying of one or a number of standards and controls depending on the suitability and merits of the facilities proposed.

Council will not relax any standards or controls unless it can be demonstrated that a proposal satisfies the underlying objectives of the DCP and that compliance with relevant development standards would be unnecessary or unreasonable in the circumstances of the case.

Design Principles
- Provide a conveniently located meeting place for the community, where Council and other public organisations can advertise available community services.
- Provide accessible, safe and durable public conveniences which cater for the broad needs of the community.

Guidelines and Controls
- Community facilities and public conveniences are encouraged by Council on the following basis:
  - The community facility should be located as identified in Figure Area Designated for the Construction of a Community Facility, and must provide a community display area, public seating and public conveniences.
  - The minimum area of the community facility is 100 square metres, including conveniences.
  - The community facility may incorporate a privately operated cafe.
  - The community facility should clearly address the public domain.
  - Public conveniences should be incorporated in building developments generally, and should cater for the needs of people with mobility disabilities such as the elderly, and the needs of parents with infants.
  - The provision of natural light and ventilation to public conveniences is highly desirable.
<table>
<thead>
<tr>
<th>Glossary</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenity</td>
<td>the enjoyment of the environment, whether public or private lands, by individuals or the community, which includes the enjoyment of privacy, sunlight, views, quiet and the like free of nuisance.</td>
</tr>
<tr>
<td>Balcony</td>
<td>an upper storey platform projecting from the wall of a building supported by posts or brackets, and enclosed by a balustrade.</td>
</tr>
<tr>
<td>BCA</td>
<td>the Building Code of Australia.</td>
</tr>
<tr>
<td>Building articulation</td>
<td>the three dimensional modelling of a building facade.</td>
</tr>
<tr>
<td>Building envelope</td>
<td>the three-dimensional volume within which a building is to be confined.</td>
</tr>
<tr>
<td>Communal open space</td>
<td>useable shared open space for the recreation and relaxation of residents of a housing development and which is under the control of a body corporate or equivalent.</td>
</tr>
<tr>
<td>Contributory buildings</td>
<td>buildings of some architectural or historical merit that contribute to the overall character of the area.</td>
</tr>
<tr>
<td>Controls</td>
<td>provisions, either qualitative or quantitative, which are accepted without any further evidence being required as one means of achieving the objectives and the design principles.</td>
</tr>
<tr>
<td>Control drawings</td>
<td>drawings contained in Section 5.0 of this plan which illustrate site specific development controls for each lot in the Rose Bay Centre.</td>
</tr>
<tr>
<td>Dwelling</td>
<td>a room or suite of rooms occupied or used or so constructed or adapted to be capable of being occupied or used as a separate domicile.</td>
</tr>
<tr>
<td>ESD</td>
<td>Ecologically Sustainable Development is defined by the National Strategy of Ecological Development as “development that uses, conserves and enhances the community’s resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased.” ESD encompasses objectives of energy efficiency, the minimisation of greenhouse gas emissions, the efficient use of land and resources, the conservation of biodiversity and equity within and between generations.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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<td>------</td>
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</tr>
<tr>
<td>EPA 1979</td>
<td>the Environmental Planning and Assessment Act 1979 is the current NSW State Act which institutes a system of environmental planning and assessment for the state of NSW.</td>
</tr>
<tr>
<td>Facade</td>
<td>the face or front of a building.</td>
</tr>
<tr>
<td>Floor space ratio</td>
<td>the ratio of the gross floor area of the building to the area of the site on which the building is, or is to be erected.</td>
</tr>
<tr>
<td>Frontage</td>
<td>the alignment at the public street reserve at the front of a lot and in the case of a lot that abuts two or more streets, the boundary of which, when chosen, would enable the lot to comply with these provisions.</td>
</tr>
<tr>
<td>Habitable room</td>
<td>a room used for normal domestic activities such as bedroom, living room, lounge room, kitchen, dining room, study, play room and sun room.</td>
</tr>
<tr>
<td>Height</td>
<td>the greatest distance measured vertically from any point on the building to the existing ground level immediately below that point.</td>
</tr>
<tr>
<td>Internal plan depth</td>
<td>the depth of a building measured from the outside face of the front facade to the outside face of the rear facade.</td>
</tr>
<tr>
<td>Lot</td>
<td>a defined area on an approved plan of subdivision.</td>
</tr>
<tr>
<td>Non-habitable room</td>
<td>a service room such as a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe and the like, occupied infrequently for short periods only.</td>
</tr>
<tr>
<td>Open space</td>
<td>that part of the site (including both communal and private open space areas) that is landscaped by way of the planting of gardens, lawns, shrubs or trees but does not include that part of the site used for driveways and parking.</td>
</tr>
<tr>
<td>Parapet</td>
<td>an upstand wall or barrier, placed at the edge of a platform, balcony, roof.</td>
</tr>
<tr>
<td>Private open space</td>
<td>an area of land, terrace, balcony, roof garden or the like which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling, and located and designed so as to offer visual privacy to the occupants.</td>
</tr>
<tr>
<td>Setback</td>
<td>the distance of the wall of a building from the site boundary, sometimes referred to as the alignment of a building.</td>
</tr>
</tbody>
</table>
**Soft landscaping**
that area of deep soil landscape (both communal and private open space areas) which includes gardens and planting, with permeable surfaces such as lawns, gravel and semi porous paving. It does not include areas used for driveways and parking, external structures, swimming pools, and any area over basement structures.

**Streetscape**
the combination of elements that create the urban form of that street, including in the public domain elements such as kerbs and pavements, landscaping and street furniture, and private domain elements fronting the street such as building facades, awnings, gardens and the like.

**Vehicular access**
frontage the preferred location of vehicular access to the site.