



Woollahra Development Control Plan 2014

DRAFT FOR EXHIBITION

Version: UPC October 2014

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2014

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Part A ► Introduction and Administration

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2014
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Chapter A1

Introduction

Part A ► Introduction and Administration

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Chapter A1 ►

Introduction

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A1.1 About this development control plan

1.1.1 Name of development control plan

This plan is Woollahra Development Control Plan 2014 (DCP).

This DCP has been prepared consistent with Part 3, Division 6 of the *Environmental Planning and Assessment Act 1979* (EP&AAct) and the *Environmental Planning and Assessment Regulation 2000* (Regulation).

1.1.2 Commencement

This plan was adopted by Council on [insert date] and commenced on [insert date].

1.1.3 Land where this plan applies

This plan applies to all land within the Woollahra Municipality.

1.1.4 Development to which this plan applies

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

Under section 79C of the EP&AAct, Council is required to take into consideration the relevant provisions of any applicable DCP when determining an application for development.

1.1.5 Objectives of this plan

The Woollahra DCP is Council's main non-statutory document for regulating development, establishing the detailed planning and design guidelines for development across the municipality.

The overarching objectives of the DCP are:

- O1 To give effect to the aims of the Woollahra LEP.
- O2 To facilitate development that is permissible under the Woollahra LEP with reference to the unique characteristics of the area where the development is proposed.
- O3 To achieve the objectives contained in the Woollahra LEP.
- O4 To establish controls that provide a balance between flexibility and certainty in the development assessment process.

O5 To establish the advertising and notification requirements for development requiring consent.

O6 To establish a consistent set of definitions for terms used in the DCP.

Note: In addition to these overarching objectives, the objectives in each chapter of the DCP also apply to development.

1.1.6 Definitions

The definitions in Chapter A3 of this part define words and expressions for the purpose of this DCP. Where specified in Chapter A3, a word or expression used in this DCP can have the same meaning as it has in Woollahra LEP.

1.1.7 Relationship to other documents

State environmental planning policies

State environmental planning policies (SEPPs) may apply to the land to which this DCP applies. Where this occurs, the statutory provisions of those SEPPs prevail over this DCP.

Woollahra LEP

This DCP supplements the requirements of Woollahra LEP and must be read in conjunction with the LEP. If there is any inconsistency between this DCP and Woollahra LEP, the LEP prevails.

Contributions plans

Section 94 of the EP&AAct contains provisions that allow Council to impose, as a condition of development consent or as a condition of a Complying Development Certificate, a requirement that the applicant dedicate land free of cost, or pay a monetary contribution, or both. This is in order to meet demand for public amenities and public services, the demand for which would be generated by the proposed development.

Section 94A of the EP&AAct contains provisions that allow Council to impose, as a condition of development consent or as a condition of a Complying Development Certificate, a requirement that the applicant pay a levy based on a percentage of the proposed cost of carrying out the development.

These contributions are used for providing, extending or augmenting public facilities such as recreational open space or public car parking. The development contributions plans supplement the provisions of the Woollahra LEP and DCP.

1.1.8 Repealed development control plans

This DCP repeals the following DCPs:

- Woollahra Residential DCP 2003;
- Paddington HCA DCP 2008;
- Woollahra HCA DCP 2003;
- Watsons Bay HCA DCP 2003;
- Double Bay Centre DCP 2002;
- Edgecliff Commercial Centre DCP 1995;
- Rose Bay Centre DCP 2000;
- Neighbourhood Centres DCP 2009;
- 13 Albert Street, Edgecliff DCP (Monte Oliveto) 2000;
- Babworth House DCP 1999 (103 Darling Point Road, Darling Point);
- Bishops court DCP 1995 (11 Greenoaks Avenue, Darling Point);
- 9 Cooper Park Road, Bellevue Hill DCP 1995;
- 9a Cooper Park Road, Bellevue Hill DCP 2014;
- Hawthornden DCP 1996 (6-12 Roslyndale Avenue, Woollahra);
- Kilmory DCP 2002 (6 Wentworth Street, Point Piper);
- 188 Oxford Street, Paddington and Part Lot 1 DP 215537 DCP 1997;
- 118 Wallis Street, Woollahra DCP 1995;
- Advertising and Notification DCP 2007;
- Exempt and Complying DCP 2005;
- Parking DCP 2011;
- Access DCP 2004;
- Contaminated Land DCP 2010;
- Site Waste Minimisation and Management DCP 2010;
- Child Care Centres DCP 2006;
- Educational Establishments DCP 2012; and
- Woollahra Telecommunications and Radiocommunications DCP 2004;
- Draft Flood Risk Management DCP; and
- Draft Stormwater Drainage Management DCP.

This DCP also repeals various policies and codes including: Code for Advertising (1987), Development Control Guidelines for the Provision of Foreshore Open Space and Access (1991), Private Stormwater Code (2009) and the Landscape Code (1988).

1.1.9 Savings and transitional provisions relating to development applications

Despite Section 1.1.8 regarding the repeal of DCPs, policies and codes, the DCPs listed in Section 1.1.8 above will continue to apply to development applications, applications to modify development consents and applications for review of a determination, that were made prior to but not determined on the date of commencement of this DCP.

A1.2 Structure of this development control plan

This DCP contains seven parts, and comprises chapters within each part. The content structure of the DCP is illustrated in the table below.

Applicants and designers must read all applicable parts of the DCP to ensure they have met the DCP's requirements.

Woollahra DCP 2014	Where the parts apply
Part A: Introduction and Administration A1 Introduction A2 Advertising and Notification A3 Definitions	Part A applies to all DAs. It contains information for all applications, including the advertising and notification requirements. It also includes the dictionary that defines the words and expressions used in this DCP.
Part B: General Residential B1 Residential Precincts B2 Neighbourhood Heritage Conservation Areas B3 General Development Controls	Part B applies to DAs proposed on land located within the residential precincts of Darling Point, Double Bay, Wallaroy, Manning Road, Point Piper, Bellevue Hill South, Bellevue Hill North, Rose Bay, Vaucluse West, and Vaucluse East or within the neighbourhood heritage conservation areas of Etham Avenue, Darling Point Road, Mona Road, Loftus Road and Mona Road, Aston Gardens, Victoria Road, Balfour Road, Beresford Estate, Rose Bay Gardens Estate, Kent Road and Bell Street.
Part C: Heritage Conservation Areas C1 Paddington HCA C2 Woollahra HCA C3 Watsons Bay HCA	Part C applies to DAs proposed on land located within the heritage conservation areas of Paddington, Woollahra and Watsons Bay.
Part D: Business Centres D1 Neighbourhood Centres D2 Mixed Use Centres D3 General Controls for Neighbourhood and Mixed Use Centres D4 Edgecliff Centre D5 Double Bay Centre D6 Rose Bay Centre	Part D applies to DAs proposed on land zoned Edgecliff, Double Bay and Rose Bay Centres, as well as to land zoned B1 Neighbourhood Centre or B4 Mixed Use Centre under the Woollahra LEP.

Woollahra DCP 2014	Where the parts apply
Part E: General Controls for All Development E1 Parking and Access E2 Stormwater and Flood Risk Management E3 Tree Management E4 Contaminated Land E5 Waste Management E6 Sustainability E7 Signage E8 Adaptable Housing	<p>Part E contains general controls which can apply to development irrespective of location.</p> <p>It establishes controls that all applications must consider.</p>
Part F: Land Use Specific Controls F1 Child Care Centres F2 Educational Establishments F3 Licensed Premises F4 Telecommunications	<p>Part F applies to DAs relating to specific development types.</p> <p>The controls in Part F apply in addition to the controls in Parts B, C or D (as relevant).</p>
Part G: Site-Specific Controls G1 Babworth House, Darling Point G2 Kilmory, Point Piper G3 Hawthornden, Woollahra G4 9a Cooper Park Road, Bellevue Hill G5 3-9 Sisters Lane, Edgecliff G6 4A Nelson Street and 118 Wallis Street, Woollahra G7 Former Royal Women's Hospital, Paddington	<p>Part G applies to DAs proposed on specific sites.</p> <p>The controls in Part G apply in addition to the controls in Parts B, C or D (as relevant).</p>

A1.3 The development assessment process

Development and building works can be classified as exempt development, complying development, or development which requires consent from the relevant planning authority, which in most cases is Council.

Exempt development applies to minor development which does not require any approval. Complying development requires a complying development certificate to be issued by a principal certifying authority, which can be either Council or a private certifier.

Development that is exempt or complying development is set out in:

- Woollahra LEP (Schedule 2 and 3); and
- Various SEPPs including: *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, *State Environmental Planning Policy (Infrastructure) 2007*, and *SEPP (Affordable Rental Housing) 2009*.

All other development requires consent. This DCP applies to development that requires consent.

Applicants should ensure development complies with the objectives and controls in both the LEP and this DCP.

1.3.1 Development that requires consent

In the Woollahra Municipality, due to the topography, proximity to the harbour and the nature of the development proposals, development consent from Council is usually required for the following activities, unless otherwise specified in a SEPP:

- to erect a new building or structure, or to add to or alter an existing building;
- to carry out development relating to a heritage item listed under the Woollahra LEP;
- to demolish a building;
- to change the use of an existing building or parcel of land to another use;
- to subdivide land or strata subdivide a building; and
- to carry out earthworks, excavation or filling.

Applicants are strongly advised to make an appointment for a formal pre-DA consultation with Council's Assessment Officers before detailed plans for the proposal are drawn up. This will help to identify important issues at an early stage and avoid later problems in the assessment process.

Before lodging a development application, applicants must also consider whether the proposal will require other approvals or licences from a NSW Government agency, in addition to Council's development consent. In these cases, Council will refer the application to the relevant agency so that there is an integrated assessment of the proposal. These referral agencies include the Roads and Maritime Services, NSW Environment & Heritage and the Department of Primary Industries.

To assist applicants, Council has also prepared a DA Guide which explains how to prepare a development application.

1.3.2 How applications are assessed

Development applications are assessed by Council under the EP&A Act. Council assesses applications on their merits having regard to the Woollahra LEP and DCP.

However, compliance with the Woollahra LEP and this DCP does not guarantee Council's approval. In particular, the following factors in section 79C of the EP&A Act must also be taken into account:

- ▶ the provisions of any other environmental planning instrument and any other development control plan applying to the land;
- ▶ the provisions of any planning agreement that has been entered into under section 93F of the EP&A Act, or any draft planning agreement that a developer has offered to enter into under section 93F;
- ▶ any relevant provisions of the Regulation;
- ▶ the provisions of any coastal zone management plan (within the meaning of the *Coastal Protection Act 1979*) that apply to the land to which the development application relates;
- ▶ the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- ▶ the suitability of the site for the development;
- ▶ any submissions made in accordance with the EP&A Act or the Regulation; and
- ▶ the public interest.

1.3.3 How applications are determined

Development applications can be determined by Council in one of four ways depending on the significance of the proposal, the level of non-conformity with Council's development controls and the number of objections received:

1. Delegated determination by a Council officer.
2. Determination by the Application Assessment Panel (AAP), which comprises senior Council officers.
3. Determination by the Development Control Committee (DCC), which comprises Councillors.
4. Determination by a meeting of Council.

A1.4 List of amendments

Amendment	Date of approval and commencement	Description of amendment

Chapter A2

Advertising and Notification

Part A ► Introduction and Administration

DRAFT FOR EXHIBITION

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Chapter A2 ►

Advertising and Notification

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A2.1 Introduction

This chapter establishes a communication process for Council, applicants and the community in regard to development applications and applications to modify development consents.

In particular, it sets down the advertising and notification requirements for applications for certain identified types of development.

2.1.1 Land where this chapter applies

This chapter applies to all land within the Woollahra Municipality.

2.1.2 Applications to which this chapter applies

This chapter applies to all development applications lodged with the Council except for development applications for State significant development and designated development or any other types of development applications that relate to “advertised development” under the *Environmental Planning and Assessment Act 1979* (EP&AAct).

This chapter also applies to:

- amendments to development applications to which this DCP applies under clause 55 of the *Environmental Planning and Assessment Regulation 2000* (Regulation) made prior to the determination of the applications; and
- applications made in accordance with section 96 of the EP&AAct to modify development consents for development applications to which this DCP applies.

2.1.3 Objectives

The objectives of this chapter are:

- O1 To set out the policy for advertising and notification of development applications and for applications to modify development consents.
- O2 To provide opportunity for public involvement in the development application process.
- O3 To allow a reasonable time for inspection and the making of submissions about development applications, recognising the statutory period of 40 days under the EP&AAct after which an undetermined application is deemed to have been refused.
- O4 To increase public awareness of the development application process.
- O5 To provide a direct avenue of access to the development application process for people who wish to express comments about proposals to Council staff and Councillors.

- 06 To establish the rights of people to make submissions on development applications.
- 07 To clearly explain what information will be made available to the public.

2.1.4 Relationship to other documents

The advertising and notification provisions of the EP&A Act and Regulation, the *Local Government Act 1993*, the *Heritage Act 1977*, any other State act applicable to Woollahra and any applicable State environmental planning policy, take precedence over this plan.

2.1.5 Definitions for this chapter

For the purpose of this chapter, the following terms have the following definitions:

advertising	means the placement of a public notice in a newspaper circulating at least on a weekly basis in the locality. This can include a local newspaper or a newspaper that is circulated to the locality in which the site of the proposal is situated.
adjoining land	means land within the Woollahra Municipality that abuts an application site. Abutting land is land that shares a common boundary with the application site. Abutting land does not include land that is separated from the application site by a road, reserve, easement, drain, lane, pathway, driveway or similar feature.
application site	means the land to which an application relates.
neighbouring land	means any land, other than adjoining land, within the Woollahra Municipality the enjoyment of which the responsible Council officer considers may be detrimentally affected by the development proposal having regard to the criteria listed in Section A2.8.
responsible Council officer	means any one of or a combination of the Council officers who is or are responsible for the processing and assessment of a development application or an application to modify a development consent and the recommendation of a report regarding that application. The responsible Council officers can include the assessment officer, team leader, manager or director.
written submission	means a submission in writing in the form of a letter, report, facsimile transmission, petition, email or other like form.

A2.2 Advertising of development applications

2.2.1 Requirement for advertising development applications

Subject to clause 2.2.2, Council must advertise a development application to which this chapter applies for public inspection before it determines that application.

Council must not determine a development application that has been advertised before the completion of the period for public inspection specified in the advertisement.

2.2.2 Development applications that will not require advertising

Subject to clause A2.7, advertising will not be required for a development application to which this chapter applies where in the opinion of the responsible Council officer, the owners and occupiers of adjoining land and neighbouring land would not be detrimentally affected if the development proposal was carried out.

Subject to clause A2.7, advertising will not be required for a development application to which this chapter applies where insufficient information has been provided with the application to enable a proper assessment of that application under the provisions of the EP&AA Act and the application is to be determined by refusal for that reason.

2.2.3 Method of advertising

The advertising of a development application to which this chapter applies must occur in a newspaper that circulates at least once weekly in the area of the Woollahra Municipality.

For the purpose of fulfilling the requirement of this clause, the advertisement need only occur once in the newspaper during the period of public inspection.

2.2.4 Contents of an advertisement

The advertisement must contain, but may not be limited to, the following information:

- a) the address of the application site, including where available the name of the building and the name of the business conducted from the building;
- b) the application number;
- c) a brief description of the development proposal;
- d) the name of the Council and the Council's postal address;
- e) the place where the application may be freely inspected;
- f) the times of the day and the overall period during which the application may be inspected;

-
- g) the period during which written submissions on the application may be lodged with the Council;
 - h) an invitation to make written submissions on the application during the public inspection period;
 - i) a statement to the effect that the name and address of any person making a written submission will be included in an assessment report relating to the application and that the report will be publicly accessible; and
 - j) a statement to the effect that:
 - the applicant of a development application, on request, will be advised of the terms of any written submission relating to that application and from where it has emanated; and
 - the applicant will be entitled to read and copy at the applicant's expense any written submission received.

2.2.5 Period for public inspection

Subject to clause A2.6, an advertisement for a development application to which this chapter applies must specify a minimum period of 15 calendar days during which the application will be available for public inspection.

2.2.6 Advertising of amendments to development applications made under clause 55 of the Regulation

Where an applicant makes an amendment to a development application to which this chapter applies prior to the application being determined, re-advertising will only occur where the responsible Council officer is of the opinion that the proposal as amended is not substantially the same as the original proposal.

When re-advertising does not occur, the assessment report on the application must include a statement of the reasons why re-advertising was not considered necessary.

A2.3 Notification of development applications

2.3.1 Requirement for notification of development applications

Subject to clause 2.3.2, Council must provide notification of a development application to which this chapter applies before it determines that application.

Council must not determine a development application that is the subject of a notification before the completion of the period for public inspection specified in the notice.

2.3.2 Development applications that will not require notification

Subject to clause A2.7, notification will not be required for a development application to which this chapter applies where in the opinion of the responsible Council officer, the owners and occupiers of adjoining land and neighbouring land (whether in or outside of the Woollahra Municipality) would not be detrimentally affected if the development proposal was carried out.

Subject to clause A2.7, notification will not be required for a development application to which this chapter applies where insufficient information has been provided with the application to enable a proper assessment of that application under the provisions of the EP&AA Act and the application is to be determined by refusal for that reason.

2.3.3 Methods of notification

Notification of a development application must occur by one or more of the following methods at Council's discretion:

- a) by letter; and/or
- b) by a brochure, a leaflet or similar notice; and
- c) by a site notice under clause 2.3.5.

2.3.4 Notification by letter, brochure, leaflet or similar notice

2.3.4.1 Persons and authorities to be notified of a development application by letter, brochure, leaflet or similar notice

In circumstances where notification of a development application is required, that notification must be sent to:

- a) the owners of adjoining land;
- b) the owners of neighbouring land; and

-
- c) any public authority that in the opinion of the responsible Council officer may have an interest in, or may be affected by, the development proposal.

If the adjoining land or neighbouring land is occupied by a strata title building within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold) Development Act 1986* or a community land development within the meaning of the *Community Land Development Act 1989* a notice must be forwarded to each owner in the strata title building or the community land development.

Details regarding the owners of adjoining land and neighbouring land are to be taken from the Council's records at the time the notice is produced, or from other sources as may be made available to the Council prior to the notice being produced.

Where the Council's records show that there are joint owners of land, notification need only be sent to one of the joint owners.

2.3.4.2 Contents of a letter, brochure, leaflet or similar notice

The letter, brochure, leaflet or similar notice required under clause 2.3.1 must contain, but may not be limited to, the following information:

- a) the address of the application site, including where available the name of the building and the name of the business conducted from the building;
- b) the application number;
- c) a brief description of the development proposal;
- d) the name of the Council and the Council's postal address;
- e) the place where the application may be freely inspected
- f) the times of the day and the overall period during which the application may be inspected;
- g) the period during which written submissions on the application may be lodged with the Council;
- h) an invitation to make written submissions on the application during the public inspection period;
- i) a statement to the effect that "The supply of personal information is voluntary. If personal information is not provided, Council may be limited in dealing with a submission. Submissions, summaries of submissions, and/or names and addresses of people making submissions will be included in publicly available reports to Council or Committee meetings"; and
- j) a statement to the effect that: "In accordance with section 18(1)(b) of the *Privacy and Personal Information Protection Act 1998* (NSW), you are advised that all submissions received by Council in relation to any matter will be placed on the appropriate Council file, may be available on our web site and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. Pursuant to section 12 of the *Local Government Act 1993* the Council is obliged to disclose inspection of its documents, including any submission you may make. People may also make application for access under the *Freedom of Information Act 1989*."

2.3.5 Development application site notice

Display of the site notice

In circumstances where notification, or re-notification, of an application to which this chapter applies is required, a site notice must:

- a) be exhibited on the land to which the development application relates;
- b) must be displayed on a signpost or board;
- c) must be clear and legible; and
- d) must be headed in capital letters and bold type "DEVELOPMENT PROPOSAL".

Contents of the site notice

A site notice required by this clause must contain the following information:

- a) a statement indicating the nature of the application that has been lodged;
- b) the name of the applicant;
- c) the application number;
- d) a brief description of the development proposal;
- e) the name of the Council and the Council's postal address;
- f) the place where the application may be freely inspected;
- g) the times of the day and the overall period during which the application may be inspected;
- h) a statement to the effect that: "The supply of personal information is voluntary. If personal information is not provided, Council may be limited in dealing with a submission. Submissions, summaries of submissions, and/or names and addresses of people making submissions will be included in publicly available reports to Council or Committee meetings"; and
- i) a statement to the effect that "In accordance with section 18(1)(b) of the *Privacy and Personal Information Protection Act 1998* (NSW), you are advised that all submissions received by Council in relation to any matter will be placed on the appropriate Council file, may be available on our web site and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. Pursuant to section 12 of the *Local Government Act 1993* the Council is obliged to disclose inspection of its documents, including any submission you may make. People may also make application for access under the *Freedom of Information Act 1989*."

Form and location of the site notice

The site notice must, if practicable, be capable of being read from a public place.

The notice must be in the form provided by Council.

Responsibility for the preparation and erection of the site notice

Council is responsible for preparing the site notice and making the site notices available to the applicant prior to the commencement of the notification period.

The applicant is responsible for erecting the site notice and for ensuring that it is displayed during the notification period.

The applicant is responsible for removing the notice and returning it to Council after the notification period.

Statutory declaration by applicant as to compliance

The applicant must provide to Council, prior to determination of any application subject to notification under clause 2.3.5, a Statutory Declaration made under Part 4 of the *Oaths Act 1900* stating under oath, words to the effect that:

"In accordance with clause 2.3.5 of the Woollahra DCP 2014, the site notice was erected and maintained during the notification period under this DCP."

OR

"In the event that the site notice was damaged, defaced or removed by a third party that the notice was removed on <insert date> and replaced on <insert date>."

2.3.6 Period for public inspection

Subject to clause A2.6, a letter, brochure, leaflet or similar notice and site notice for a development application to which this chapter applies must specify a minimum period of 15 calendar days during which the application will be available for public inspection.

A2.4 Notification of amendments to development applications made under clause 55 of the Regulation prior to determination

2.4.1 Requirement for notification of amendments to a development application

Where an applicant makes an amendment to a development application to which this chapter applies prior to the application being determined, re-notification must occur:

- a) to those persons who made a written submission on the original development application, but only in the case where the responsible Council officer is of the opinion that those persons would be detrimentally affected by the amendment to the proposal if carried out; and
- b) to other persons who own adjoining or neighbouring land (including those persons to whom notice of the application was sent in accordance with clause 2.3.4.) who, in the opinion of the responsible Council officer, may be detrimentally affected by the amendment to the proposal if carried out; and
- c) to a public authority that was sent a notice in accordance with clause 2.3.4.1, but only in the case where the responsible Council officer is of the opinion that the public authority would have an interest in the amendment to the proposal, or would be detrimentally affected by the amendment to the proposal if carried out; or
- d) when the responsible Council officer is of the opinion that the proposal as amended is not substantially the same as the original proposal.

When re-notification does not occur, the assessment report on the application must include a statement of the reasons why re-notification was not considered necessary.

2.4.2 Content of a re-notification letter, brochure, leaflet or similar notice

The content of any re-notification letter, brochure, leaflet or similar notice must contain the information listed in clause 2.3.4.2 and the following information:

- a) a statement to the effect that an amendment to the development application has been lodged;
- b) a brief description of the amendment to the development proposal;
- c) the new period during which the application as amended may be inspected; and
- d) the new period during which written submissions on the application as amended may be lodged with Council.

2.4.3 Period for public inspection

Subject to clause A2.6, where re-notification is required, a letter, brochure, leaflet or similar notice for a development application to which this chapter applies must specify a minimum period of 15 calendar days during which the application as amended will be available for public inspection.

Notes:

Subject to the exceptions for notification and re-notification and the requirements for additional notification, this clause shall operate in circumstances where an amendment is made to a development application prior to the completion of the notification period.

Refer to clause A2.8 for the criteria used for forming an opinion whether the enjoyment of land may be detrimentally affected.

A2.5 Notification of applications to modify development consents under section 96 of the EP&A Act

2.5.1 Requirement for the notification of applications to modify development consents

Where an applicant or any other person entitled to act on a development consent makes an application to the Council to modify a development consent in accordance with the provisions of section 96(1A) (modifications involving minimal environmental impact) and section 96(2) (other modifications) of the EP&A Act, notification must occur:

- a) to those persons who made a written submission on the original development application or on an amendment to the original development application before it was determined, but only in the case where the responsible Council officer is of the opinion that those persons would be detrimentally affected by the modification to the proposal if carried out; and
- b) to other persons who own adjoining or neighbouring land (including those persons to whom notice of the application was sent in accordance with clause 2.3.4.1) who, in the opinion of the responsible Council officer, may be detrimentally affected by the modification to the proposal if carried out; and
- c) to a public authority that was sent a notice in accordance with clause 2.3.4.1 but only in the case where the responsible Council officer is of the opinion that the public authority would have an interest in the modification to the proposal, or would be detrimentally affected by the modification to the proposal if carried out.

Note: Refer to clause A2.8 for the criteria used for forming an opinion whether the enjoyment of land may be detrimentally affected.

Notification need not occur for an application made in accordance with section 96(1) of the EP&A Act to modify a development consent in order to correct a minor error, misdescription or miscalculation.

When notification does not occur, the assessment report on the application must include a statement of the reasons why notification was not considered necessary. Note, unless specifically required under clause A2.9, the advertising regarding applications to modify development consents is not required.

2.5.2 Content of a notification letter, brochure, leaflet or similar notice regarding an application to modify a development consent

The content of a notification letter, brochure, leaflet or similar notice regarding an application to modify a development consent must contain the information listed in clause 2.3.4.2 and the following information:

- a) a statement to the effect that an application to modify the development consent has been lodged; and
- b) a brief description of the modification sought to the development consent.

2.5.3 Period for public inspection

Subject to clause A2.6, a letter, brochure, leaflet or similar notice for an application to modify a development application to which this chapter applies must specify a minimum period of 15 calendar days during which the application will be available for public inspection.

A2.6 Additional advertising and notification of a development application or an application to modify a development consent

The Council, any committee of Council, the General Manager or the responsible Council officer may direct that a development application or an application to modify a development consent be advertised and/or notified to any additional person, persons, group, organisation, authority or the like or that the application be made available for inspection and acceptance of submissions for an additional period or a period in excess of the minimum 15 calendar day period specified in this chapter as they may decide.

Where additional advertising and/or notification is required, the application shall not be determined until that advertising and/or notification has taken place, the period for public inspection of the application and lodgement of written submissions has lapsed and any written submissions have been considered.

A2.7 Advertising and notification of development applications and applications to modify development consents irrespective of the exceptions of this chapter

Notwithstanding the various exceptions to the carrying out of advertising and notification of development applications and applications to modify development consents mentioned in this chapter, Council, a committee of the Council, the General Manager or a responsible Council officer may direct that, having regard to the circumstances of the case and, in the interest of public participation, the advertising or notification or both of a development application or an application to modify a development application be carried out in accordance with the methods set down in this chapter.

A2.8 Forming an opinion on whether the enjoyment of land may be detrimentally affected

In forming an opinion on whether the enjoyment of land may be detrimentally affected by a development application, an amendment to a development application or an application to modify a development application, the responsible Council officer must take into consideration the following criteria:

- a) the views to and from the land;
- b) overshadowing;
- c) privacy;
- d) noise;
- e) the design and appearance of the proposal in relation to the streetscape;
- f) the scale and bulk of the proposed building or works;
- g) the siting of the proposed building or works, including changes to an existing building involving relocation of external walls and other elements that expand the building envelope;
- h) excavation, particularly excavation for the purpose of car parking areas, storage areas, plant rooms and voids;
- i) the structural integrity of common or party walls where demolition of floors, ceilings and internal walls is proposed;
- j) the heritage significance of the land and any building, work or feature on the land; and
- k) stormwater drainage.

The opinion formed by the responsible Council officer on whether the enjoyment of land may be detrimentally affected is not to be taken as an assessment of the merits of the development application.

Note: Land means an area of ground together with vegetation, landscaping and buildings erected on the land.

A2.9 Written submissions

2.9.1 Making written submissions

A person may make one or more written submissions regarding a development application and an application to modify a development consent to which this chapter applies within the period during which the application is available for public inspection.

A written submission may be in the form of a letter, report, facsimile transmission, petition, email or other like form.

A written submission should state the reasons for objection to or support of an application.

2.9.2 Council's acceptance and consideration of written submissions

Council will accept and consider all written submissions lodged to it during the public exhibition period for a development application, an amendment of a development application and an application to modify a development consent.

Council may, depending on the circumstances of the case, accept and consider written submissions that are lodged to it after the expiration of the period of public inspection and prior to completion of the assessment report by the responsible Council officer.

Council may decline to consider written submissions lodged after the assessment report is prepared by the responsible Council officer.

The terms of any written submission received by Council prior to the report on the development application or application to modify a development consent being prepared by the responsible Council officer are to be summarised in the report by the responsible Council officer.

Subject to the *Privacy and Personal Information Protection Act 1998*, the names and addresses of the persons making written submissions are to be indicated in the report.

This chapter does not bind the Council to adopt or support a submission in making its determination of a development application. Council's assessment of an application involves weighing all relevant considerations.

2.9.3 Advice to applicant of written submissions

The applicant of a development application or an application to modify a development consent, on written request to Council, will be advised of the terms of any written submission and from where it has emanated. The applicant will be entitled to read and copy at the applicant's expense any written submission received.

Note: The availability of written submissions for view and copying by an applicant or any other member of the public is subject to the constraints under the *Privacy and Personal Information Protection Act 1998*.

A2.10 Costs of advertising and notifying development applications and applications to modify development consents

The applicant must pay to Council, the fee determined by the Council in accordance with its adopted fees and charges to cover the cost of advertising and notification.

A2.11 Notification of committee agendas and provision of reports

1. Council will endeavour to provide three days notice by either telephone or mail to the applicant of a development application or an application to modify a development consent and all those people that it is aware who have lodged a written submission regarding those applications of the date and time of the Council's committee meeting at which the application will be considered.
2. Where a written submission was made in the form of a petition, Council may only inform the person who lodged the petition on behalf of those people who signed the petition.
3. Those people informed in accordance with subclause 1, will also be advised that a copy of any report, including its annexures, prepared for the purpose of assessment and recommendation concerning the development application or application to modify a development consent will be provided upon request, at no charge, for collection at Council's offices.
4. The provision of a report in whole or in part does not apply where material is to remain confidential or privileged in accordance with Council's policy on such matters.
5. Failure to strictly comply with this clause will not render any determination of an application invalid.

A2.12 Notification of determination of development applications and applications to modify development consents

Council will give written notice of the determination of a development application and an application to modify a development consent to each person who made a written submission in relation to those applications.

Where a written submission was made in the form of a petition, Council may only give written notice to the person who lodged the petition on behalf of those people who signed the petition.

The notice will advise that a copy of any report, including its annexures, prepared for the purpose of assessment and recommendation concerning the development application or application to modify a development consent will be provided upon request, at no charge.

The provision of a report in whole or in part does not apply where the material is to remain confidential or privileged in accordance with Council's policy on such matters.

Chapter A3

Definitions

Part A ► Introduction and Administration

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A3.1 Definitions

adaptation	as defined in the Burra Charter. Note: Means changing a place to suit the existing use or a proposed use.
aesthetic significance	as defined in NSW Heritage Manual – Assessing Heritage Significance. Note: Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement.
alter	in relation to a heritage item or to a building or work within a heritage conservation area means: <ul style="list-style-type: none"> ► make structural changes to the outside of the heritage item, building or work, or Inter-War flat building, or ► make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, but not changes that involve the maintenance of the existing detail, fabric, finish and appearance of the outside of the heritage item, building or work.
amenity	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Refers to qualities of usefulness, comfort and pleasure in items and areas of the environment. Heritage arguments are often used incorrectly to defend items or areas when amenity considerations are more relevant and appropriate.
attached dwelling	as defined in Woollahra LEP. Note: Within the Paddington, Woollahra and Watsons Bay HCA contexts, this commonly takes the form of a building known as a terrace, where the terrace is part of a group of three or more dwellings.
attic	as defined in Woollahra LEP.
boat shed	as defined in Woollahra LEP.
Building Code of Australia (BCA)	the Building Code of Australia (BCA) is Volumes One and Two of the National Construction Code (NCC). The BCA has been given the status of building regulation by all States and Territories. The BCA contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and energy efficiency as well as certain aspects of health and amenity.
building envelope	the three-dimensional space within which a building is to be confined.
building height	as defined in Woollahra LEP.

building line	as defined in Woollahra LEP.
Burra Charter (and its guidelines)	the charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance.
character	the combination of features and qualities of a place.
coastal inundation	the storm-related flooding of coastal lands by ocean waters due to elevated still water levels (storm surge) and wave run-up.
compatible use	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: A use for a heritage item which involves no change to its culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact.
conservation	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
conservation policy	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
context	the particular built, natural, historical and/or social characteristics of a building or place's setting.
contributory building	a building that makes an important and significant contribution to the character and significance of the heritage conservation area. It has a reasonable to high degree of integrity and dates from a key development period of significance of a heritage conservation area. A building which: <ul style="list-style-type: none"> ► due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area; and ► due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area; and ► is from a significant historical period and is highly or substantially intact; or ► is from a significant historical period and is altered yet recognisable and reversible.

contributory item	a building, work, archaeological site, tree or place and its setting, which contributes to the heritage significance of a conservation area.
cultural landscape	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Those areas of the landscape which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.
cultural plantings	plants including native plants that were planted for a deliberate purpose (see also 'significant cultural plantings').
curtilage	as defined in Woollahra LEP.
deep soil landscaped area	the area of the site that contains landscaped area which has no above ground, ground level or subterranean development. Note: 'landscaped area' is defined in Woollahra LEP.
demolish	as defined in Woollahra LEP.
dormer	a structure comprising a window, roof and side walls projecting from a sloping roof.
dual occupancy	as defined in Woollahra LEP
dwelling	as defined in Woollahra LEP.
dwelling house	as defined in Woollahra LEP.
Eastern suburbs banksia scrub	vegetation within the Watsons Bay, Camp Cove and Sydney Harbour National Park areas, which is endemic to these areas.
ecologically sustainable development	has the same meaning as in the Act.
educational establishment	as defined in Woollahra LEP.
ESD	as defined in Woollahra LEP.
excavation permit	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: A permit issued by the Heritage Council of New South Wales under section 60 or section 140 of the <i>Heritage Act 1977</i> to disturb or excavate a relic.
fabric	physical material or substances. In the case of a building, fabric would include materials such as brick, stone, timber, mortar, glazing, iron, steel, terracotta and slate.

façade	the elevation of a building facing the street/s.
floor space ratio	as defined in Woollahra LEP.
foreshore building line	as defined in Woollahra LEP.
form	in relation to a building, means its overall shape and configuration of components.
freeboard	a factor of safety typically used in relation to the setting of flood planning levels. It compensates for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as sea level rise.
frontage	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.
gross floor area	as defined in Woollahra LEP.
ground level (existing)	as defined in Woollahra LEP.
group	<p>a number of related buildings that form a group, that may include pairs of buildings and terrace groups.</p> <p>Groups of related buildings display shared characteristics such as an original builder, architectural style, form, scale and detailings.</p> <p>In some instances, terrace groups can include sub-groups where a group comprises a range of buildings, e.g. corner commercial buildings integrated into terrace house groups.</p>
habitable room	<p>as defined in the Building Code of Australia (BCA).</p> <p>Note: Habitable room means a room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
heritage conservation area	as defined in Woollahra LEP.

heritage conservation management plan	as defined in Woollahra LEP.
heritage impact statement	as defined in Woollahra LEP.
heritage item	as defined in Woollahra LEP.
heritage significance	as defined in Woollahra LEP.
infill development	is new development, usually a whole new building, within the context of an existing built up area. Infill development may occur where an existing building is to be demolished or where there is a vacant lot.
insert roof terrace	a trafficable area open to the sky positioned within the roof cavity of a pitched roof building.
integrity	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
Inter-War flat building	a building of two or more storeys and containing two or more dwellings, constructed in the period from c.1918 to c.1950.
intrusive development	development which is inappropriate to the significant heritage character of the heritage conservation area due to its form, scale, bulk, materials and proportions and which adversely affects adjoining buildings, the streetscape and general character of the area.
jetty	as defined in Woollahra LEP.
landscaped area	as defined in Woollahra LEP.
LEP	Woollahra Local Environmental Plan 2014.
local significance	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Items of heritage significance which are fine examples, or rare, at the local community level.
loggia	an open sided, roofed space attached to the side of a building.
maintenance	as defined in Woollahra LEP.
mixed use development	as defined in Woollahra LEP.

movable heritage	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).
multi dwelling housing	as defined in Woollahra LEP.
native vegetation	has the same meaning as in the <i>Native Vegetation Act 2003</i> .
natural ventilation	ventilation by natural airflow, unassisted by mechanical means, through doors, operable windows and louvres.
neutral buildings	a buildings that does not contribute or detract from the significant character of the heritage conservation area. Neutral buildings are: <ul style="list-style-type: none"> ► from a significant historical period, but altered in form, unlikely to be reversed; ► sympathetic contemporary infill; or ► from a non-significant historical period but do not detract from the character of the heritage conservation area.
non-habitable room	refer 'habitable room' in the Building Code of Australia (BCA). Note: A non-habitable room is a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
north facing	the orientation range within 20° west and 30° east of true solar north.
NSW Heritage Manual	a document prepared by the NSW Heritage Office and comprises a series of publications explaining the three steps of the NSW Heritage Management System and how they can be applied.
objectives	define the intention of each control element and/or indicate the desired outcomes to be achieved in the completed development.
original significant fabric	the physical materials and substances belonging to the initial construction phase of a place that contribute to heritage significance. In the case of a building, original significant fabric would include all the original materials of the principal building form and extant external materials of the secondary wing, if the form is intact and the external materials are substantially intact.
parapet	an upstanding wall or barrier placed at the edge of a platform, balcony or roof.

passive solar design	design principles that aim to prevent unwanted heat, in the form of sunlight, entering the building during summer and to maximise solar access into the building during winter. Building orientation, the location and treatment of glazing, thermal mass, insulation, and ventilation all work to exclude and dissipate heat in summer and retain and capitalise on heat in winter.
place	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: A site, area or landscape or group of works, together with associated structures, contents and surrounds.
preservation	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Maintaining the fabric of a place in its existing state and retarding deterioration.
principal elevation	the elevation of a building that faces a public space. Buildings may contain more than one principal presenting elevation such as an A-typical triangular shaped lot.
principal roof form	the principal roof plane/s located over the principal building form (predominantly the front building section).
private domain	all land which is privately owned and which is not included in the public domain.
private open space	as defined in Woollahra LEP.
public domain	all land which is owned by a public authority and includes roads, footpaths, laneways and parks.
rarity	as defined in NSW Heritage Manual – Assessing Heritage Significance. Note: Possesses uncommon, rare or endangered aspects of the area cultural or natural history.
reconstruction	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).
representativeness	as defined in the NSW Heritage Manual – Assessing Heritage Significance. Note: It is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural or natural environments.
residential flat building	as defined in Woollahra LEP.

restoration	as defined in Heritage Terms and Abbreviations (NSW Heritage). Note: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
reverse skillion	where the presenting outer edge of an attached skillion roof form is located at a height above the point of attachment or in the case of a single unattached roof plane where the highest presenting end of the roof plane contains an eave overhang.
roof terrace	a trafficable roof of a building (or part thereof) (including a garage or carport) which has the potential to be used for the purpose of private open space, storage or roof garden and which is either open to the sky or partly covered by a non-continuous shade device.
roofscape	a view or expanse of roofs including their pitch and form, and elements such as chimneys, parapets, party walls, guttering and roof materials.
row	a continuous line of buildings. Attached housing or terrace style housing is predominantly constructed in rows.
sandstone heath	heath and scrub which is found on shallow exposed sandstone-derived soils which border the sea coast, and extend to varying distances inland, or where drainage is impeded by rock shelves or shale lenses.
scale	the size of a building and its relationship with surrounding buildings and landscape.
seawall	a structure placed partially or wholly along the land/water interface to protect the land from the sea or to stop accelerated erosion of the shoreline, but does not include a breakwater.
secondary elevation	those elevations behind the principle building form.
semi-detached dwelling	as defined in Woollahra LEP. Note: Within the Paddington and Woollahra HCA contexts, this commonly takes the form of a building known as a terrace, where the terrace is attached to only one other dwelling.
sensitive marine environment	the environment in which any of the following ecological communities exist along the harbour foreshore within the Woollahra Municipality, as identified in the Development Control Plan for <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> : <ul style="list-style-type: none"> ▶ rocky intertidal; ▶ sandy intertidal; ▶ grassland;

	<ul style="list-style-type: none"> ► seagrass beds; ► mixed sandy intertidal and rock shelf; and ► mixed rocky intertidal and sand.
setback	as defined in Woollahra LEP (refer to building line or setback).
shopfront elevation	the elevation to the street and includes the areas above and below an awning.
side boundary fence	a fence separating allotments or on a side street, in the case of a corner site, but does not include a fence within the street front zone.
significant cultural plantings	plants including native plants that were planted for a deliberate purpose and which reflect the taste or fashion of a particular period or were associated with a person or event of historical significance.
significant tree	a tree identified on Council's significant tree register.
significant views	views and vistas from streets and public reserves which strongly contribute to a sense of place and cultural identity.
site area	as defined in Woollahra LEP.
soffit	the lower face or visible surface of a ceiling, eave, projecting slab or the like.
solar access	the amount of direct access to sunlight enjoyed by a building, room or open space.
spa pool	as defined in the <i>Swimming Pools Act 1992</i> .
State heritage significance	as defined in the <i>Heritage Act 1977</i> .
storey	as defined in Woollahra LEP.
street alignment	the horizontal shape of the street reserve boundary.
street front zone	comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.
street name inlays	the (usually) red lettering insert in footpaths, kerbs or gutters found at many intersections to indicate the name of the respective street.

streetscape	encompasses both the public and private domain and includes the street design, its landscaping, traffic management treatments, surfaces, utility installations, all buildings abutting the street and their facades, associated landscaping, fences, paths, driveways and the like. The arrangement and integration of these components and their visual appearance determine the streetscape character.
swimming pool	as defined in the <i>Swimming Pools Act 1992</i> .
terrace	<p>is a style of housing. The buildings share a similar design and form and are linked by common party walls. In Woollahra LEP, a terrace is defined as:</p> <ul style="list-style-type: none"> ▶ a semi-detached dwelling (where the terrace is only attached to only one other dwelling); or ▶ an attached dwelling (where the terrace is part of a building that containing 3 or more dwellings).
unaltered	in relation to a building or group of buildings means that the building or group of buildings has retained its original form and character but may have minor changes including changes to windows and doors and some loss of detail that may be reversible.
unbuilt upon area	the area of the site not covered by the building footprint and any roofed structures, but excludes uncovered parking areas and driveways. Uncovered parking areas and driveways are not to be calculated as unbuilt upon area.



Part B ► General Residential

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2014
DRAFT FOR EXHIBITION

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Chapter B1

Residential Precincts

Part B ► General Residential

DRAFT FOR EXHIBITION

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Chapter B1 ► Residential Precincts

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B1.1 Introduction

This is Chapter B1 of the General Residential (Part B) of the Woollahra Development Control Plan 2014 (DCP). It contains the precinct controls for 10 residential precincts.

This chapter seeks to ensure that development has regard to its context and is compatible with the desired future character for each precinct as described in this chapter.

1.1.1 Land where this chapter applies

This chapter applies to the following residential precincts:

- Darling Point
- Double Bay
- Wallaroy
- Manning Road
- Point Piper
- Bellevue Hill South
- Bellevue Hill North
- Rose Bay
- Vaucluse West
- Vaucluse East

These precincts are identified on the map below. A separate map of each precinct is also provided in the relevant sections of this chapter.



1.1.2 Development to which this chapter applies

This chapter applies to development that requires development consent.

Generally this will be residential development, but may include other permitted uses such as child care centres, community facilities, educational establishments, neighbourhood shops and places of public worship, and other uses permitted in the Woollahra LEP.

1.1.3 Objectives

The objectives of this chapter are:

- O1 To ensure development reflects the desired future character of the precinct.
- O2 To preserve the significant features of individual precincts which contribute to their unique character.
- O3 To ensure that the design and siting of development suitably responds to the surrounding built form and natural features.
- O4 To limit impacts on the amenity of adjoining and adjacent development.
- O5 To ensure the preservation of significant view corridors and ridgelines.
- O6 To retain and reinforce tree canopies and landscape qualities.
- O7 To ensure that streetscape and scenic quality is preserved.

1.1.4 Relationship to other parts of the DCP

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

- ▶ Part B: Chapter B3 General Development Controls.
- ▶ Part E: General Controls for All Development – this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- ▶ Part F: Land Use Specific Controls – this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

1.1.5 How to use this chapter

The primary controls for the residential precincts are set out in two chapters:

- Chapter B1 Residential Precincts; and
- Chapter B3 General Development Controls.

Chapter B1 Residential Precincts

Each section in this chapter represents a particular geographic area, called a precinct. Applicants only need to refer to the particular precinct that is relevant to their site.

The controls for each precinct comprise the following elements:

- map showing the extent of the precinct;
- precinct character statement, providing a brief description of the precinct;
- desired future character, establishing the direction and outcomes required to be achieved through development in the precinct. This includes a list of streetscape character and key elements important to each precinct, and a list of desired future character objectives. The desired future character objectives describe the outcomes that are required to be achieved through development within the precinct.

Applicants need to demonstrate how their development fulfils the relevant objectives, and preserves or enhances the important character elements for the precinct, having particular regard to:

- surrounding building height, bulk and scale;
- any predominant architectural styles, roof forms, materials and colours;
- prevailing building lines;
- landscape and vegetation features;
- topography;
- view corridors;
- scenic quality; and
- adjacent heritage conservation areas or contributory items.

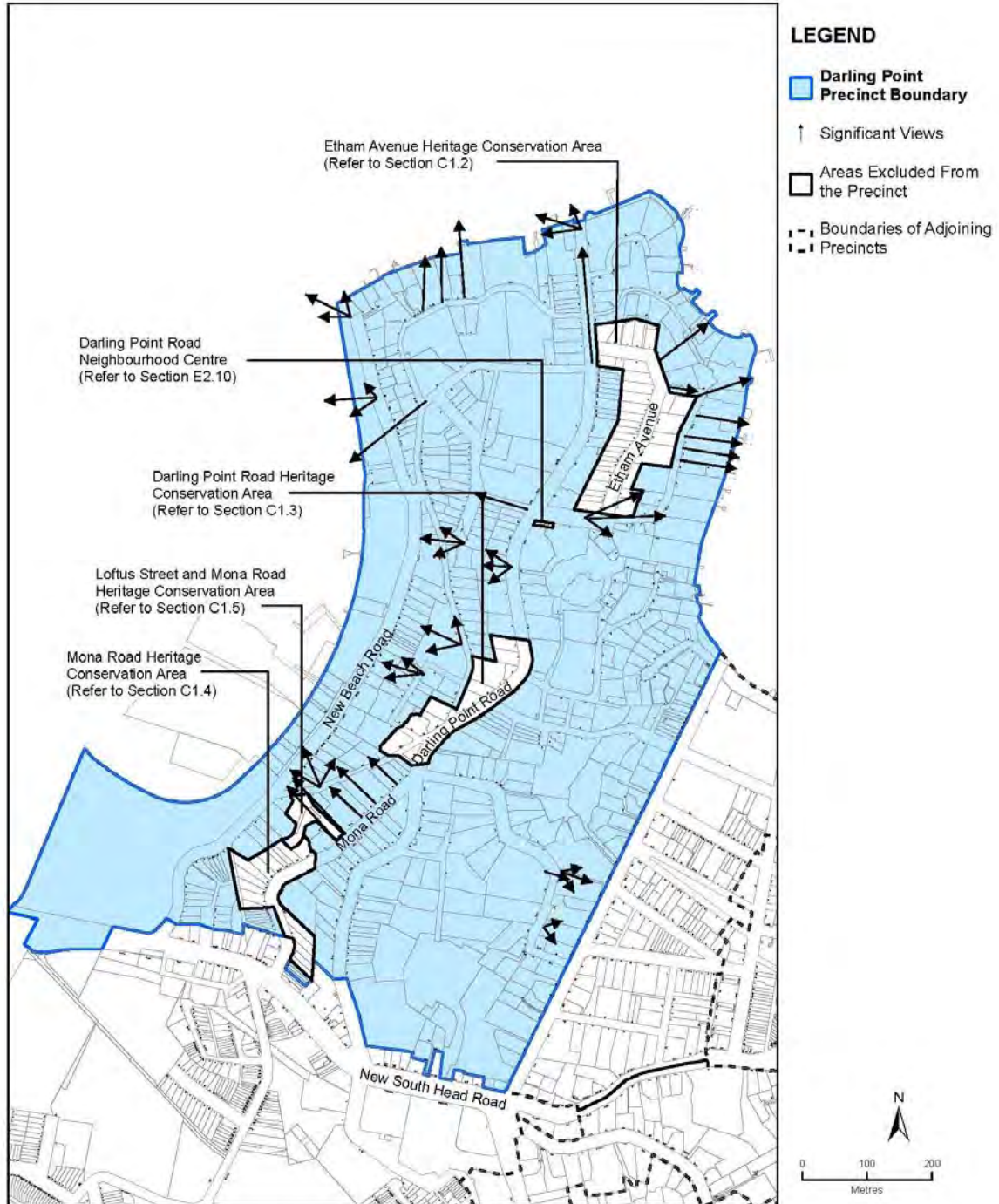
Chapter B3 General Development Controls

The general controls in Chapter B3 apply to all land where Chapter B1 applies.

Development is required to fulfil the relevant requirements of all the general controls. Unless otherwise indicated, where there is a disparity between the objectives and controls in Chapters B1 and B3, the precinct desired future character statements and objectives in this chapter takes precedence over the general objectives and controls.

B1.2 Darling Point Precinct

MAP 2 Darling Point Precinct



1.2.1 Precinct character statement

The Darling Point precinct is located on a highly prominent peninsula on Sydney Harbour sited between Rushcutters Bay and Double Bay. Darling Point provides spectacular views to the harbour from both private houses and public spaces. The street trees and trees in private yards provide the peninsula with a soft landscape quality.

Significant landmarks within the precinct include: St Mark's church, Ascham School, the heritage properties of Babworth House and Bishops court, harbourside reserves at McKell Park and Yarranabbe Park, and the heritage listed Sir David Martin Reserve which contains the Drill Hall, former HMAS Rushcutter and HMAS Rushcutter slipway.

The built environment is notable for the wide variety of architectural styles and housing types. The precinct also contains a significant number of heritage items (refer to Woollahra LEP) and encompasses the heritage conservation areas at Etham Avenue, Darling Point Road, Mona Road and Loftus Road /Mona Road.

A significant element of the heritage items and heritage conservation areas is the siting of buildings within a landscaped setting. Additional planning provisions for the four neighbourhood heritage conservation areas within the Darling Point precinct are set out in Chapter B2 in this Part of the DCP.

Streets surrounding the ridgeline of Darling Point Road include residential flat buildings up to eight storeys, dwelling houses, semi-detached dwellings and groups of terraces (attached dwellings).

Existing groups of relatively intact period terraces that are not heritage items but contribute to the architectural diversity of the precinct, such as those along New Beach Road (11-14, 48-52 and 70-71), Ocean Avenue (71-73 and 77-81) and Darling Point Road (125-127).

In the post-war period, high rise residential towers of up to 20 storeys were developed along the ridgeline of Darling Point. Significantly, many of the towers contain extensive landscaped grounds and gardens which provide an openness and allow for distant views. Some of these towers are located along the waterfront and represent intrusive development when viewed from the Sydney Harbour.

Similarly other residential flat buildings that have not been designed to step down and follow the slope of the land, also present to the harbour as a sheer façade.

The Rushcutters Bay foreshore area comprises a mix of buildings, including heritage listed semi-detached dwellings on the south-eastern side of New Beach Road, as well as commercial uses relating to the marinas at Rushcutters Bay. These include the Cruising Yacht Club of Australia, Ship Chandlers, and d'Albora Marina.

1.2.2 Desired future character

The Darling Point precinct is an established residential area with a rich mixture of architectural styles and forms. Development is to retain the visual prominence of the tree canopy, particularly along the ridgeline of Darling Point Road.

Most development is in the form of alterations and additions to the existing housing stock.

Where a building comprises historic or aesthetic values, it is important that development reflects the scale of the existing built form and retains the character of the original building particularly in regard to the roof form, massing, details, materials and finishes. For example, the groups of period terraces at New Beach Road, Ocean Avenue and Darling Point Road should be retained and enhanced.

Development adjoining a contributory item or heritage conservation area is to have regard to the architectural values of the building and establish a sympathetic interface.

Where an existing building does not comprise historic or aesthetic value, sympathetic contemporary design is permitted.

Where new development occurs, the buildings are to provide a height, bulk, and scale compatible with those buildings that are predominantly two to four storeys in height, and have regard to the visual impact of the development from the harbour.

Existing intrusive high rise and tower developments are not to be reproduced.

On the low side of streets where existing development predominantly presents as single or two storey, the height and scale of this built form to the street should be retained and the development designed to step down and follow the slope of the land. This will minimise cut and fill and also limit overshadowing and privacy impacts to neighbouring properties.

Attention must also be given to retaining views from the public domain and providing for view sharing from private properties; these can be achieved by providing suitable side boundary setbacks, roof forms and thoughtful distribution of building form across the site.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the character that contribute to the precinct including:

- a) the rich mixture of architectural styles;
- b) the stepping of development on the hillside to minimise visual impact and follow the landform;
- c) the significance of heritage items and the adjacent heritage conservation areas of Darling Point Road, Etham Avenue, Mona Road and Loftus Road/Mona Road and individual heritage items;
- d) well established gardens and trees;
- e) remnant estate gardens;

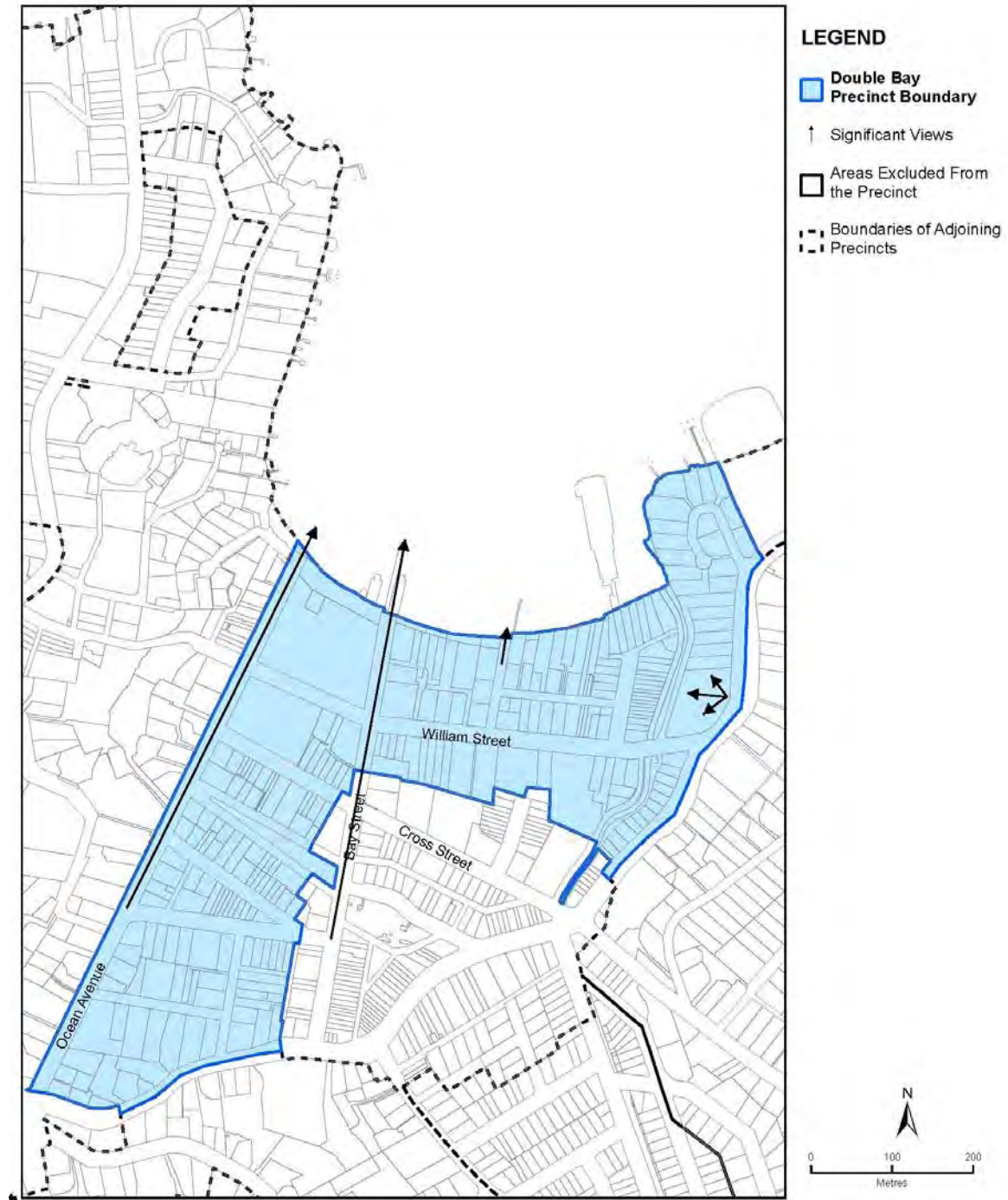
- f) historic stonewalls on private and public land;
- g) historic stairway and streetscape elements;
- h) pedestrian links through the precinct;
- i) mature street trees especially along the ridgeline;
- j) the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands;
- k) extensive views afforded from the public spaces including corridors between buildings and the preservation of important iconic and harbour views; and
- l) waterfront reserves and parks.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To maintain the sense of the historic grand estates.
- O3 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.
- O4 To maintain the heritage significance of heritage items and buildings in adjacent heritage conservation areas.
- O5 To ensure that development does not reproduce or match existing intrusive buildings.
- O6 To ensure that alterations and additions to period buildings, such as semi-detached dwellings and attached dwellings, do not detract from the character of these buildings and their presentation to the street.
- O7 To ensure roof forms are articulated to provide attractive roofscapes and designed to minimise view loss.
- O8 To design and site buildings to respond to the topography and minimise cut and fill.
- O9 To ensure that development is subservient to the tree line along the ridge of Darling Point Road when viewed from the harbour.
- O10 To retain and reinforce the setting of mature street trees and garden plantings especially along the ridgeline by retaining existing trees and providing appropriate replacement planting.
- O11 To retain the landscape setting of the locality by maintaining landscaped areas around buildings and minimising hard stand areas.
- O12 To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct.
- O13 To protect important iconic and harbour views from public spaces and to provide additional important views from public spaces when possible.

B1.3 Double Bay Precinct

MAP 3 Double Bay Precinct



1.3.1 Precinct character statement

The Double Bay residential precinct is located to the north and west of the Double Bay centre and includes the Double Bay Public School and 'Steyne Park' between the school and the waterfront. It also includes Council's local history library within Foster Park and a child care centre.

The Double Bay precinct has a strong feeling of community and convenience due to the facilities located within the precinct and the proximity of the adjacent town centre.

The precinct sits within a low lying basin, framing the Double Bay foreshore. The precinct is notable for both the density of its built form and its green landscape character. The tree canopy, formed by both street trees and private plantings, is a prominent element in the municipality's presentation from Sydney Harbour and should be maintained.

The street pattern allows for long views to the harbour, and distant views to surrounding hillsides. Three major streets dominate the precinct: the curvilinear New South Head Road which forms an edge to the precinct to the south; Ocean Avenue, the north-south oriented boulevard that divides Double Bay from the hillside of Darling Point; and the east-west oriented William Street. Due to the topography and location, each of these major streets presents unique settings within the broader common elements of the precinct.

The precinct contains dwelling houses, terraces (attached dwellings) and residential flat buildings, including a number of Inter-War flat buildings that make a significant contribution to the precinct character. The quality of buildings within the precinct represents an evolution and mix of building styles that often maintain a consistent scale across both sides of the street.

1.3.2 Desired future character

The precinct is an established area comprising many residential flat buildings. Development will generally be in the form of improvements to the existing residential flat buildings.

There are a significant number of Inter-War flat buildings that contribute to the precinct character and are worthy of retention, especially around William Street, New South Head Road and Gladswood Gardens. Alterations and additions to the Inter-War flat buildings are to retain the character of the original building through appropriate use of materials, and should not significantly alter significant and traditional building elements visible from the street.

New development on sites in the R2 Low Density Residential zones along Guilfoyle Street, Cooper Street and the southern side of William Street are to be well-designed and address the street so that development make a positive contribution to the public domain.

On sloping land, new development should step down the site to reinforce the topography and minimise cut and fill. Attention must also be given to protecting views, particularly views from public spaces down Ocean Avenue, Bay and Beach Streets to the harbour, and views from New South Head Road to the harbour.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

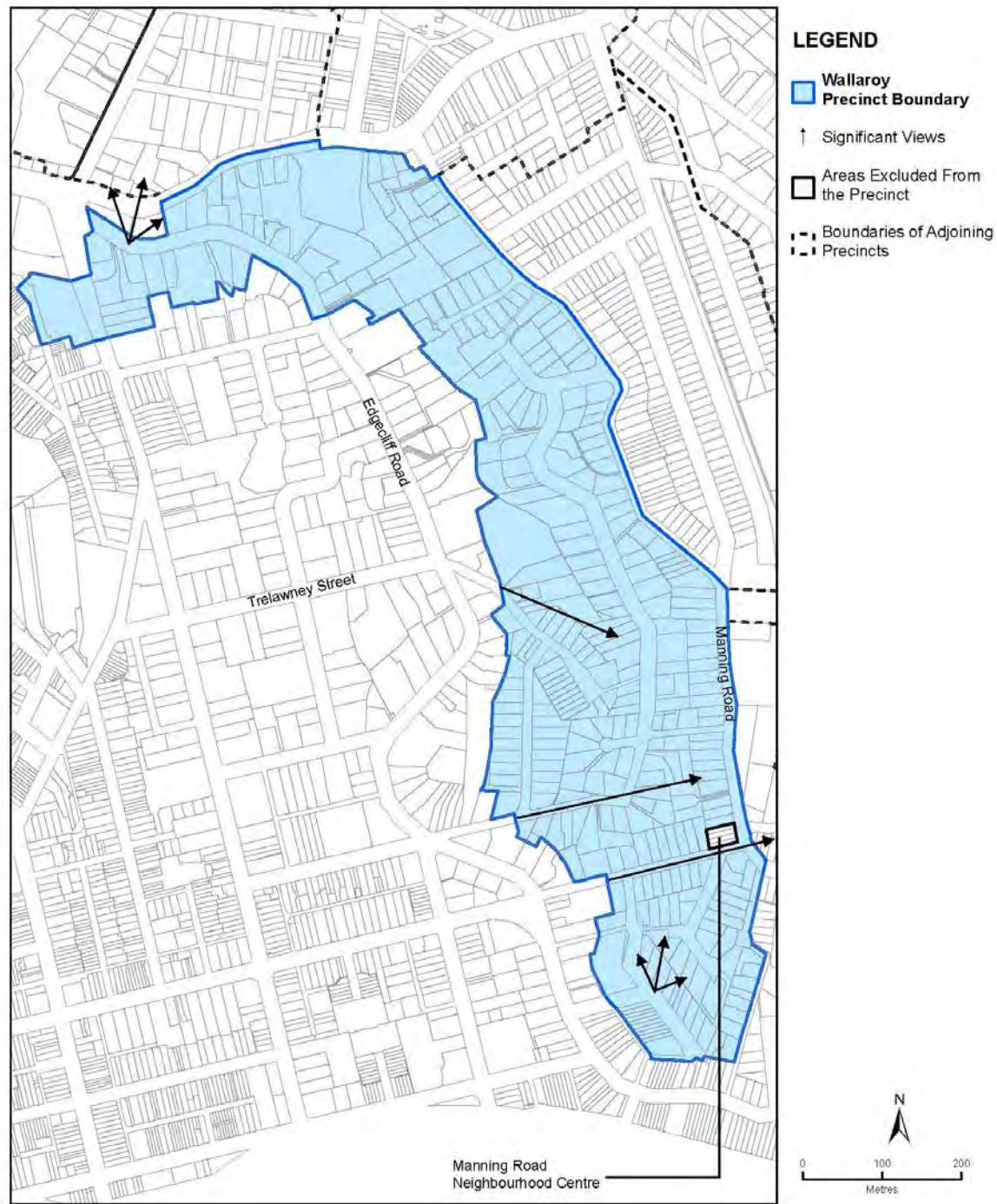
- a) the rich mixture of architectural styles and building forms;
- b) the topography and the siting of development on New South Head Road, which descends into (and ascends out of) the Double Bay centre;
- c) well established gardens and trees including the avenue plantings in Ocean, Guilfoyle and South Avenues, Bay Street and William Street;
- d) the established tree canopy;
- e) the harbour views and view corridors from public places;
- f) the character of Inter-War flat buildings; and
- g) the heritage significance of the adjoining Transvaal Avenue Heritage Conservation Area.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To reinforce a consistent building scale within streets.
- O3 To design and site buildings to respond to the topography and minimise cut and fill.
- O4 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- O5 To ensure that rooflines sit within the predominant street tree canopy.
- O6 To maintain the significance of heritage items within the precinct, and the character of the adjoining Transvaal Avenue Heritage Conservation Area.
- O7 To encourage the retention of Inter-War flat buildings, particularly significant and traditional building elements visible from the street.
- O8 To provide a transition between the higher density buildings of the Double Bay centre and the lower density buildings of the residential area.
- O9 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.
- O10 To protect important iconic and harbour views from the public spaces.
- O11 To maintain on-street parking and minimise kerb crossings, particularly on Bay Street and Ocean Avenue.

B1.4 Wallaroy Precinct

MAP 4 Wallaroy Precinct



1.4.1 Precinct character statement

The Wallaroy precinct is sited along a ridgeline and hillside overlooking Double Bay and Sydney Harbour. The precinct extends from the valley floor at Manning Road to the main arterial road at New South Head Road and the Woollahra Heritage Conservation Area adjacent to Edgecliff Road.

The steeply sloping topography allows for expansive views from the streets as they wind down the hill from Edgecliff Road.

This is a predominantly low density residential precinct. It contains a mix of mainly one and two storey dwelling houses along Wallaroy Road, the eastern part of Attunga Street, Milton Avenue and the western side of Manning Road. There are some two storey houses with garaging underneath in Manning Road and Linden Avenue, establishing a three storey presentation to the street.

Residential flat buildings are located in the northern part of the precinct towards New South Head Road, and in the western and southern parts of the precinct towards Edgecliff Road and Bondi Junction.

1.4.2 Desired future character

Development is to establish a transition from the large subdivisions and residential flat buildings at New South Head Road and Edgecliff Road to the dwelling houses situated on the slopes.

There is a mix of old and new buildings within this precinct. Alterations and additions to the period houses should retain key elements of the original buildings, including sense of the spacious grounds, setbacks and traditional roof forms, as viewed from the street.

New dwellings may have contemporary designs, but should not detract from adjoining period housing or the predominant character of the streetscape immediately surrounding the site. Particular consideration should be given to establishing consistent front and side setbacks, and providing compatible materials, roof forms and street walls.

On sloping sites, development should step down the site to maintain views, protect the privacy and solar access of adjoining and adjacent properties, and minimise cut and fill.

Residential flat buildings are permitted in the northern part of the precinct up to a height of six storeys. Where these sites adjoin properties with a lower height limit, development is to establish a sympathetic transition to the boundaries; this may be through a graduation of building bulk and height, increased setbacks, or both.

Development adjacent to the Woollahra Heritage Conservation Area must suitably respond to the significance of the HCA.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

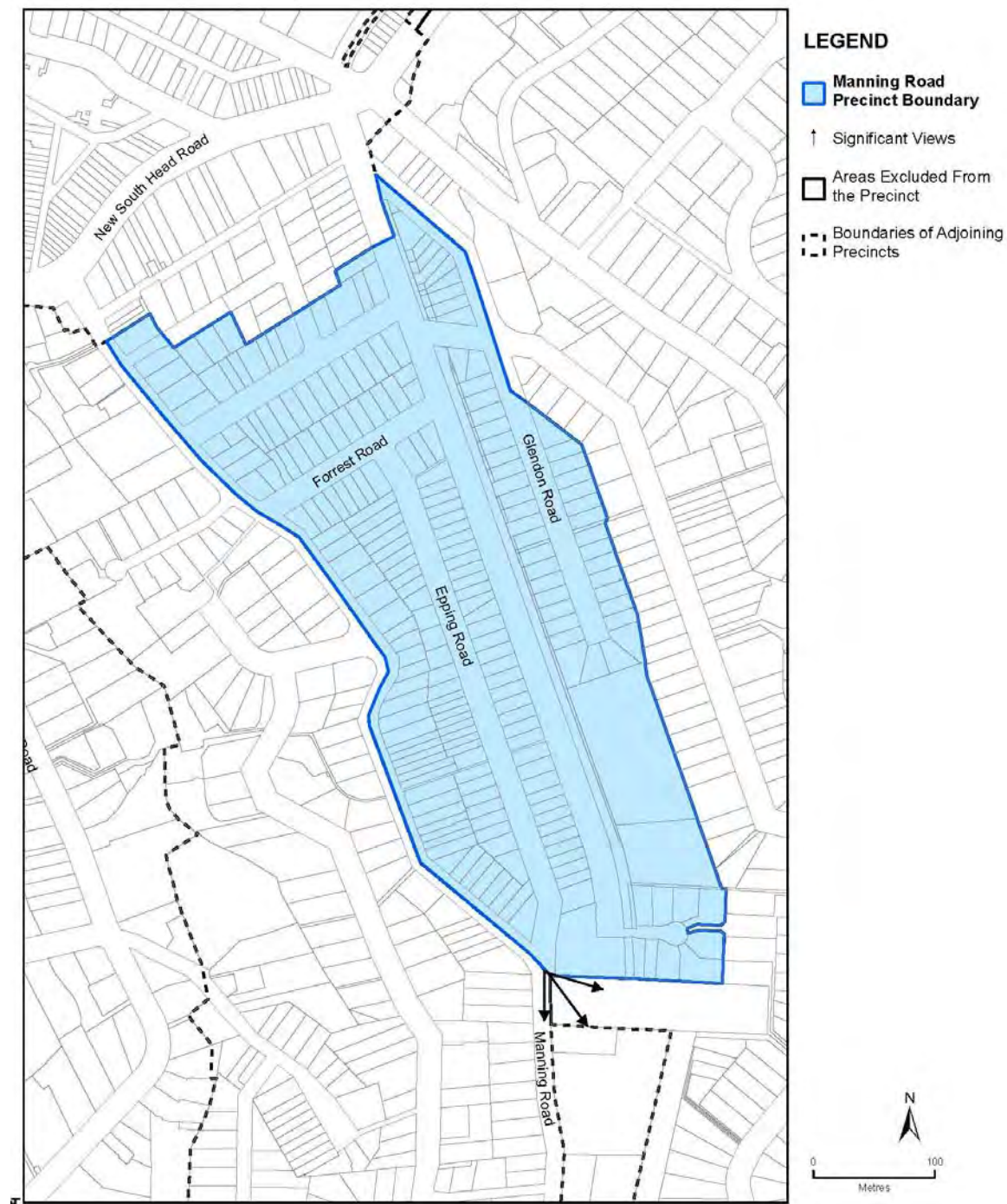
- a) the period housing, including large Federation and Inter-War houses set within spacious grounds;
- b) pitched roof or articulated roof forms;
- c) the stepping of development on the hillside;
- d) well established private gardens and trees;
- e) grassed verges and mature street trees;
- f) sandstone garden walls at the street;
- g) the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands; and
- h) the preservation of view corridors from public places, including view corridors between buildings.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To establish a development transition from the large residential flat buildings and lots at New South Head Road and Edgecliff Road to the smaller dwelling houses situated on the slopes.
- O3 To design and site buildings to respond to the topography and minimise cut and fill.
- O4 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- O5 To protect iconic, harbour and other significant views from the public spaces of the precinct.
- O6 To promote view corridors between buildings to significant views, particularly harbour views.
- O7 To ensure that development on the western boundary of the precinct does not have an adverse impact on the heritage significance of the adjoining Woollahra Heritage Conservation Area.
- O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.

B1.5 Manning Road Precinct

MAP 5 Manning Road Precinct



1.5.1 Precinct character description

The Manning Road precinct lies at the base of the Double Bay valley. To the south, east and west are residential areas situated on the hillside, and to the north is the Double Bay centre. The planning controls establish a transition area by graduating the intensity of residential development from the Double Bay Centre to the residential areas.

Although the precinct is zoned R3 Medium Density Residential, the historic subdivision pattern of small single lots provides for the dominant building form of dwelling houses and semi-detached dwellings. The exception is Court Road and parts of Manning Road where lot sizes are relatively larger and some residential flat buildings have been developed.

Forrest Road, Glendon Road and parts of Manning Road are characterised by single storey bungalows and semi-detached dwellings, interspersed with two storey contemporary dwellings.

A significant amount of redevelopment has occurred in Epping Road. The development has predominantly taken the form of two storey semi-detached dwellings or dwellings houses with reduced side setbacks, reflecting the narrow frontages of lots along that street.

1.5.2 Desired future character

The precinct's exceptional characteristic is its landscape quality provided by its location at the base of the valley, the highly visible private gardens and the prominent street tree plantings and grassed verges. Development is to reinforce the landscape character by maintaining a landscape setting.

There is a mix of old and new buildings within this precinct. Development for residential flat buildings is generally occurring in the transition area around Court Road close to the Double Bay Centre. However, this precinct is zoned R3 Medium Density Residential and is identified for change.

Development is to recognise the character of the existing built fabric and other prevailing characteristics in the street, such as front gardens, side setbacks and roof forms. Contemporary designs should respond to the streetscape character or adjoining period housing.

Carports and other parking structures must not to dominate the streetscape, and for development on the eastern side of Epping Road vehicle access will only be allowed from the rear lane.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contributes to the precinct including:

- a) the period housing, including modest Federation and Inter-War bungalows in landscape settings;
- b) buildings and roof forms sited beneath the highly visible tree canopy;
- c) regular separation and rhythm of spaces between buildings;
- d) uniform street and rear setbacks incorporating highly visible soft landscaping;

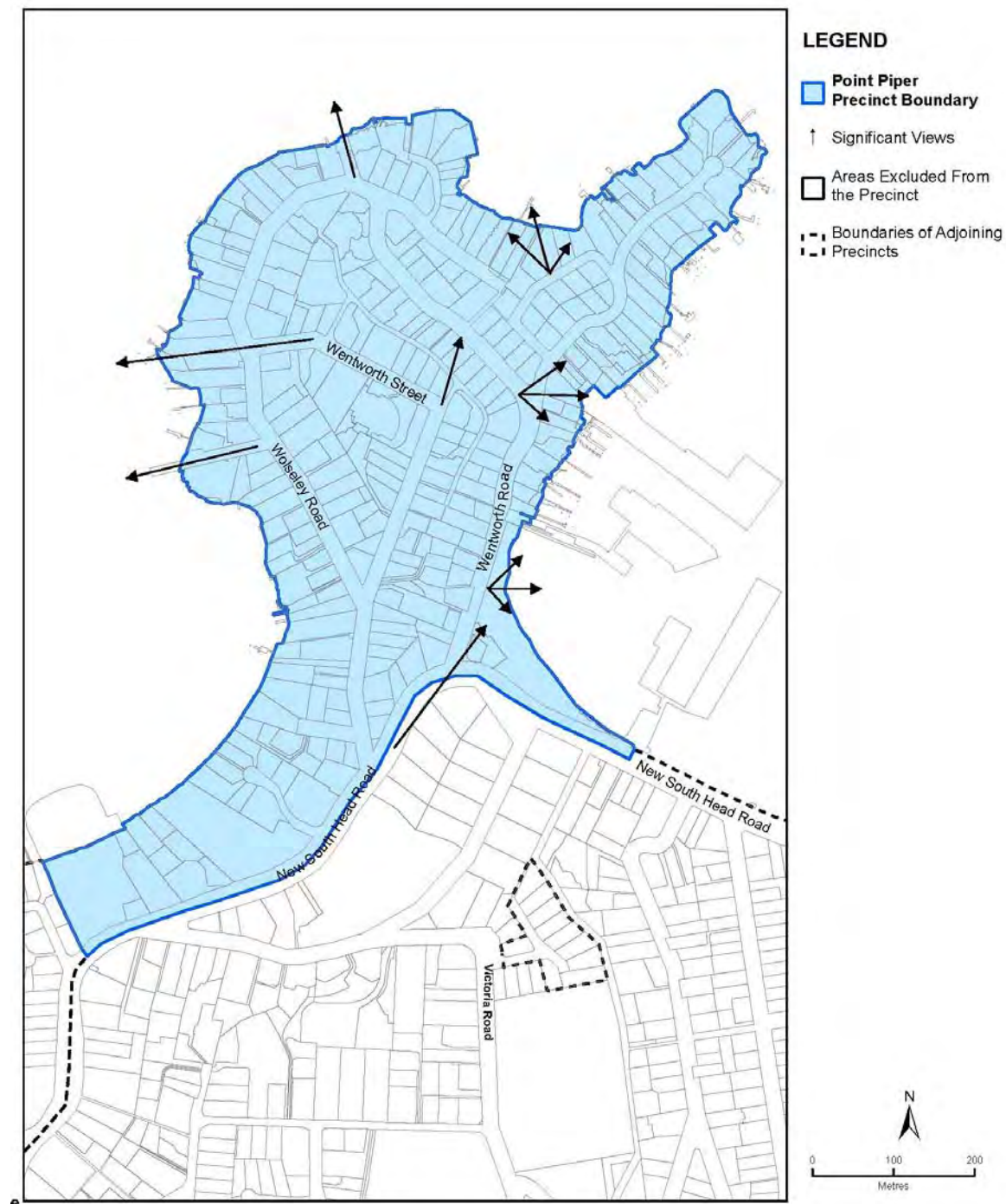
- e) mature street trees and grassed verges; and
- f) the highly visible tree canopy as it appears from the surrounding lands.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To establish a transition between the urban quality of the Double Bay centre and the landscape setting and built form character of the residential precinct.
- O3 To reinforce the landscape character and low scale residential character of the Double Bay valley floor.
- O4 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.
- O5 To ensure on-site parking does not dominate the streetscape.
- O6 To ensure that contemporary housing designs do not detract from the streetscape character or adjoining period housing.

B1.6 Point Piper Precinct

MAP 6 Point Piper Precinct



1.6.1 Precinct character statement

The Point Piper precinct is a prominent peninsula on Sydney Harbour between Double Bay and Rose Bay. The location provides extensive views across the harbour and surrounding harbourside suburbs.

The precinct contains a range of housing types and styles including an excellent group of Inter-War flat buildings at Longworth Avenue (substantially retained in their garden settings), large post World War II apartment buildings at Wolseley Road, and more recent substantial harbourside houses on large lots (including battle-axe lots).

However, the streetscapes within the precinct vary in quality, and often front fences, walls and garages fronting the street block harbour views from the footpath.

1.6.2 Desired future character

The Point Piper precinct is an established residential area with a mixture of architectural styles and forms. It contains both R2 Low Density and R3 Medium Density Residential zoned land.

In the areas zoned R2, development will generally take the form of dwelling houses set within landscaped garden settings. Development must provide opportunities for view sharing from both public spaces and private properties. In particular, buildings should step down the site, also minimising cut and fill. The design of roofs, garages and fences should also facilitate view sharing opportunities and must not dominate the streetscape.

Development on the low side of the street should also contribute to maintaining a consistent front setback, generally set as a 4 metre setback.

Properties at 10, 12 and 14 Longworth Avenue must establish a single storey presentation to the street and provide for view sharing to surrounding properties.

The western side of the peninsula is predominantly zoned R3 zoning, and development for residential flat buildings and multi dwelling housing is encouraged.

The area between Longworth Avenue and Wunulla Road comprises a number of well maintained Inter-War flat buildings. These buildings make a significant contribution to the streetscape. Alterations and additions to these Inter-War flat buildings are to retain the character of the original building through appropriate use of materials, and should not significantly alter significant and traditional building elements visible from the street.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

- a) the rich mixture of architectural styles and forms;
- b) views and glimpses of the harbour between buildings from public spaces;
- c) the stepping of development down the hillside;

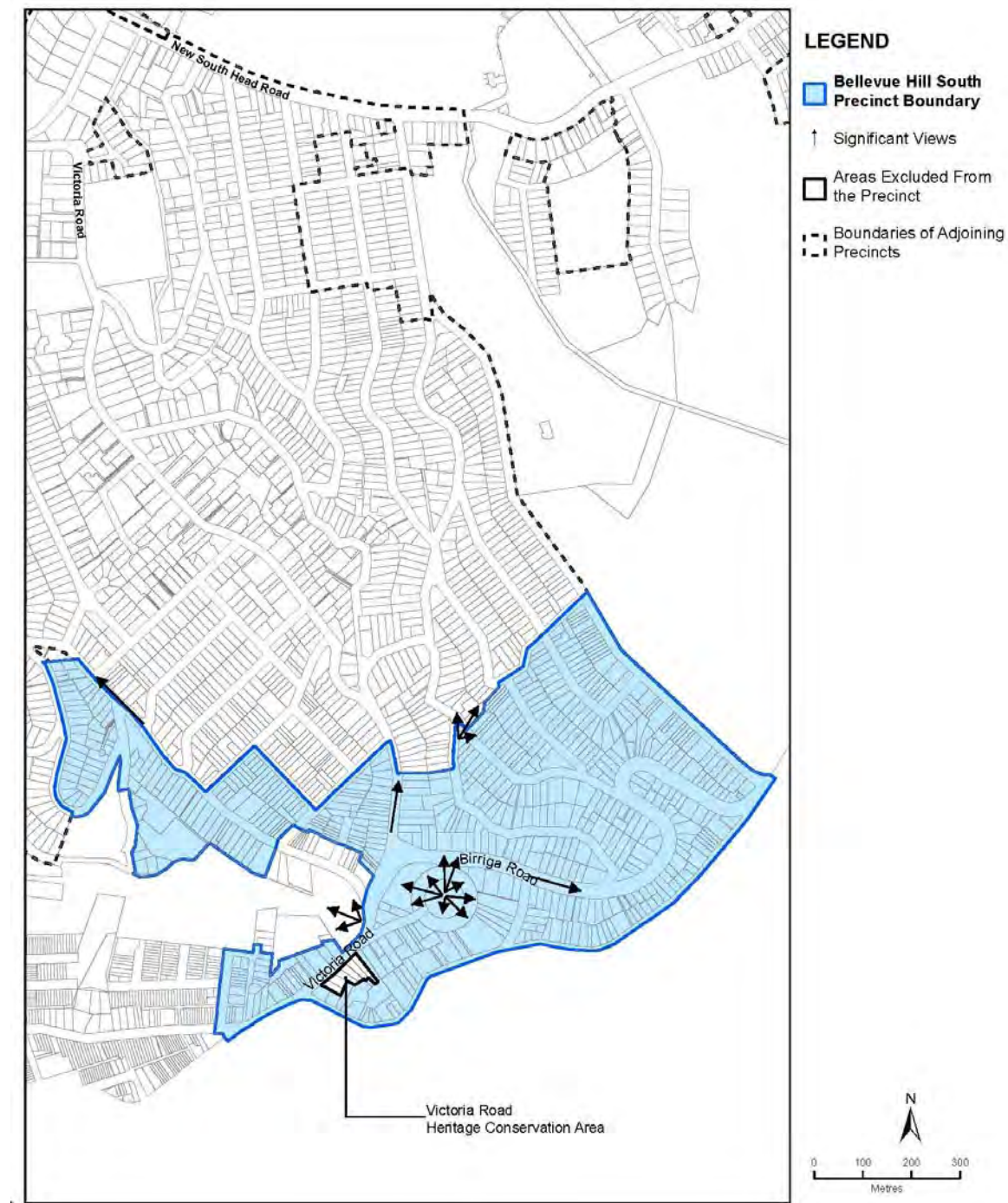
- d) well established private gardens and trees;
- e) mature street trees;
- f) stone and brick retaining walls on public and private land; and
- g) Inter-War flat buildings.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- O3 To ensure that development on the low side of the street maintains a consistent front setback.
- O4 To design and site buildings to respond to the topography and minimise cut and fill.
- O5 To protect iconic and harbour views from the street and other public spaces in the precinct, including views between buildings and over or through front fences.
- O6 To ensure that development facilitates view sharing to adjoining and adjacent private properties.
- O7 To maintain the sense of the historic grand estates by retaining the garden settings and streetscape elements.
- O8 To encourage the retention of the Inter-War flat buildings, particularly significant and traditional building elements visible from the street.
- O9 To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct.

B1.7 Bellevue Hill South Precinct

MAP 7 Bellevue Hill South Precinct



1.7.1 Precinct character statement

The Bellevue Hill South precinct is sited along the ridgeline and plateau of Bellevue Hill. The precinct contains a wide range of housing types and styles. As with many of the residential areas across the municipality, the built fabric is set within a landscaped setting.

Land within this precinct is zoned R3 Medium Density Residential, but the form and scale of buildings vary from the Inter-War flat buildings and more recent apartment buildings to low density dwelling houses and semi-detached dwellings.

The street pattern in this part of Bellevue Hill responds to the nature of the landform, curvilinear in hillside areas, and rectilinear in flat areas. Distant views to the city skyline and the harbour are available from some parts of the precinct.

The precinct contains a number of street types in an identifiable hierarchy, and the precinct is generally divided into two sections based on the road hierarchy.

The main roads include Birriga Road, Old South Head Road, Victoria Road and Bellevue Road. Development along these roads is characterised by Inter-War and contemporary residential flat buildings, interspersed with semi-detached and detached dwelling houses. The housing stock includes original dwellings from the early 20th century and Inter-War period with more substantial contemporary dwelling houses.

Development along the local roads contains a mix of dwelling houses, semi-detached houses, multi-dwelling housing and residential flat buildings. Development on the sloping sites steps down the hillside. The precinct contains a diverse mix of building styles from early 20th century buildings to well-designed contemporary buildings.

The precinct also incorporates, or is adjacent to, significant public parklands and open spaces. The upper part of Cooper Park, the Woollahra Golf Course and Bellevue Park all contribute to the identity of the precinct.

1.7.2 Desired future character

New development on the major streets of Birriga Road, Victoria Road and Old South Head Road will generally take the form of residential flat buildings and multi dwelling housing, and maintenance of existing Inter-War flat buildings. New development should be designed to step down sloping sites and provide side boundary setbacks that allow for views between buildings. Development should not detract from the amenity of adjoining and adjacent lower density forms of residential development.

Development along the local roads will provide a mix of housing densities and styles in well designed contemporary buildings, which reinforce the natural topography and provide opportunities for view sharing. This may include multi-dwelling housing, attached dwellings and dwelling houses in the transition area at Boronia Street, Blaxland Road and the northern side of Bundarra Road, and semi-detached dwellings, as well as dwelling houses, in Pringle Place and Buller Street.

Development must provide opportunities for view sharing from both public spaces and private properties. In particular, buildings should step down the site, also minimising cut and fill.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

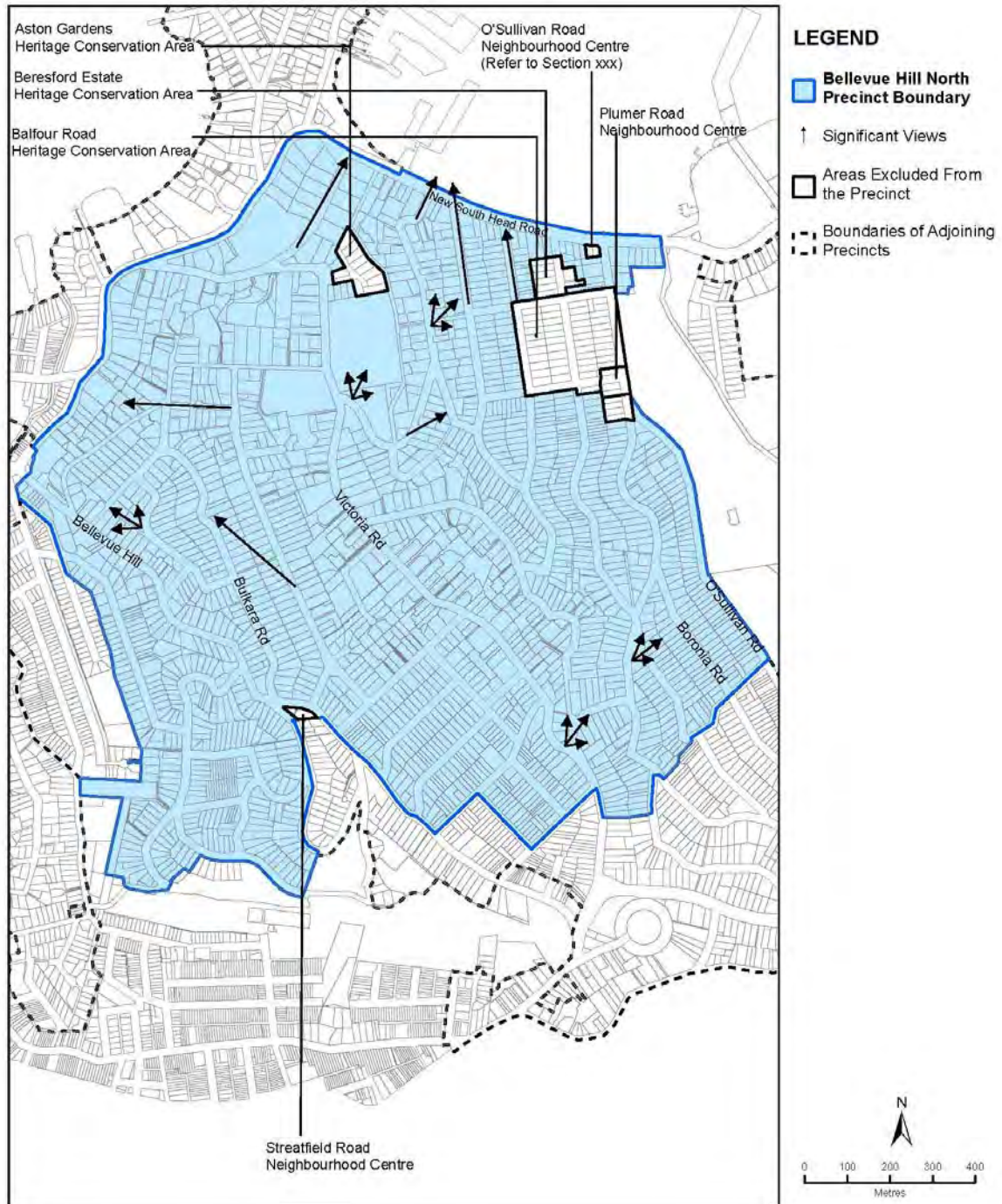
- a) the rich mixture of architectural styles and forms;
- b) the stepping of development down the hillside;
- c) interconnected streets following the contours of the land;
- d) deep soil landscaping within the front and rear setbacks;
- e) mature street trees and grassed verges;
- f) the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands; and
- g) the preservation of views from public places, including view corridors between buildings.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- O3 To establish a transition of development scale from the detached dwelling houses at the northern end of Bellevue Hill to the residential flat buildings that address the major streets - Birriga Road, Old South Head Road and Victoria Road - situated along the precinct ridgeline.
- O4 To ensure that alterations and additions to the Inter-War flat buildings do not detract from the character of these buildings and their presentation to the street.
- O5 To design and site buildings to respond to the topography and minimise cut and fill.
- O6 To preserve significant views and vistas to surrounding areas from the streets and parks.
- O7 To reinforce the landscape setting and maintain the existing tree canopy.

B1.8 Bellevue Hill North Precinct

MAP 8 Bellevue Hill North Precinct



1.8.1 Precinct character statement

The Bellevue Hill North precinct is sited on the slopes and plateau of Bellevue Hill. New South Head Road, the main arterial road, forms the northern edge of the precinct.

The precinct contains three distinct settings:

- ▶ the edge development fronting New South Head Road (between Bellevue Road and Victoria Road) which contains predominantly substantial residential flat buildings set behind sandstone walls, garages and steps;
- ▶ development opposite the Rose Bay promenade on New South Head Road, typically large detached buildings within a landscape setting; and
- ▶ the one to three storey dwelling houses and residential flat buildings set in the winding streets that follow the contours of Bellevue Hill.

As with many of the higher parts of the municipality, significant views and vistas are available from many of the public spaces. This precinct also contains two large private school campuses: Cranbrook School and Scots College.

1.8.2 Desired future character

The Bellevue Hill North precinct is an established residential area with a rich mixture of architectural styles and forms. Development is to be compatible with the existing built fabric, subdivision pattern and other prevailing characteristics in the street, such as setbacks and roof forms.

On sloping sites, development should step down the site to maintain views, protect the privacy and solar access of adjoining and adjacent properties, and minimise cut and fill. The design of roofs and fences should also facilitate view sharing opportunities, and carports and other parking structures must not to dominate the streetscape.

There are pockets of Inter-War flat buildings along Drumalbyn Road that contribute to the precinct character, and the retention of these buildings is encouraged. Alterations and additions to the Inter-War flat buildings are to retain the character of the original building through appropriate use of materials, and should not significantly alter significant and traditional building elements visible from the street.

Development is to retain views of the harbour from public spaces and provide for view sharing from private properties. Development adjacent to the heritage conservation areas must also suitably respond to the significance of the HCA.

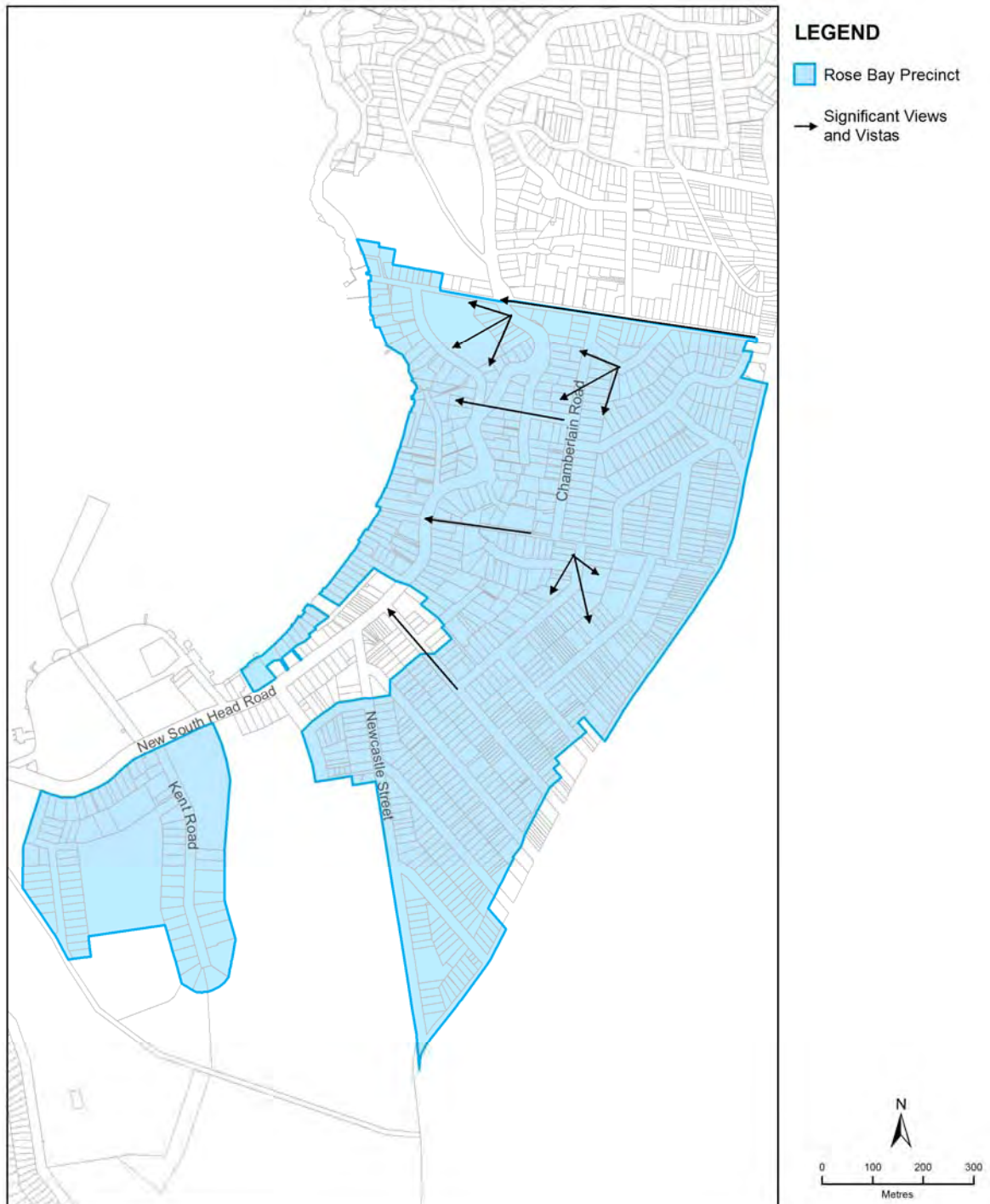
Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

- a) the rich mixture of residential architectural styles and forms, including dwelling houses and residential flat buildings;
- b) the relationship of development along New South Head Road to the promenade and the harbour;
- c) buildings set within highly visible gardens;
- d) the tree canopy formed by both street and private yard plantings;
- e) mature street trees, grassed verges and sandstone walls;
- f) harbour views available from the streets within the precinct; and
- g) the heritage significance of the adjoining Aston Gardens, Beresford Estate and Balfour Road Heritage Conservation Areas.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.
- O3 To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the dwelling houses that dominate the majority of the precinct.
- O4 To reinforce a consistent building scale with streets.
- O5 To ensure that development responds in form and siting to the street and subdivision pattern.
- O6 To design and site buildings to respond to the topography and minimise cut and fill.
- O7 To reinforce the landscape setting and maintain the existing tree canopy which forms a green backdrop when viewed from the harbour and the surrounding districts.
- O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.
- O9 To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.
- O10 To ensure that development facilitates view sharing to adjoining and adjacent private properties.
- O11 To ensure on-site parking does not dominate the streetscape.

B1.9 Rose Bay Precinct**MAP 9** Rose Bay Precinct

1.9.1 Precinct character statement

The Rose Bay residential precinct incorporates the hillside at the neck of the eastern suburbs peninsula and the lowest part of the Rose Bay basin (adjacent to the large park and recreational area). The street block system in the low lying areas is generally rectilinear, allowing for regular building lots. On the hillsides, irregular street and block patterns occur reflecting the topography.

Prominent building types within the precinct include Inter-War detached housing and Art Deco apartment buildings. More recent development, particularly in Spencer and Carlisle Streets, has seen the subdivision pattern altered to create larger lots for residential flat buildings.

The Rose Bay residential precinct is sited between the two main urban connectors of Old South Head Road and New South Head Road. The Rose Bay Centre is located on New South Head Road in the western part of the precinct. The mixed use centres of Rose Bay North and Rose Bay South are located on Old South Head Road. These centres frame the precinct and serve the daily and weekly shopping needs of the local community.

This precinct also includes the Kambala School, Lyne Park and the Royal Sydney Golf Club.

1.9.2 Desired future character

This precinct includes land zoned R2 Low Density Residential and R3 Medium Density Residential. Most of the R3 Medium Density Residential land is located near the business centres and the main connector roads. Although much of this R3 zoned land currently contains many dwelling houses, this area is identified for change and will be redeveloped for medium density residential uses such as residential flat buildings, multi unit dwellings and attached dwellings.

In particular, there is opportunity for redevelopment along Old South Head Road, with a view to providing a greater intensity of development adjacent to this classified road.

The residential areas zoned R2 Low Density Residential will continue to experience an evolution of residential building styles through the introduction of well-designed contemporary dwelling houses, which reinforce the natural topography and provide opportunities for view sharing.

On the hillsides and steeply sloping sites, the built form should step with the land to ensure development reflects the existing topography and minimises the need for excavation.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

- a) the rich mixture of residential architectural styles and forms, including dwelling houses and residential flat buildings;
- b) the pattern of rectilinear residential streets within the valley basin, and curvilinear streets in the steeper areas;
- c) dwelling houses set within highly visible gardens;

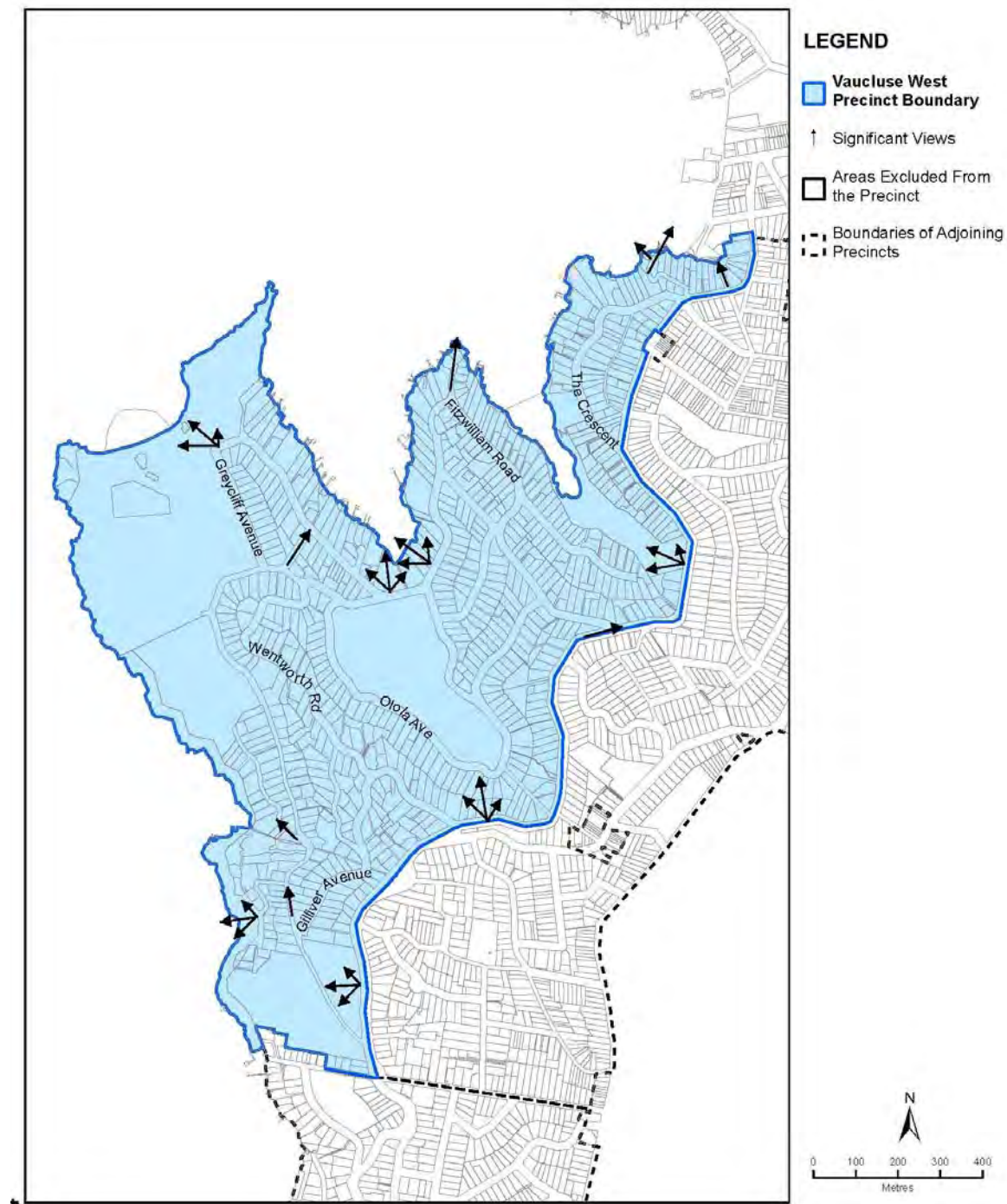
-
- d) the visual relief within streetscapes provided by the separation of buildings, the articulation of facades and building forms;
 - e) the tree canopy formed by both street and private yard plantings;
 - f) sandstone garden walls at the street;
 - g) the relationship of residential development to the open spaces (including Lyne Park and the Royal Sydney Golf Club) and the harbour; and
 - h) the iconic and harbour views available from the streets and other public spaces, including view corridors between buildings.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To encourage development scale in relation to the function and role of the streets they address: larger development scales on the major streets (Old South Head Road and New South Head Road adjacent to the commercial centre) and a range of housing types on the minor streets.
- O3 To provide for an evolution of building stock from dwelling houses to medium density development in the R3 zoned areas.
- O4 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.
- O5 To reinforce a consistent building scale within streets.
- O6 To design and site buildings to respond to the topography and minimise cut and fill.
- O7 To protect important iconic and harbour views from the public spaces of the precinct.
- O8 To reinforce the landscape setting and maintain the existing tree canopy.

B1.10 Vaucluse West Precinct

MAP 10 Vaucluse West Precinct



1.10.1 Precinct character statement

The Vaucluse West precinct is sited along the foothills of the harbour foreshore between Rose Bay and Watsons Bay. The precinct is one of outstanding natural beauty and includes foreshore waterfront reserves and waterfront parks, including Nielson Park and Parsley Bay, as well as two large park-like estates: Strickland House and Vaucluse House. The precinct also contains the heritage listed Kincoppal School.

It is a low density residential precinct characterised by large dwelling houses. Though the architectural styles and forms vary, these dwelling houses are generally located within a garden setting and have common street setbacks and side setbacks that allow for views between buildings. Recent development has tended to take the form of three storey dwelling houses with flat roof designs.

The landform, street trees, domestic gardens and substantial foreshore parklands create a dominant visual impression of a well treed landscape. The location adjacent to the harbour also provides for water and parkland views from the streets.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

- a) the relationship of the precinct to the harbour;
- b) the rich mixture of architectural styles, and the emphasis on their connection to the landform;
- c) buildings set within highly visible gardens;
- d) buildings addressing the street; and
- e) the harbour and iconic views available from the streets of the precinct, including view corridors between buildings.

1.10.2 Desired future character

The Vaucluse West precinct is to maintain the evolution of low density residential development through the introduction of well-designed contemporary dwelling houses that retain views of the harbour from public spaces and provide for view sharing from private properties.

Development may be three storeys, but should establish a two storey presentation to the street with a reduced scale on the third floor, which will help reduce building bulk and scale.

On sloping sites, development should step down the site to maintain views, protect the privacy and solar access of adjoining and adjacent properties, and minimise cut and fill.

In particular, development is to retain views of the harbour from public spaces and provide for view sharing from private properties; these can be achieved by providing suitable side boundary setbacks and fencing, roof forms and thoughtful distribution of building form across the site.

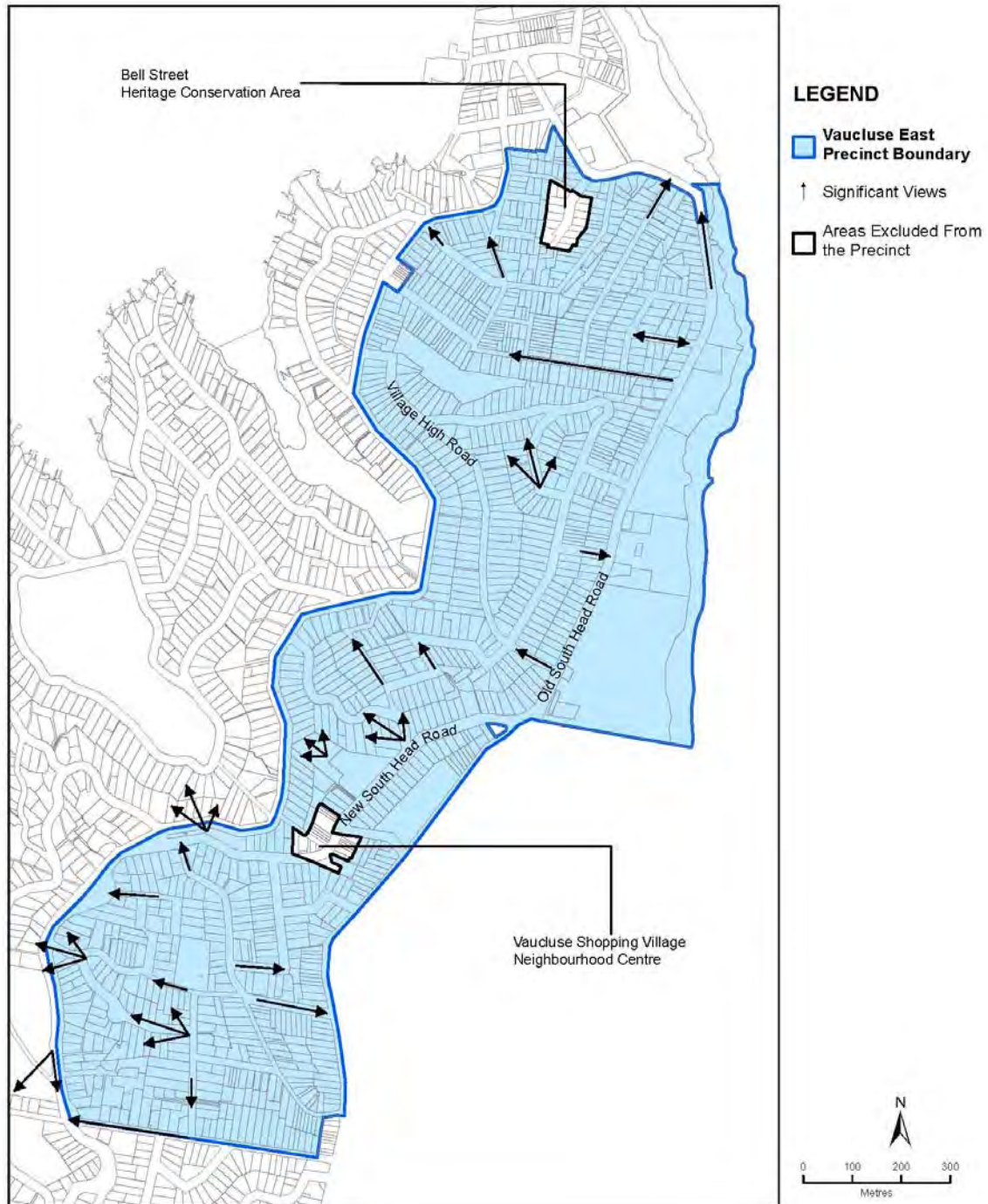
The built form should not detract from the unique features of the natural landscape, or be of such a scale that it dominates adjoining development, or is visually intrusive when viewed from the streetscape or the harbour.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To retain the scenic qualities provided by the dramatic topography and natural vegetation that provide an attractive setting on Sydney Harbour.
- O3 To maintain the evolution of residential building styles through the introduction of good contemporary buildings incorporating modulation and a varied palette of materials.
- O4 To minimise building bulk and scale of three storey development by designing development to generally present as a two storey form to the street.
- O5 To design and site buildings to respond to the topography and minimise cut and fill.
- O6 To protect important views from the public spaces of the precinct to the harbour and the city skyline including view corridors between buildings.
- O7 To reinforce the landscape setting and maintain the existing tree canopy.
- O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.

B1.11 Vaucluse East Precinct

MAP 11 Vaucluse East Precinct



1.11.1 Precinct character statement

The Vaucluse East Precinct comprises an elevated plateau which provides an extensive backdrop and significant scenic presentation to Sydney Harbour along its eastern foreshore.

A spectacular feature of the precinct is the public foreshore land on the eastern side of Old South Head Road which contains the Macquarie Lighthouse, a prominent harbour landmark and parkland. The highest parts of the precinct afford 360° views of both the harbour and ocean. Vantage points include Johnsons Lookout, Samuel Park, Gap Park, Christison Park and Lighthouse Reserve.

The precinct contains a wide range of housing types and styles reflecting important stages in its development. Large areas are characterised by Federation and Inter-War bungalows. Inter-War residential flat buildings are also important contributors to the local character. However, the dominant development type is the dwelling house, located within a garden setting and highlighted by consistent street setbacks and side setbacks that allow for views between buildings.

The precinct's exposed location at the plateau of the peninsula has resulted in a sparser foliage and tree canopy compared with the more protected streets of the Vaucluse West precinct.

1.11.2 Desired future character

The Vaucluse East precinct is to maintain the evolution of low density residential development, generally through the introduction of well-designed contemporary dwelling houses.

Development may be three storeys, but should establish a two storey presentation to the street with a reduced scale on the third floor, which will help reduce building bulk and scale.

On sloping sites, development should step down the site to maintain views, protect the privacy and solar access of adjoining and adjacent properties, and minimise cut and fill.

The built form should not detract from the unique features of the natural landscape, or be of such a scale that it dominates adjoining development, or is visually intrusive when viewed from the streetscape or the harbour.

In particular development is to retain views of the harbour from public spaces and provide for view sharing from private properties; these can be achieved by providing suitable side boundary setbacks and fencing, roof forms and thoughtful distribution of building form across the site.

Within this precinct, some land fronting Old South Head Road is zoned R3 Medium Density Residential, and may provide opportunities for renewal of existing building stock.

Streetscape character and key elements of the precinct

Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:

- a) the relationship of the precinct to the coastal parklands;
- b) the rich mixture of architectural styles, and their emphasis on their connection to the landform;
- c) buildings set within highly visible gardens;
- d) buildings addressing the street; and
- e) the iconic and harbour views available from the streets of the precinct, including view corridors between buildings.

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To retain the scenic qualities provided by the dramatic topography and natural vegetation within the precinct.
- O3 To maintain the evolution of low rise residential building styles through the introduction of good contemporary buildings incorporating modulation and a varied palette of materials.
- O4 To minimise building bulk and scale of three storey development by designing development to generally present as a two storey form to the street.
- O5 To design and site buildings to respond to the topography and minimise cut and fill.
- O6 To protect important views from the public spaces of the precinct to the harbour and the city skyline, including view corridors between buildings.
- O7 To reinforce the landscape setting and maintain the existing tree canopy.
- O8 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.

Chapter B2

Neighbourhood HCAs

Part B ► General Residential

DRAFT FOR EXHIBITION

Version: UPC October 2014

Chapter B2 ► Neighbourhood HCAs

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B2.1 Introduction

This is Chapter B2 of the Woollahra Development Control Plan 2014 (DCP), Part B General Residential.

This chapter contains controls for 11 heritage conservation areas (HCAs), referred to as “neighbourhood HCAs” to distinguish these areas from the larger HCAs of Paddington, Woollahra and Watsons Bay.

These HCAs are identified in Schedule 5 of Woollahra Local Environmental Plan 2014 (Woollahra LEP), recognised as having a particular cultural significance based on their aesthetic, historic, scientific and/or social values. Some of the individual buildings and sites within these HCAs are heritage items, however all other buildings (except for intrusive buildings) are contributory items as they make a positive contribution to the character of the area.

These are areas in which the cultural significance and relationships between the various characteristics creates a sense of place that is worth conserving. The cultural significance is embodied in the subdivision pattern, building materials, styles, forms, details and arrangements of the heritage items, buildings and streetscape elements of the HCAs. Together these elements create a shared history, historic character, sense of place, and shared aesthetic or visual presence that has been identified as of particular value to the community.

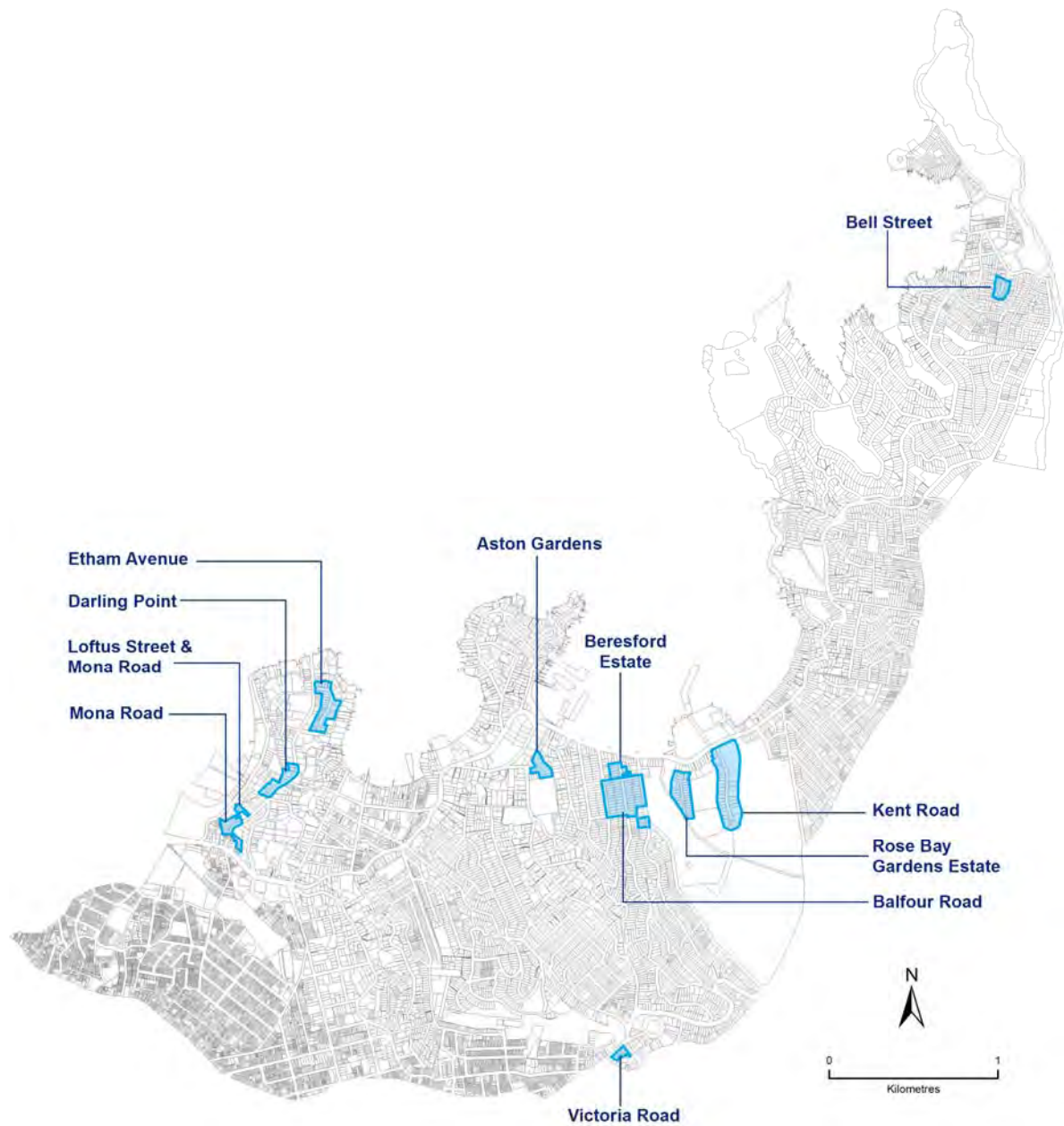
These HCAs have been identified following studies and assessments by Council, including documentary investigation and fieldwork surveys. Specific elements of significance are identified in each conservation area. The periods and styles of the buildings within the neighbourhood HCAs include Late Victorian cottages, Federation Arts and Crafts dwellings, Federation Queen Anne dwellings, Federation Bungalows, and Inter-War flat buildings in the Art Deco, Spanish Mission, Georgian Revival and Functionalist styles.

2.1.1 Land where this chapter applies

This chapter applies to the following neighbourhood HCAs:

- Etham Avenue, Darling Point
- Darling Point Road, Darling Point
- Mona Road, Darling Point
- Loftus Road and Mona Road, Darling Point
- Aston Gardens, Bellevue Hill
- Victoria Road, Bellevue Hill
- Balfour Road, Rose Bay
- Beresford Estate, Rose Bay
- Rose Bay Gardens Estate, Rose Bay
- Kent Road, Rose Bay
- Bell Street, Vaucluse

These neighbourhood HCAs are identified on map below. A separate map of each HCA is also provided in the relevant sections of this chapter.



2.1.2 Development to which this chapter applies

This chapter applies to development that requires development consent.

Generally this will be residential development, but may include other permitted uses such as child care centres, community facilities, educational establishments, neighbourhood shops and places of public worship, and other uses permitted in the Woollahra LEP.

2.1.3 Objectives

The objectives of this chapter are:

- O1 To retain the cultural or heritage significance of the HCAs, including their cohesive character and distinctive historic features.
- O2 To retain and promote evidence of the historical development and cultural significance of the neighbourhood HCAs and enable the interpretation of that development.
- O3 To encourage the ongoing conservation of heritage items and the significant elements of contributory items.
- O4 To ensure that development is sympathetic to the heritage significance of buildings, their settings, the streetscape and the broader HCA.

This chapter seeks to ensure that development has regard to the heritage significance of the area and is compatible with the desired future character for the neighbourhood HCA. The objectives in this chapter apply in addition to the objectives in Chapter B3 General Development Controls.

2.1.4 Relationship to other parts of the DCP

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

- Part B: Chapter B3 General Development Controls.
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

2.1.5 How to use this chapter

The primary controls for the neighbourhood HCAs are set out in two chapters:

- ▶ Chapter B2 Neighbourhood HCAs; and
- ▶ Chapter B3 General Development Controls.

Chapter B2 Neighbourhood HCAs

Each section in this chapter represents an HCA. Applicants only need to refer to the particular area that is relevant to their site.

The controls for each HCA comprise the following elements:

- ▶ map showing the extent of the HCA;
- ▶ statement of significance providing a brief description of the heritage significance and architectural character of the HCA; and
- ▶ desired future character, including a table of objectives and controls. The desired future character describes the outcomes that are required to be achieved through development within the precinct. Applicants need to demonstrate how their development fulfills the relevant objectives having particular regard to the objectives and controls.

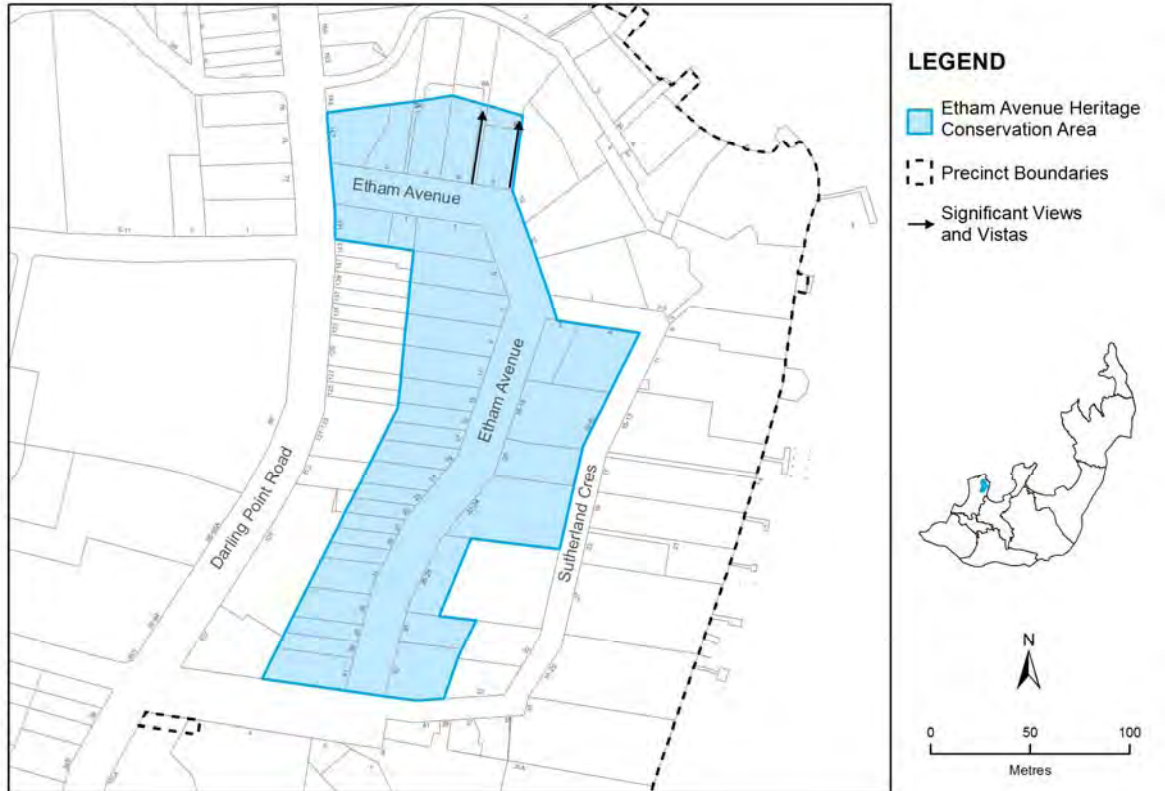
Chapter B3 General Development Controls

The general controls in Chapter B3 apply to all land where Chapter B2 applies.

Development is required to fulfil the relevant requirements of all the general controls. Unless otherwise indicated, where there is a disparity between the objectives and controls in Chapters B2 and B3, the HCA specific objectives and controls in this chapter take precedence over the general controls.

B2.2 Etham Avenue, Darling Point

MAP 1 Etham Avenue heritage conservation area



Statement of significance

The Etham Avenue HCA is located within the Darling Point residential precinct and is characterised by high quality Federation residences of varying styles.

The Etham Avenue HCA provides a physical record of a significant historical phase in the urban subdivision of Darling Point. The historical subdivision pattern reflects the staged subdivision of the Etham Estate dating from 1900 and a subsequent re-subdivision after the demolition of the Mansion circa 1920. There are distinct groups of buildings that provide physical evidence of the evolutionary development of the area when more compact residences were being designed with distinctly less accommodation for servants.

Etham Avenue has the distinctive character and layout of a compact early 20th century 'Garden Suburb', a movement based on the urban planning principles of Sir Ebenezer Howard. The streetscape has a high aesthetic value which is enhanced by the serpentine layout of the road along the contour, which creates closed vistas that focus on small cohesive groups of houses. The winding road provides a more complex view of the housing and is typical of the movement. The constant width of the road with its grass nature strip and avenue plantings contributes to the quality of streetscape. It retains sandstone remnants of the Etham Mansion in the form of its gate and fence pillars.

The entry points to Etham Avenue are defined by substantial corner residences providing a strong sense of arrival. The circa 1900 suburban subdivision pattern is largely intact and most of the housing derives from this period with characteristic stylistic details that make an important contribution to the HCA.

The housing displays the quality and distinction of a wide range of Federation styles from the excellent highly intact Federation Queen Anne housing at the southern end, to the English Arts and Craft styles and the American-influenced Federation Bungalow style at the northern end.

The consistency of the dominant roof forms and stylistic elements such as verandahs, porches, bay windows, chimneys, semi-transparent front fencing and front gardens without terracing contributes to the strong streetscape qualities and create an aesthetically pleasing character.

Desired future character

- ▶ To retain the key values of the Etham Avenue HCA including the historic subdivision pattern, the significant street trees, housing, gardens and fences that demonstrate the wide range of Federation styles which contribute to the strong streetscape qualities.

Note:

- ▶ The Etham Avenue HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- ▶ The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP. Where there is an inconsistency, the controls below take precedence.

B2.2 Etham Avenue, Darling Point			
Objectives		Controls	
O1	To ensure that the significant fabric of contributory items is retained.	C1	Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.
		C2	No alteration to the original details, materials or finishes of the principal form, except to allow for restoration or reconstruction.
		C3	Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed and the verandahs reinstated.
		C4	Original room layouts and proportions are retained.
		C5	Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.

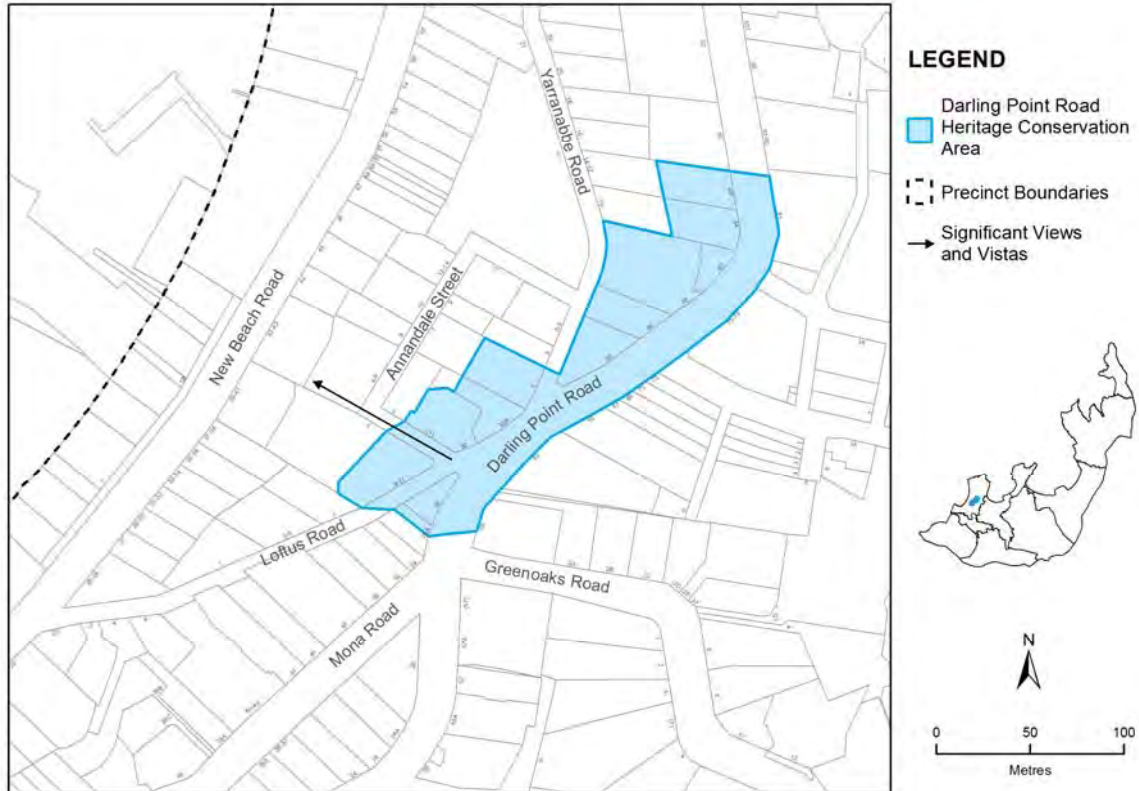
B2.2 Etham Avenue, Darling Point	
Objectives	Controls
<p>O2 To conserve the established garden settings, including original elements and features.</p> <p>O3 To ensure that fences and parking do not detract from the streetscape and heritage significance.</p>	<p>C6 Established garden settings are retained, including, but not limited to, mature trees, original and early pathways, gates and front fencing particularly forward of the building line.</p> <p>C7 Car parking is set back behind the front building line.</p> <p>C8 Fences are appropriate to the building style and period. Front fences are generally made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.</p>
<p>O4 To conserve the principal elevation of the original buildings.</p> <p>O5 To ensure that the architectural character of buildings is not compromised.</p>	<p>C9 Additions may be located at the rear or within the principal roof form, provided no alterations including dormers and skylights, compromise the significant roof forms.</p> <p>C10 Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions:</p> <ul style="list-style-type: none"> a) do not visually dominate the existing building. For example, are set down at least 300mm from the existing ridgeline; and b) are designed to be sympathetic and complementary to the original building.

B2.2 Etham Avenue, Darling Point

Objectives		Controls	
O6	To ensure that development does not impact on the significance of heritage items and the heritage conservation area.	C11	Development is a maximum of two storeys at the street elevation.
O7	To ensure that development is compatible with the scale and rhythm of the streetscape.	C12	Roof forms, scale and character are consistent with the scale and character of the group.
		C13	Existing front and rear setbacks are retained.
		C14	New development is consistent with the setbacks of adjoining dwellings.
		C15	Subdivision or amalgamation will only be permitted if the resulting development is a form that reflects the character of the conservation area and does not require the demolition of a heritage item or contributory item or compromise their setting.

B2.3 Darling Point Road, Darling Point

MAP 2 Darling Point Road heritage conservation area, Darling Point



Statement of significance

The Darling Point Road HCA is located within the Darling Point residential precinct and comprises a cohesive group of substantial late 19th and early 20th century houses in the Federation Gothic and Federation Arts and Crafts styles.

The conservation area makes an important contribution to the identity of Darling Point with its prominent steeply pitched roofscapes and mature garden settings with traditional fences.

Darling Point Road, as the main thoroughfare since the layout of Mrs Darling's Point in 1833, winds along the ridge through the township towards the harbour. This central location is historically associated with the influential members of colonial society and the establishment of the Anglican Church of St Marks during the mid-19th century.

The earlier stage of more intense residential development at Darling Point is represented by the large and architecturally distinctive Gothic houses adjacent to the St Marks Church precinct.

Examples include:

- ▶ *Cloncorrick* at No. 32 Darling Point Road, which was designed by the notable architect John Horbury Hunt for the Honourable George Simpson; and
- ▶ *St Canice* at 9 Loftus Street, which was designed for the Honourable Edward Butler.

The second significant phase of development was associated with the 1907 Springfield Estate subdivision. Examples include the substantial houses at Nos. 42, 44-46 and 48 Darling Point Road which are representative of the Federation Arts and Crafts style in a distinct derivation that uses face brickwork that is rare in the Woollahra Municipality.

Their siting as a group on the winding Darling Point Road following the contours and their honest use of local materials reflects the principles of the Garden Suburb movement:

- ▶ The house at No. 42 is a substantial intact house, designed in the restrained English Queen Anne style with Arts and Crafts influences. It has a stepped plan, face brickwork and multi-gabled roof which address both the southern and eastern approaches.
- ▶ The pair of semi-detached dwellings at Nos. 44 and 46 is skillfully designed to read as a single house in the Federation Arts and Craft style. They feature characteristic elements of tall tapered roughcast chimney, large face brick arches, intersecting gables and tapering columns with restrained timberwork.
- ▶ *Leamington*, the house at No. 48 is a relatively rare example of the Federation Arts and Craft movement in Sydney. It retains a high level of external intactness and integrity of its original Australian design in face brickwork rather than being covered in roughcast. It responds to the local climate by incorporating side verandahs and wider eaves.

Desired future character

- ▶ To retain the key values of the Darling Point Road HCA including the substantial housing, gardens and fences that are representative examples of the Federation Arts and Crafts movement and the Victorian Gothic residences that contribute to the streetscape of Darling Point Road.

Note:

- ▶ The Darling Point Road HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- ▶ The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP. Where there is an inconsistency, the controls below take precedence.

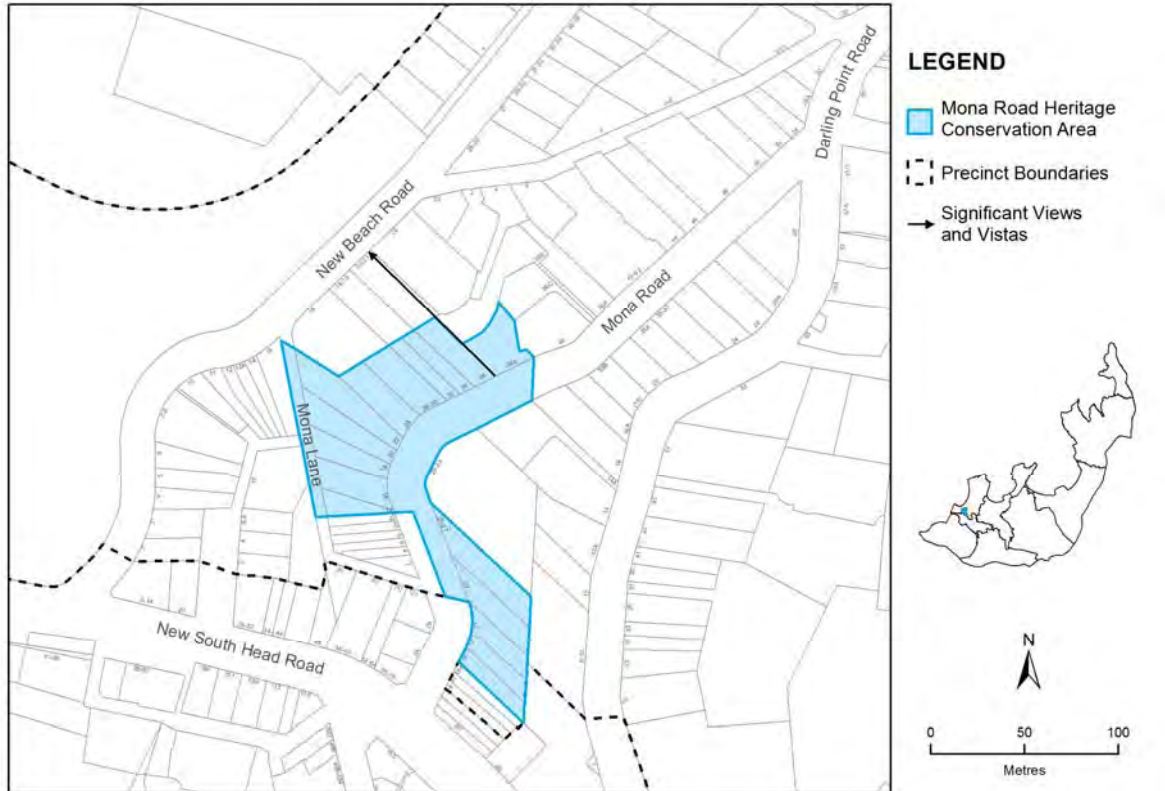
B2.3 Darling Point Road, Darling Point

Objectives		Controls	
O1	To ensure that the significant fabric of heritage items and contributory items is retained.	C1	Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.
		C2	No alteration to the original details, materials or finishes of the principal form, except to allow for restoration or reconstruction.
		C3	Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed.
		C4	Original room layouts and proportions are retained.
		C5	Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.
O2	To conserve the established garden settings, including original elements and features.	C6	Established garden settings are retained, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
O3	To ensure that fences and parking do not detract from the streetscape and heritage significance.	C7	Car parking is set back behind the front building line.
		C8	Fencing is appropriate to the style and period of the building. Front fences should generally be made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.

B2.3 Darling Point Road, Darling Point	
Objectives	Controls
<p>O4 To conserve the principal elevation of the original buildings.</p> <p>O5 To ensure that the architectural character of buildings is not compromised.</p>	<p>C9 Additions may be located at the rear or within the principal roof form, provided no alterations including dormers and skylights compromise significant roof forms.</p> <p>C10 Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions:</p> <ul style="list-style-type: none"> a) do not visually dominate the existing building . For example, are set down at least 300mm from the existing ridgeline; and b) are designed to be sympathetic and complementary to the original building.
<p>O6 To ensure that development does not affect the significance of heritage items and the heritage conservation area.</p> <p>O7 To ensure that development is compatible with the scale and rhythm of the streetscape.</p>	<p>C11 Development is a maximum two storeys at the street elevation.</p> <p>C12 Roof forms, scale and character are consistent with the scale and character of the group.</p> <p>C13 Existing front and rear setbacks are retained.</p> <p>C14 New development is consistent with the setbacks of adjoining dwellings.</p> <p>C15 Subdivision or amalgamation will only be permitted if the resulting development is a form that reflects the character of the conservation area and does not require the demolition of a heritage item or contributory item or compromise their setting.</p>

B2.4 Mona Road, Darling Point

MAP 3 Mona Road heritage conservation area



Statement of significance

The Mona Road HCA is located within the Darling Point residential precinct and comprises dwelling houses, semi-detached houses and apartments that demonstrate the important characteristics of the Federation Arts and Crafts and Federation Queen Anne styles.

This HCA contains a cohesive group of substantial but speculative housing built within the first decade of the 20th century on part of the Mona Estate that demonstrates the more intense residential development pattern of Darling Point. Some of the dwellings were subsequently converted to duplexes or triplexes in the 1920s without changing their form or altering their integrity.

The winding alignment of Mona Road through the steep topography results in extensive rusticated ashlar or brick retaining walls which, together with the mature Hill's Weeping Fig street trees form a distinctive streetscape with cohesive groups of buildings on each side of Mona Road which are orientated towards the harbour view.

On the western side of the street, the buildings are characterised by the rhythmic tiled roofscapes of Federation dwellings and semi-detached dwellings designed to read as single houses, albeit partially obscured by car parking.

Examples include:

- ▶ The houses at Nos. 14- 16 are adjoining two-storey red brick houses in the Federation Queen Anne style with rusticated sandstone foundation walls and terracotta tiled roofs.
- ▶ The houses at Nos. 18-22 are substantial adjoining identical houses designed in the Federation Queen Anne style with face brick, rusticated sandstone foundation walls and slate roofs. Together with Nos. 14 and 16, the sandstone retaining wall to Mona Lane continues the characteristic relationship of the building with the landforms.
- ▶ No. 36a is a landmark face brick building in the Federation Queen Anne 'Old English' style at the northern end of the group, adjacent to *Mona*.

The houses are orientated towards the harbour and were designed to be accessed from Rushcutters Park via Mona Lane, rather than Mona Road. Significant views of the major elevations of the group are available from Mona Lane, New Beach Road and Rushcutters Bay Park.

On the eastern side of the street, examples include:

- ▶ Nos. 15-17 which comprise elevated dwellings and semi -detached dwellings that are fine red brick examples of the Federation Queen Anne style with bow windows, prominent gable ends, decorative fretwork balustrades and tiled with Marseille pattern terracotta tile.
- ▶ No. 27 which is a three-storey Federation Arts and Crafts styled apartment building in an elevated setting that demonstrates a strong massing with heavy articulation of its roughcast and face brick elevations with restrained decoration and weatherboard balustrading.

Desired future character

- ▶ To retain the key values of the Mona Road HCA including the historic subdivision pattern, the street trees, the group of Federation Arts and Craft and Queen Anne housing that contribute to the cohesive streetscape of Mona Road.

Note:

- ▶ The Mona Road HCA is located within the Darling Point precinct. The precinct character statement in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- ▶ The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP. Where there is an inconsistency, the controls below take precedence.

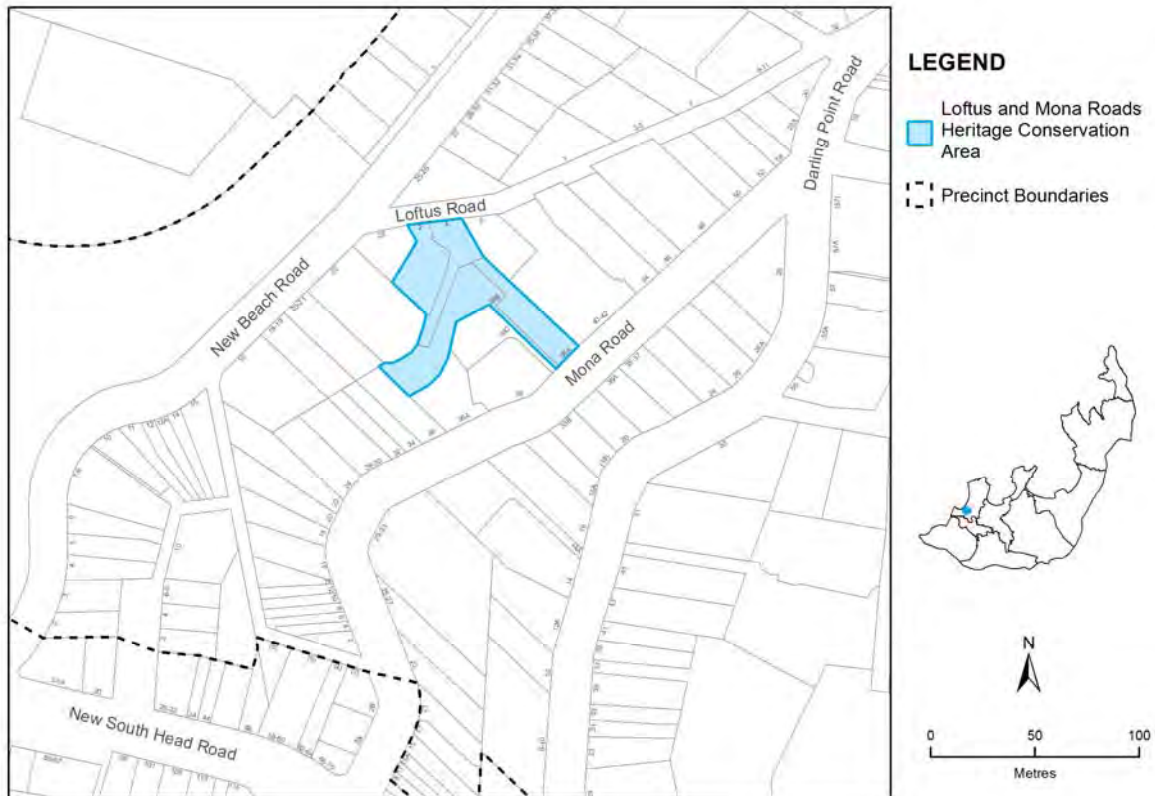
B2.4 Mona Road, Darling Point

Objectives		Controls	
O1	To ensure that the significant fabric of heritage items and contributory items is retained.	C1	Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.
		C2	No alteration to the original details, materials or finishes of the principal form, except to allow for restoration or reconstruction.
		C3	Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed.
		C4	Original room layouts and proportions are retained.
		C5	Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.
O2	To conserve the established garden settings, including original elements and features.	C6	Established garden settings are retained, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
O3	To ensure that fences and parking do not detract from the streetscape and heritage significance.	C7	Sandstone and brick retaining walls are not to be breached by additional openings.
		C8	Car parking is set back behind the front building line.
		C9	Fencing is appropriate to the style and period of the building. Front fences should generally be made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.

B2.4 Mona Road, Darling Point	
Objectives	Controls
<p>O4 To conserve the principal elevations of the original buildings.</p> <p>O5 To ensure that the architectural character of buildings is not compromised.</p>	<p>C10 Additions may be located at the rear or in the principal roof form, provided no alterations including dormers and skylights, compromise the significant roof forms.</p> <p>C11 Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions:</p> <ul style="list-style-type: none"> a) do not visually dominate the existing building For example, are set down at least 300mm from the existing ridgeline; and b) are designed to be sympathetic and complementary to the original building.
<p>O6 To ensure that development does not affect the significance of heritage items and the heritage conservation area.</p> <p>O7 To ensure that development is compatible with the scale and rhythm of the streetscape.</p>	<p>C12 Development is to be a maximum of two storeys at the street elevation.</p> <p>C13 Roof forms, scale and character are to be consistent with the scale and character of the group.</p> <p>C14 Existing front and rear setbacks are retained</p> <p>C15 New development is consistent with the setbacks of adjoining dwellings.</p> <p>C16 Subdivision or amalgamation will only be permitted if the resulting development is a form that reflects the character of the conservation area and does not require the demolition of a heritage item or contributory item or compromise their setting.</p>

B2.5 Loftus Road and Mona Road, Darling Point

MAP 4 Loftus Road and Mona Road heritage conservation area



Statement of significance

The Loftus Road and Mona Road HCA is a group of four residential flat buildings of similar scale, bulk, design and materials, located at 2 and 4 Loftus Road and 38a and 38b Mona Road. These were built on steep land subdivided from the grounds of the Victorian Regency styled house Mona, which has been converted to flats, and visually forms part of the group.

The Loftus Road and Mona Road group is a significant group of Inter-War flat buildings which appear as a cohesive and substantial presence on the slopes of Darling Point. The area is significant in demonstrating the trend towards closer subdivision and development of fashionable flats in Darling Point during the 1920s and 1930s as a response to the changing planning regulations.

Each building was designed by prominent architectural firms of the time, Peddle Thorpe & Walker and Crane & Scott, in the Inter-War Mediterranean style. Each of the buildings contain architectural features which are highly representative of the Inter-War Mediterranean style such as timber shutters, Marseille tiled roofs, Juliet balconies and arched openings.

The flats are generously sized and some originally included maid's rooms within the lower levels. The group is unusually intact and has retained the garden terraces with Inter-War plantings and substantial sandstone retaining walls from earlier estates.

In more detail:

- ▶ *Brailsford* at 38a Mona Road is a three storey apartment building built in the Inter-War Mediterranean-style circa 1927. It is characterised by Mediterranean elements such as Marseille tiles, timber shutters, blind arches, circular arches and columns, and a paved courtyard.
- ▶ *Burford House* at 38b Mona Road is a small elevated three storey apartment building in the Inter-War Mediterranean style circa 1934. The building has a staggered 'sawtooth' plan form, deep balconies with columns and arched openings, and timber shutters and wrought iron balustrades.
- ▶ 2 Loftus Road is a two storey Inter-War Mediterranean apartment building circa 1939. It has a central entrance hall with a Juliet balcony and French doors over, between the two apartment wings. It has Marseille tiles and restrained detailing, including blind arches and mock Juliet balconies.
- ▶ *St Martin's* at 4 Loftus Road is a large imposing Inter-War Mediterranean style three storey apartment building. It has simplified classical detailing in the Mediterranean style, with a terracotta tiled roof with a band of medallions beneath, timber shutters, and a parapet with a deep entablature featuring medallions.

Desired future character

- ▶ To conserve the cohesive character of the Inter-War flat buildings in the Loftus Road and Mona Road HCA, including the garden terraces, landscape plantings and substantial sandstone retaining walls.

Note:

- ▶ The Loftus Road and Mona Road HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- ▶ The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.5 Loftus Road and Mona Road, Darling Point			
Objectives		Controls	
O1	To ensure that the significant characteristics of Inter-War flat buildings are retained and protected.	C1	Original fabric, finishes and architectural features representative of the Inter-War Mediterranean style are retained, including:
O2	To conserve the principal elevation of the heritage items and contributory items.		a) timber shutters b) Marseille tiled roofs; c) Juliet balconies; and d) arched openings.

B2.5 Loftus Road and Mona Road, Darling Point

Objectives		Controls	
O3	To conserve the established garden settings, including original elements and features.	C4	Established garden settings are retained, including the garden terraces, landscape plantings and sandstone retaining walls.

B2.6 Aston Gardens, Bellevue Hill

MAP 5 Aston Gardens heritage conservation area



Statement of significance

The Aston Gardens HCA is an outstanding group of significant Inter-War flat buildings designed by prominent architects that remain largely intact. The subdivision pattern of the street dates from 1927 and also remains largely intact. The garden settings are also mostly intact.

Aston Gardens is rare in that nearly every architectural style of the Inter-War period is represented in the one street. Many of the flats are large and many originally included servant's quarters. The area is significant in demonstrating the move away from large freestanding houses to modern and fashionable flats during the Inter-War period and the changing planning regulations increasing the density of the inner suburbs of Sydney.

The Inter-War flat buildings are 2 to 4 storeys in height, in Spanish Mission, Georgian Revival and Art Deco styles in a landscaped garden setting. The intact subdivision occupies the north-east facing slope that falls steeply away from Victoria Road. The buildings are constructed of face brick or rendered brick with generally timber double hung windows (some with timber shutters) and generally hipped and gabled roof forms with terra cotta roof tiles. The facades feature decorative render/plasterwork, and/or brick detailing. There are limited view corridors to Rose Bay between the buildings and most of the garaging is accessed from the rear lane.

Desired future character

- To conserve the significant character elements of the Aston Gardens HCA, particularly the buildings, their settings and street presentation.

Note:

- The Aston Gardens HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.6 Aston Gardens, Bellevue Hill			
Objectives		Controls	
O1	To conserve the buildings and their settings.	Note: Refer to Part B of the DCP, Chapter B3, General Development Controls Section 3.8.7 Inter-War flat buildings	
O2	To conserve the principal elevation.		
O3	To protect important views from the public domain to the harbour and to the surrounding districts.	C1	Development maintains the views and glimpses between buildings from the public domain as shown on the HCA precinct map.
		C2	Development on the low side of the street preserves views from the street to surrounding areas by providing substantial breaks between buildings, car parking and other structures and front fences.

B2.7 Victoria Road, Bellevue Hill

MAP 6 Victoria Road heritage conservation area



Statement of significance

The Victoria Road HCA is located to the southern side of Victoria Road near the upper limits of Cooper Park at 165-179 Victoria Road, Bellevue Hill. The HCA contains a cohesive group of buildings which demonstrates the forms and styles employed in the consolidation of residential areas of the Woollahra Municipality in the late Inter-War period.

The buildings demonstrate the aesthetic preferences of late Inter-War development by a variety of persistent revival styles, namely the Inter-War Old English and Georgian Revival styles, and the increasingly modern Inter-War Art Deco and Functionalist styles. The buildings are consistent in scale, mass and orientation to the street.

The buildings are of smooth and textured face brick construction with terracotta Marseille tile roofs, partially concealed by raised and detailed brick parapets to the street frontage. These generally retain painted timber frame windows and glazed doors, which contrast with the deep red of the face brick exteriors. The use of common finishes of textured and smooth faced brickwork, terra cotta tile, quarry faced sandstone and timber framed windows and doors, provides cohesiveness within the group and enhances its aesthetic significance.

Typical materials include polychromatic brickwork incorporating heraldic motifs and label moulds, tapestry pattern brickwork and stepped and vertically aligned brickwork to parapets. Coloured lead lighting patterned glazing to express stairways and multi-paned window sashes reinforce the eclectic use of stylistic elements in the buildings. Raised parapets and high gables provide silhouetted forms against the skyline whilst sandstone faced basement garages provide a pediment to many of the buildings. Specialised finishes include limited use of glazed architectural terracotta, chromed door hardware and timber panelling to the entry lobbies.

The buildings, whilst commonly altered in detail, retain external forms, fabric, detailing and hard landscaping from the original period of construction. For example, the residential flats retain some terraced flagstone paving and entry stairs to narrow side passageways.

In addition, the group retains much of its original landmark relationship to Victoria Road and the ridgeline setting opposite the upper boundary of Cooper Park.

Desired future character

- To conserve the significant and cohesive character elements of the Inter-War flat buildings in the Victoria Road HCA, including the external building forms, fabric, detailing and hard landscaping from the original period of construction.

Note:

- The Victoria Road HCA is located within the Bellevue Hill South precinct. The precinct character statement for the Bellevue Hill South precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.7 Victoria Road, Bellevue Hill			
Objectives		Controls	
O1	To conserve the buildings and their settings.	C1	The visual dominance and cohesiveness of the group of Inter-War flat buildings is retained.
O2	To conserve the principal elevation.	C2	Development does not obscure or reduce the visual relationship of the buildings to each other, and to the street frontage.

B2.8 Balfour Road, Rose Bay

MAP 7 Balfour Road heritage conservation area



Statement of significance

The Balfour Road HCA lies in the valley of Rose Bay in proximity to the harbour foreshore just south of New South Head Road, and is characterised by Inter-War flat buildings which form a substantially cohesive and intact group.

This HCA represents the intensified residential development of Rose Bay in the Inter-War period following subdivisions of Ryan's Dairy earlier in the century and the introduction of regular public transport along New South Head Road after 1903.

Most buildings in this HCA are high-quality two and three-storey 'builder's blocks' of residential flat buildings dating from the mid-1920s and mid-1930s, which display distinctive architectural characteristics of the Inter-War period. Many demonstrate outstanding craftsmanship in brick detailing and remain substantially unaltered from their original appearance, incorporating distinctive design motifs of the Inter-War period. The buildings combine to create cohesive streetscapes of similarly scaled and detailed buildings with open landscaped front yards set in wide tree lined avenues.

The precinct has heritage significance at a local level for values related to historic evolution and aesthetic values and represents the local heritage theme of suburban expansion and consolidation. The significant streetscape is the Balfour Road streetscape, between Powell Road and Plumer Road.

The public domain is characterised by rectilinear road and subdivision pattern that provides visual and functional links to surrounding areas including the harbour and the nearby golf club.

Note: This HCA contains a local neighbourhood centre, known as the Plumer Road shops. The shops have a business zoning; the relevant objectives and controls for these buildings are contained in Part D of the DCP, Chapter D1 Neighbourhood Centres and Chapter D2 Mixed Use Centres.

Desired future character

- To maintain the cohesive streetscape appearance of the two to three storey Inter-War flat buildings, of face brickwork, with low brick fences, uniform setbacks, side driveways for parking and substantial street plantings.

Note:

- The Balfour Road HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- The controls below apply in addition to those in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.8 Balfour Road, Rose Bay

Objectives		Controls	
O1	To conserve the buildings and their landscape settings.	C1	Development maintains a uniform front setback with no substantial structures within this setback.
O2	To maintain the streetscape appearance with uniform setbacks.	C2	New development provides front setbacks which are the same as those on adjoining lots. Where adjoining lots have different setbacks, then an average of the two is provided.
		C3	New development maintains the existing building separation pattern by providing a side driveway, or similar setback to one side boundary.
		C4	For corner sites—the secondary frontage may have a small setback, similar to existing corner developments.

B2.8 Balfour Road, Rose Bay	
Objectives	Controls
	<p>C5 New development provides additional street tree plantings and includes appropriate landscaping of the front setback.</p> <p>C6 The existing tree canopy is retained.</p> <p>C7 No avenue street trees are removed unless they pose a risk.</p>
O3 To maintain existing building scale, form and height, and ensure new development is compatible with the streetscape.	<p>C8 No increase in height of existing buildings.</p> <p>C9 New development is not more than three storeys.</p> <p>C10 Notwithstanding C9 above, new development is not higher than development on the adjoining land.</p> <p>C11 New development displays similar roof form and pitch of the adjoining buildings, particularly when viewed from the street.</p>
O6 To ensure that the character of original roofscapes is maintained.	<p>C12 An additional storey is not permitted in the roof structure of existing buildings.</p> <p>C13 New roofs are a similar pitch and style (i.e. hipped and gabled) and use similar materials (i.e. terracotta tiles/slate).</p> <p>C14 Dormer windows are not permitted in existing or proposed roofs.</p>
O7 To maintain the streetscape appearance of low brick fences.	<p>C15 New front fences are low and open, typically with low brick piers and infill.</p> <p>C16 Low hedges may be used as infill for fences.</p> <p>C17 Fences are not permitted in the front setback area to divide the area into courtyards for individual flats.</p> <p>C18 Secondary frontages on corner blocks have no fence, or a very low fence and landscaping.</p>

B2.8 Balfour Road, Rose Bay			
Objectives		Controls	
O8	To ensure that parking and access does not detract from the cohesive streetscape appearance.	C19	Parking spaces, carports or garages are not permitted in the front setback.
		C20	Parking is located at the rear of buildings with side driveways, consistent with the historical pattern in the area.

B2.9 Beresford Estate, Rose Bay

MAP 8 Beresford Estate heritage conservation area



Statement of significance

The Beresford Estate HCA in Balfour Road, Rose Bay, is a Federation Arts and Crafts Group, which represents the early subdivision and development of the Beresford Estate close to New South Head Road in the first decades of the 20th century. It provides evidence of the historic processes related to this part of the suburb through the subdivision of the grounds of the Rose Bay Lodge and as a result of the introduction of the Rose Bay Tram service in 1903.

The group demonstrates a variety of characteristic external elements of the Federation Arts and Crafts style of architecture, including broad walls of rough cast render with face brick often on sandstone bases, dominant roofs in slate or terracotta tiles with prominent chimneys, and decorative timber detailing. These demonstrate the fashionable use of prominent gable features and arched openings and occasional buttressed walls. The gardens generally remain as informal layouts, retaining mature trees and original stone walls with wrought iron details or brick fencing with timber details.

The dwellings and their gardens form a cohesive and aesthetically significant group, and are representative of Federation dwellings in Rose Bay; although the buildings have undergone some degree of modification, these are generally sympathetic to their original character.

Desired future character

- To conserve the significant elements of the Federation Arts and Crafts Group in the Beresford Estate HCA, including the dominant roofs, prominent chimneys, decorative timber detailing of the buildings, mature trees, original stone walls and fences.

Note:

- The Beresford Estate HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP. Where there is an inconsistency, the controls below take precedence.

B2.9 Beresford Estate, Rose Bay			
Objectives		Controls	
O1	To maintain the streetscape character.	C1	Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.
O2	To conserve the buildings and their settings.	C2	Alterations to the original details, materials or finishes of the principal form are not permitted, except for restoration or reconstruction.
		C3	Original verandahs are not in-filled.
		C4	Room layout and original proportions are retained.
		C5	Elements of the established garden settings are retained, including mature trees, original pathways, gates and front fencing forward of the building line.
O3	To maintain the streetscape appearance with uniform setbacks.	C6	Front setbacks are consistent with the group.
O4	To ensure that parking and access does not detract from the streetscape appearance.	C7	Car parking is located behind the building line.
		C8	Where there is no side setback greater than 3m—any existing car parking structure forward of the building line may only be replaced by a single pergola structure forward of the building line and to the side of the property.

B2.9 Beresford Estate, Rose Bay**Objectives**

O5 To maintain the existing building scale, form and height, and ensure new development is compatible with the streetscape.

Controls

- C9 Development is a maximum two storey high with pitched roof forms. The scale and character is consistent with the group.
- C10 Additions may be located at the rear or in the principal roof form, provided no alteration to the principal roof form, including dormers, is visible from the public domain.
- C11 Additions at the side of a residential building may only be permitted if:
- a) the addition is designed to respect and enable interpretation of the form of the existing building; and
 - b) additions are set behind the main ridgeline of the existing building so that the forms are secondary to the existing building.

B2.10 Rose Bay Gardens Estate, Rose Bay

MAP 9 Rose Bay Gardens Estate heritage conservation area



Statement of significance

The Rose Bay Gardens Estate HCA is situated in the flat valley behind Rose Bay south of New South Head Road and Lyne Park. This HCA contains an outstanding group of largely intact Inter-War flat buildings dating from 1930 to 1939, some of which were designed by prominent architects.

The buildings are two to three storeys and constructed of face brick with Art Deco detailing, generally timber double-hung windows and generally hipped and gabled roof forms with terracotta roof tiles. The facades feature decorative render, plasterwork, and/or brick detailing. The buildings also have a landscaped garden setting and low masonry front fences, which complement the buildings.

The group has retained their garden settings, and the subdivision pattern of the street is intact. The area is significant in demonstrating the move away from large freestanding houses to modern and fashionable flats in the Inter-War period and the changing planning regulations increasing the density of the inner suburbs of Sydney.

Desired future character

- ▶ To retain the significant character elements of the Inter-War flat buildings in the Rose Bay Gardens Estate HCA, including the buildings, their settings and the views from the public domain to and between the buildings, the golf course and Lyne Park.

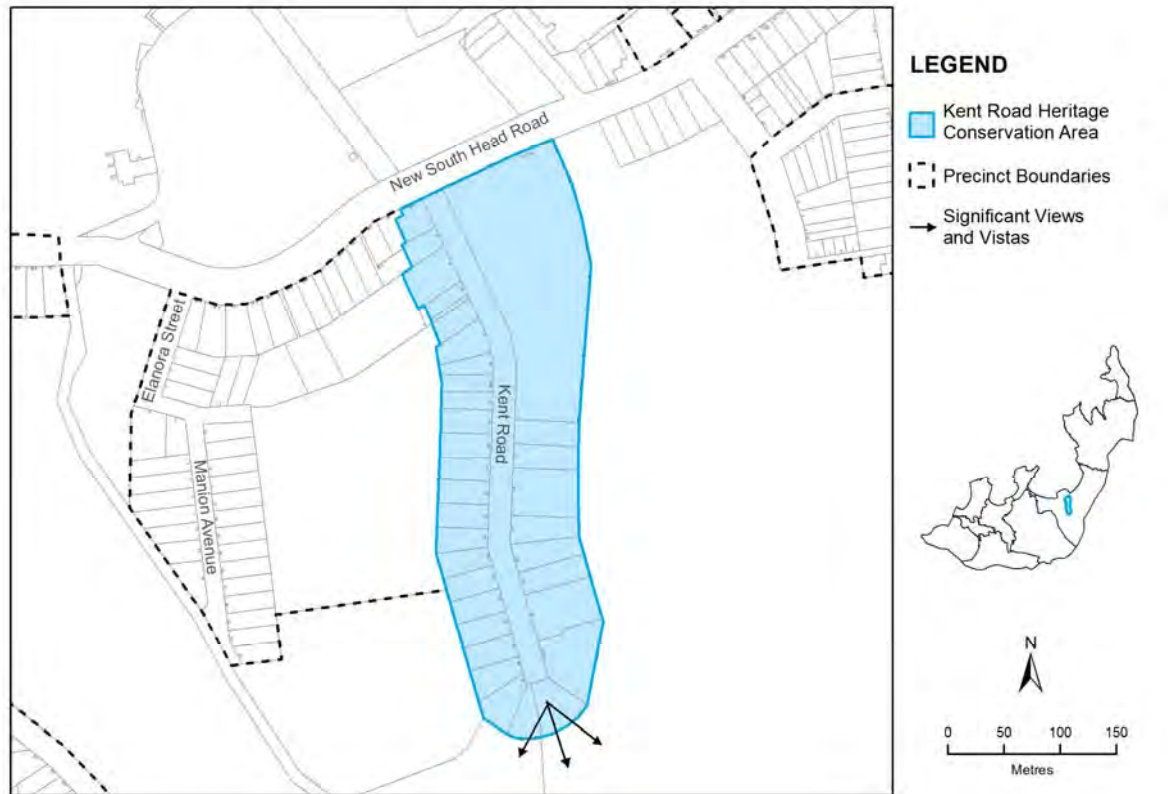
Note:

- ▶ The controls below apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.10 Rose Bay Gardens Estate, Rose Bay			
Objectives		Controls	
O1	To retain and conserve the buildings and their settings.	C1	The building and its setting is conserved in accordance with the Inter-War flat building controls in Chapter B3 Section 3.8.7.
O2	To protect important views from the public domain.	C2	Views from the street and public open space areas to the harbour and other parts of the city must be retained.
		C3	Development maintains the significant views and vistas identified on the map for the HCA.

B2.11 Kent Road, Rose Bay

MAP 10 Kent Road heritage conservation area



Statement of significance

Kent Road is a long cul-de-sac located off the southern side of New South Head Road opposite the reclaimed land, which forms Lyne Park. It is an important part of the extended setting of the Royal Sydney Golf Club, with the road and its related subdivision creating the western edge of the golf links. The golf clubhouse is located at the lower northern end where it is the dominant element.

The Kent Road HCA represents a distinct, isolated pocket of residential development in the Rose Bay area, arising directly from the historical development and financial activities of the Royal Sydney Golf Club.

The road is dominated at its lower end by the impressive mass and detail of the historically, aesthetically and socially significant 1920s Clubhouse building and its immediate setting.

The other buildings in the street fall into three broad categories:

- substantial late Federation era Arts & Crafts style houses on the eastern side of the road overlooking the golf links which were well established before the 1919 "Knoll" subdivision sale and are now largely modified;
- Inter-War flats and houses built between 1920 and the late 1930s which were a direct result of rapid residential expansion of Rose Bay following the First World War; and

- ▶ infill developments which have replaced earlier buildings or vacant sites in the late 20th century.

Amongst these buildings are a number of excellent representative and rare examples of Inter-War residential development by prominent architects which are of local significance within the Woollahra Municipality.

Kent Road itself is wide with street trees of varying species and maturity, along with wide verges and footpaths. It rises steeply to the 'knoll' and contains a double bend following the contours, which adds to the character of the streetscape, creating a series of enclosed vistas. The road terminates in the cul-de-sac with views over the Golf links and beyond up to Dover Heights.

The area also has significant aesthetic qualities arising from the overall form and layout of the subdivision, the presence of prominent mature gardens and the character created by a variety of substantial street tree plantations.

Desired future character

- ▶ To conserve the streetscape characteristics that gives the Kent Road HCA its special sense of identity.
- ▶ To ensure that individual heritage items are retained and conserved, as well as their streetscape context and curtilage.

Note:

- ▶ The controls below apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section 3.8.7). Where there is an inconsistency, the controls below take precedence.

B2.11 Kent Road, Rose Bay			
Objectives		Controls	
O1	To conserve the buildings and their settings.	C1	The original fabric of Federation Arts and Crafts buildings is retained.
O2	To maintain the streetscape character and scale of buildings.	C2	New buildings, while also encouraging architectural diversity, are of a scale and form compatible with existing buildings and do not dominate the streetscape.
O3	To ensure that the landscape character of the streetscape is maintained by preserving the existing tree canopy and encouraging additional planting.	C3	The dominance of vegetation over buildings in the streetscape is conserved.
		C4	New development provides additional street tree plantings and includes appropriate landscaping in the front setback.

B2.11 Kent Road, Rose Bay			
Objectives		Controls	
O4	To ensure that development respects the existing subdivision layout and pattern of building separation.	C5	Front setbacks are the same as on adjoining lots. Where adjoining lots have different setbacks, then an average of the two is provided.
		C6	New development maintains the existing building separation pattern to enable planting of side setbacks and maintenance of views.
O5	To ensure development maintains the amenity of the public domain by preserving views to adjoining open space areas and the enclosed vistas of the streetscape.	C7	Development maintains and enhances views between buildings.
O6	To maintain the variety of exterior building materials and ensure conservation of streetscape character.	C8	Any replacement of original building fabric is of a similar material and type (e.g. timber for timber, terracotta tiles).
O7	To ensure that external facades are sympathetic to the original building and the predominant streetscape character.	C9	No painting, bagging or rendering of original face brickwork.
		C10	No infilling (by glazing or otherwise) of original verandahs or balconies.
		C11	New structures or additions visible from the public domain use compatible materials.
		C12	New roofs are a similar pitch and style (i.e. hipped or gabled), and use similar materials (i.e. terracotta tiles or slate).
		C13	Roof structures, such as skylights and solar panels, are not to be visible from the street.

B2.11 Kent Road, Rose Bay			
Objectives		Controls	
O8	To ensure that significant fences are conserved.	C14	Sandstone walls are retained.
O9	To ensure that new front fences are compatible with the streetscape character of the HCA.	C15	Original front fences and gates are retained, where practical.
		C16	New front fences and gates designed to be compatible with the streetscape: <ul style="list-style-type: none"> a) On the western side of Kent Road—fences are low. b) On the eastern side—fences reflect the characteristic sandstone base with open or vegetated infill.
		C17	New fences and gates are a height similar to fences on adjoining blocks (generally 400mm-900mm).
O10	To ensure that on-site parking does not dominate the streetscape.	C18	No garages or carports are located within the front building setback.

B2.12 Bell Street, Vaucluse

MAP 11 Bell Street heritage conservation area



Statement of significance

Bell Street runs south-west of Old South Head Road and falls in that direction. This HCA contains a cohesive collection of 1 and 2 storey late Victorian cottages dating from 1877 to 1892, constructed of weatherboard and corrugated iron with timber double-hung windows and timber panelled doors.

Although some of the buildings have been altered and added to, the alterations and additions are generally sympathetic and allow the original form of the building to still be interpreted. The streetscape includes timber picket fences and street trees.

Bell Street has strong historical associations with the village of Watsons Bay as it functioned as part of the adjoining village. The group of cottages can still be seen and understood in the context of the nearby Anglican and Roman Catholic Churches which served the village.

On the route to South Head the street forms an important visual introduction to the historic Watsons Bay village, and this scenic quality is enhanced by its location next to the bend of Old South Head Road from where the whole group can be appreciated as a single entity.

The conservation area was part of the Beaconsfield Estate owned by Sir John Robertson and the subdivision pattern he created in 1887 remains intact. Bell Street's weatherboard and corrugated iron cottages, which form a coherent and contiguous group, are rare in the Woollahra Municipality.

Examples include:

- ▶ No. 7 Bell Street which is associated with a noted 19th century Australian watercolourist Pilford Fletcher Watson, as the cottage was built and used as his home; and
- ▶ No. 12 Bell Street, which in fabric and form is a surviving intact example of a late 19th century pattern book construction.



Desired future character

- ▶ To retain and enhance the contributory items and their settings in the Bell Street HCA.

Note:

- ▶ The Bell Street HCA is located within the Vaucluse East precinct. The precinct character statement for the Vaucluse East precinct in Chapter B1 in this part of the DCP is to be read in conjunction with the controls below.
- ▶ The controls below apply in addition to the general development controls in Chapter B3 in this part of the DCP. Where there is an inconsistency, the controls below take precedence.

B2.12 Bell Street, Vaucluse

Objectives		Controls	
O1	To retain the significant character elements of the built form in the Bell Street HCA.	C2	Development corresponds to the front alignment of adjoining buildings.
O2	To ensure that alterations and additions are sympathetic and allow interpretation of the original building form.	C3	Building height corresponds to the height of adjoining buildings and is to be limited to a single storey with attic level and/or, where site and context are suitable, a two storey pavilion style rear extension connected to the cottage by a smaller scaled structure.
		C4	Development follows the established cottage forms with simple, rectangular volumes and traditionally pitched roofs. No flat roofs on primary, street facing, volumes.
		C5	Materials are timber lining boards for walls and corrugated steel for roofs. Exposed or rendered brickwork may be used for walls and tiles for roofs in the case of additions depending on context.
		C6	Garages and car parking structures are set back beyond the front building line.
		C7	Front fences are a maximum 1.2m in height using: timber pickets, timber post and rail with wire inserts, or rendered masonry consistent, with the character of the house on the site.
O3	To protect views to and from the public domain of the precinct and to maintain view corridors to the harbour.	C8	Views from the street and public open space areas to the harbour and other parts of the city are retained.
		C9	Development maintains the significant views and vistas identified on the map for the HCA.

Chapter B3

General Development Controls

Part B ► General Residential

DRAFT FOR EXHIBITION

Version: UPC October 2014

Chapter B3 ► General Development Controls

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B3.1 Introduction

This is Chapter B3 of the Woollahra Development Control Plan 2014 (DCP), Part B General Residential. The controls in this chapter must be read in conjunction with the controls in Chapter B1 Residential Precincts and Chapter D2 Neighbourhood Heritage Conservation Areas (HCAs).

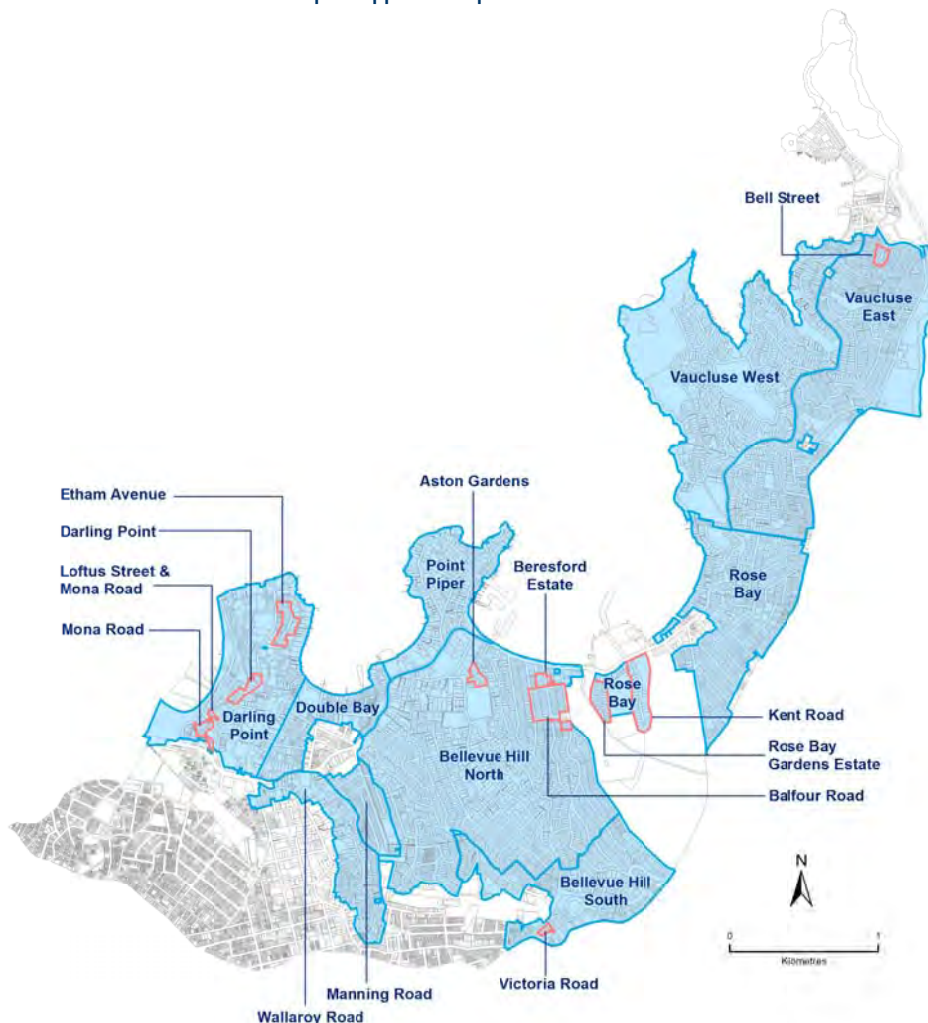
The Woollahra Local Environmental Plan 2014 (Woollahra LEP) includes building height controls, floor space ratios in the R3 Medium Density Residential Zone and the minimum lot size required for subdividing or developing land.

The controls in this chapter guide the scale and bulk of development so that is compatible with site conditions and the desired future character of the location where the development is proposed.

3.1.1 Land where this chapter applies

This chapter applies to land identified on Map 1 below.

MAP 1 The land where this chapter applies comprise



The area comprises:

10 Residential Precincts

- ▶ Darling Point
- ▶ Double Bay
- ▶ Wallaroy
- ▶ Manning Road
- ▶ Point Piper
- ▶ Bellevue Hill South
- ▶ Bellevue Hill North
- ▶ Rose Bay
- ▶ Vaucluse West
- ▶ Vaucluse East

11 Neighbourhood HCAs

- ▶ Etham Avenue, Darling Point
- ▶ Darling Point Road, Darling Point
- ▶ Mona Road, Darling Point
- ▶ Loftus Road and Mona Road, Darling Point
- ▶ Aston Gardens, Bellevue Hill
- ▶ Victoria Road, Bellevue Hill
- ▶ Balfour Road, Rose Bay
- ▶ Beresford Estate, Rose Bay
- ▶ Rose Bay Gardens Estate, Rose Bay
- ▶ Kent Road, Rose Bay
- ▶ Bell Street, Vaucluse

3.1.2 Development to which this chapter applies

This chapter applies to development that requires development consent. This includes new development and additions and alterations.

Generally this will be residential development, but may include other permitted uses such as child care centres, community facilities, educational establishments, neighbourhood shops and places of public worship, and other uses permitted in the Woollahra LEP.

This area is predominantly zoned R2 Low Density Residential and R3 Medium Density Residential, but also includes land zoned SP2 Infrastructure, RE1 Public Recreation, RE2 Private Recreation, E1 National Parks and Nature Reserves and E2 Environmental Conservation.

3.1.3 Objectives

The objectives of this chapter are:

- O1 To facilitate housing in a way that reflects desired future character objectives for the residential precincts and neighbourhood heritage conservation areas.
- O2 To conserve the natural, built and cultural significance of identified heritage items and heritage conservation areas.
- O3 To facilitate flexibility and innovation in design while ensuring sympathetic and well mannered building design.
- O4 To ensure that development establishes a good relationship to the streetscape context.

-
- 05 To ensure that development responds to the site topography and minimises excessive excavation.
 - 06 To minimise the negative impacts of development on the amenity of adjoining and neighbouring properties.
 - 07 To promote housing that achieves principles of ecologically sustainable development.
 - 08 To contribute to the suburban leafy character, local biodiversity and the natural habitat.

3.1.4 Relationship to other parts of the DCP

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

- Part B: Chapter B1 Residential Precincts OR Chapter B2 Neighbourhood HCAs, depending on the location of the proposed development.
- Part E: General Controls for All Development – this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- Part F: Land Use Specific Controls – this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

3.1.5 How to use this chapter

This chapter establishes controls for:

- building envelopes;
- floorplate;
- excavation;
- built form and context;
- on-site parking;
- external areas;
- additional controls for development other than a dwelling house;
- additional controls for development on a battle-axe lot; and
- additional controls for development in sensitive locations (for example harbour foreshore development and land adjoining public open space).

The controls in this chapter comprise the following elements:

- **Explanation of the topic:**
This provides background information on why the topic is important, how it is relevant to building design, and how the controls should be applied.

▶ **Table of objectives and controls:**

The objectives describe the outcomes that proposed development is required to achieve. Applicants need to demonstrate how their development fulfills the relevant objectives for each topic. The controls represent specific ways in which a development proposal can meet the objectives. The intent of the controls must be interpreted in the context of the topic's objectives.

Development is required to address all the relevant controls. Where there is a disparity between these general controls and the precinct specific controls in Chapters B1 and B2, those specific controls take precedence over the general controls.

B3.2 Building envelope

The building envelope is a conceptual three dimensional space within which a building is to be located.

Development must be wholly contained within the building envelope. This includes elements of the building such as gutters, fascia, eaves and awnings. Notwithstanding, some limited, small scale ancillary development such as outbuildings may be allowed outside the building envelope.

3.2.1 Where the building envelope controls apply

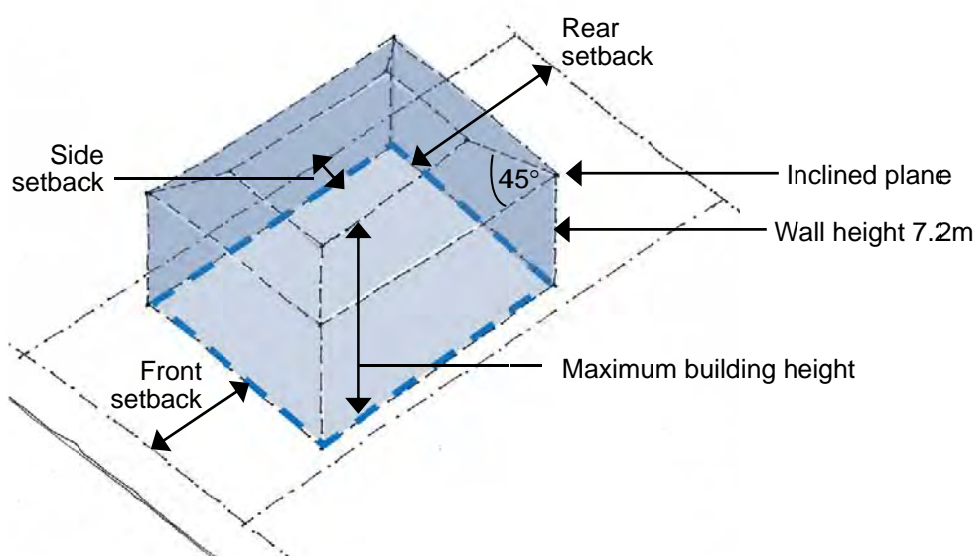
R2 Low Density Residential Zone

For any development on land in the R2 Low Density Residential Zone, the building envelope is established by applying the following controls:

- front, side and rear setbacks;
- maximum wall height of 7.2m;
- inclined plane of 45° taken from the maximum wall height; and
- maximum building height set by the Woollahra LEP.

The building, such as a dwelling house, is to be contained within the building envelope. However, the proposed building may only occupy a portion of the building envelope; this is determined by the buildable area and the maximum floorplate yield (also see Section B3.3 Floorplates below).

FIGURE 1 Building envelope



Dwelling houses, semi-detached dwellings and dual occupancies in the R3 Medium Density Residential zone

In the R3 Medium Density Residential Zone, an FSR control does not apply to dwelling houses, semi-detached dwellings and dual occupancies.

For these types of development in the R3 zone, the building envelope is established by applying the following controls:

- ▶ front, side and rear setbacks;
- ▶ maximum wall height of 7.2m;
- ▶ inclined plane of 45° taken from the maximum wall height; and
- ▶ maximum building height set by the Woollahra LEP.

The development, such as a dwelling house, is to be contained within the building envelope. However, the proposed building may only occupy a portion of the building envelope; this is determined by the buildable area and the maximum floorplate yield (also see Section B3.3 Floorplates below).

All other development in the R3 Medium Density Residential Zone

In the R3 Medium Density Residential Zone, an FSR control applies to all development other than dwelling houses, semi-detached dwellings and dual occupancies.

For these other types of development in the R3 zone, the building envelope is established by applying the following controls:

- ▶ front, side and rear setbacks; and
- ▶ maximum building height set by the Woollahra LEP.

The development, such as a residential flat building, is to be contained within the building envelope. However, the proposed building may only occupy a portion of the building envelope as determined by the maximum FSR control in the LEP.

3.2.2 Front setback

Front setbacks establish the position of buildings in relation to the street boundary. They create the spatial proportions of the street and can contribute to the streetscape character by providing consistency.

Buildings and plantings on private land form essential parts of the streetscape. Front setbacks should be used to enhance the setting for the building, providing landscaped areas and access to the building.

The front setback is the horizontal distance between the front of the building and its primary street boundary, measured at 90° from the boundary. The setback is measured from the outside face of the front building wall, or any protruding balcony, deck or the like, but does not include carports or garages located forward of the building (refer to Figure 2).

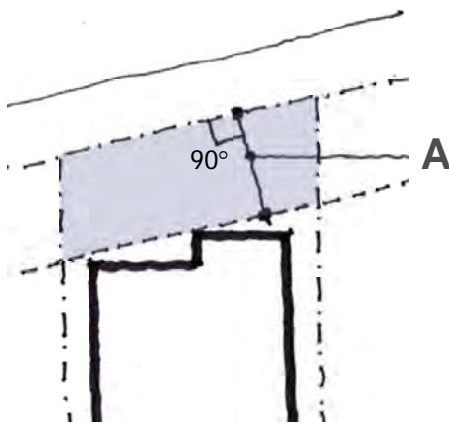


FIGURE 2
Front setback measurement

Example

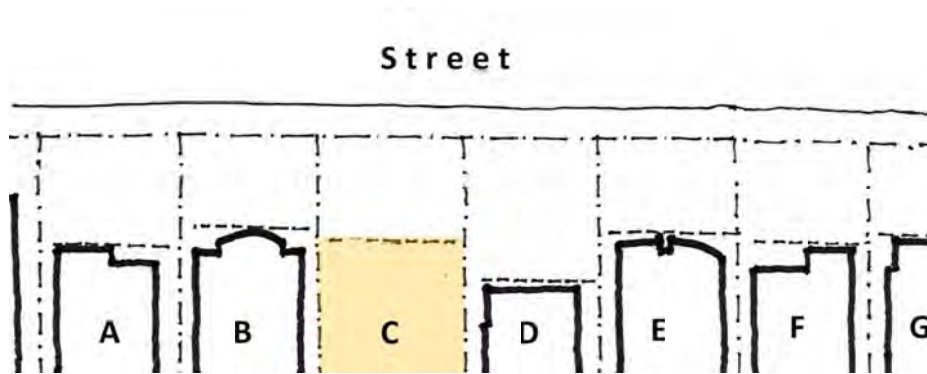
A = Front setback

B3.2 Building envelope ► 3.2.2 Front setback

Objectives		Controls	
O1	To reinforce the existing streetscape and character of the location.	C1	The front setback is determined by averaging the three most typical setbacks of the four closest residential buildings that have their primary frontage facing the same side of the street (refer to Figure 3).
O2	To provide consistent front setbacks in each street.		Notes: On corner lots, the shortest frontage to a street is the primary frontage.
O3	To provide for landscaped area and deep soil planting forward of the building.		These controls do not apply to battle-axe lots (refer to Section B3.9).

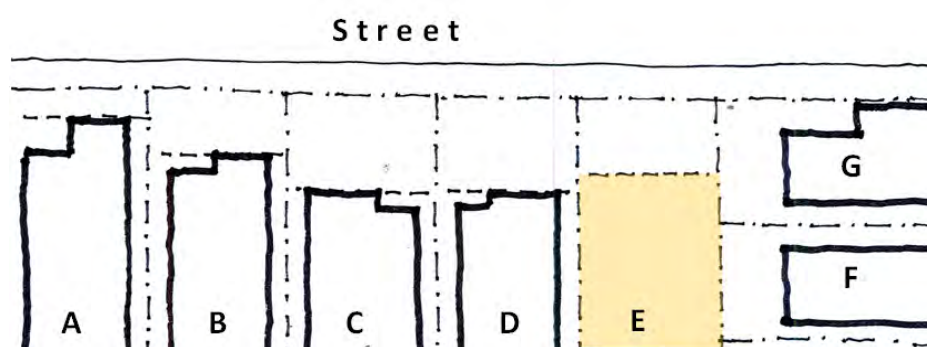
FIGURE 3

How to determine the front setback

**Example 1**

Setback for Lot **C** =
(setback of **A + B + E**)
divided by 3

Note: The setback at
Lot D is the least
typical and is not
included in the
calculation.

**Example 2**

Setback for Lot **E** =
(setback of **B + C + D**)
divided by 3

Note: The setback at
Lot G is not included
as this lot does not
share the same
primary street
frontage.

A is not included as it
is the least typical.

3.2.3 Side setbacks

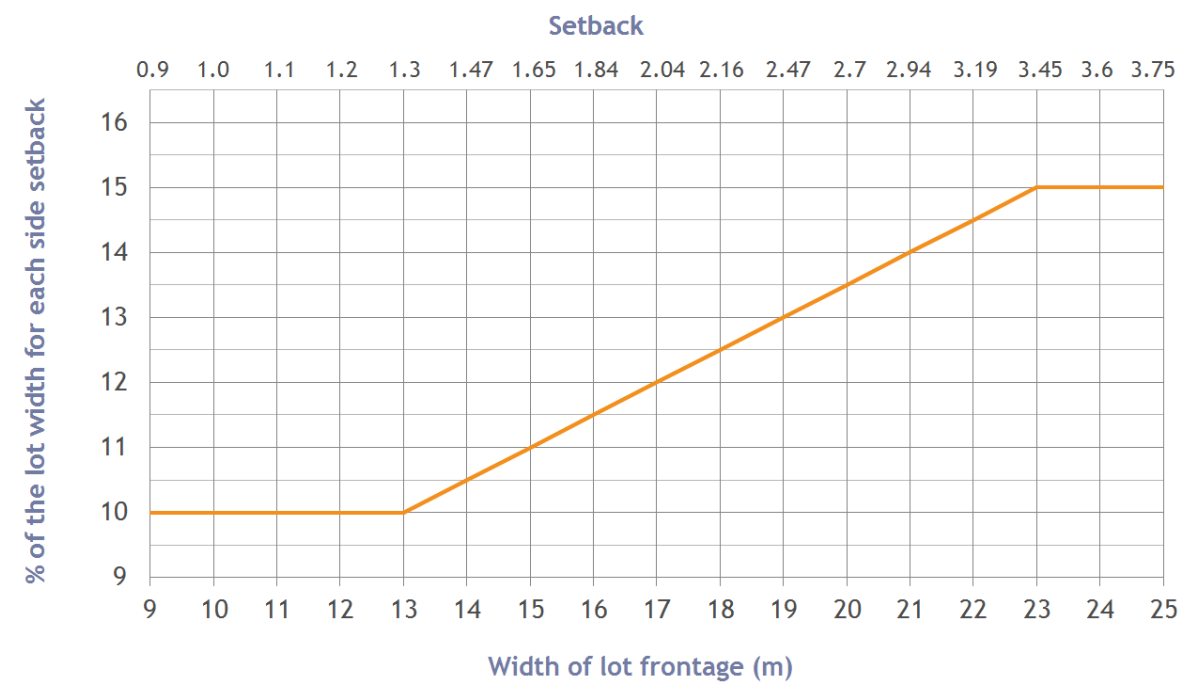
The side setback control seeks to ensure that the distance of a building from its side boundaries provides amenity to both the neighbouring sites and the proposed development.

The side setback is the horizontal distance between the side wall of the building (or any protruding balcony deck or the like) and the side property boundary, measured at 90° from the boundary.

The minimum side setback requirement varies according to the lot width and building type.

B3.2 Building envelope ▶ 3.2.3 Side setbacks			
Objectives		Controls	
O1	To protect the acoustic and visual privacy of residents on adjoining properties.	C1	For sites with a frontage width of 13m or less—both side setbacks are a minimum of 10% of the lot width or 0.9m, whichever is greater.
O2	To avoid an unreasonable sense of enclosure.		
O3	To facilitate solar access to habitable windows of adjoining properties.	C2	For sites with a frontage width greater than 13m—the minimum side setback is a percentage of the lot width determined by the sliding scale in Figure 4.
O4	To facilitate views between buildings.		
O5	To provide opportunities for screen planting.	C3	On sites with a frontage width of 23m or more—both side setbacks are a minimum of 15% of the lot width.
O6	To allow external access between the front and rear of the site.		
O7	To recognise built form characteristics of semi-detached dwellings and attached dwellings.	C4	Notwithstanding C1, C2 and C3 above, the following variations apply: a) For a semi-detached dwelling—a zero setback may apply at the common boundary between the pair of semi-detached dwellings. b) For attached dwellings—a zero setback may apply at the common boundary between each dwelling within the development.

FIGURE 4
Side setback sliding scale



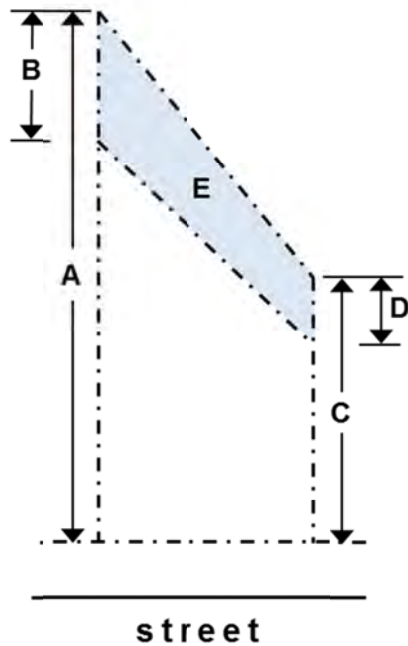
3.2.4 Rear setback

The rear setback control seeks to ensure that the distance of a building from its rear boundary provides amenity to both the neighbouring sites and the proposed development.

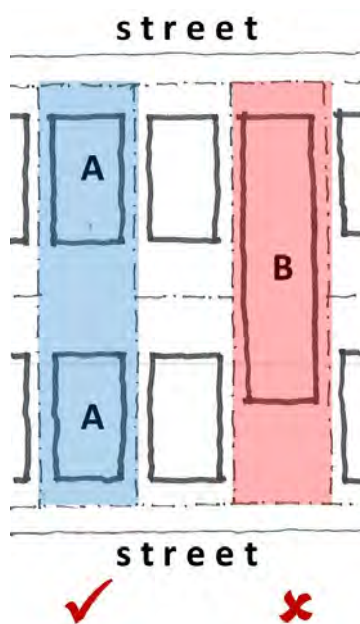
In particular, the rear setback provides useable land for private open space and landscaping, which significantly contributes to amenity for the occupants.

The rear setback is the horizontal distance between the rear wall of the building (or any protruding balcony deck or the like) and the rear property boundary, measured parallel to the side boundaries (refer to Figure 5).

B3.2 Building envelope ► 3.2.4 Rear setback			
Objectives		Controls	
O1	To provide private open space and landscaped areas at the rear of buildings.	C1	The minimum rear setback is 25% of the site depth.
O2	To provide acoustic and visual privacy to adjoining and adjacent buildings.	C2	If 'end to end' amalgamation occurs, the building setbacks and buildable area will be considered as if they were separate lots (refer to Figure 6).
O3	To avoid an unreasonable sense of enclosure.		
O4	To provide separation between buildings to facilitate solar access to private open space.		
O5	To protect significant vegetation and provide for landscaped area and deep soil planting.		
O6	To contribute to a consolidated open space network with adjoining properties to improve natural drainage and support local habitat.		

**FIGURE 5**

Rear setback measurement

Example**A** = site depth**B** = 25% of **A****C** = site depth**D** = 25% of **C****E** = rear setback**FIGURE 6**

Setbacks for end to end amalgamation

When lots are amalgamated end to end, as illustrated in **A** and **B**, the rear setback requirement remains as if it were two lots, as illustrated in **A**. Not as illustrated in **B**.

3.2.5 Wall height and inclined plane

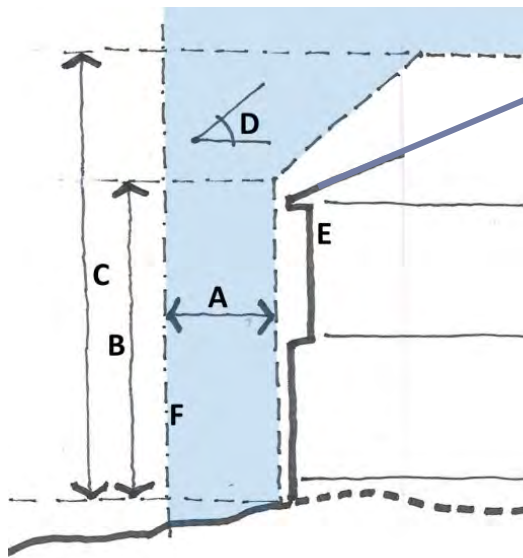
The external wall height control applies in the following circumstances:

- to development on land in the R2 Low Density Residential Zone; and
- to dwelling houses, semi-detached dwellings and dual occupancies in the R3 Medium Density Residential zone.

An external wall height of 7.2m (accommodating two storeys) and an inclined plane of 45° is to be applied to the front, side and rear elevations. These controls respond to the typical pitched roof house form, but also accommodate three storey flat roof housing forms with reduced upper level floor plates.

B3.2 Building envelope ► 3.2.5 Wall height and inclined plane

Objectives		Controls	
O1	To limit the bulk, scale and visual impact of buildings as viewed from the street and from adjoining properties.	C1	On land zoned R2 Low Density Residential or where a maximum 9.5m building height limit applies:
O2	To limit overshadowing of adjoining properties across side boundaries.		a) the maximum wall height is 7.2m above existing ground level; and
O3	To limit overshadowing to south facing rear yards.		b) an inclined plane is taken from a point 7.2m above existing ground level at each of the setbacks. The inclined plane is a maximum of 45°.
			Refer to Figure 7.
O4	To allow development to respond to the topography and context.	C2	Notwithstanding C1, on sloping land the wall height may be varied to reflect the topography of the site and built form of adjoining development.

**FIGURE 7**

Section view of the building envelope with the setbacks and inclined plane

A = Setback

B = 7.2m maximum wall height

C = 9.5m maximum LEP height limit

D = 45° inclined plane

E = Built form

F = Site boundary

Note: All elements of the building including gutters, fascia, eaves and awnings are to be located entirely within the building envelope.

B3.3 Floorplates

The floorplate control applies in the following circumstances:

- to development on land in the R2 Low Density Residential Zone; and
- to dwelling houses, semi-detached dwellings and dual occupancies in the R3 Medium Density Residential zone.

Note: The floorplate controls do not apply to land or development types where an FSR applies, such as residential flat buildings, multi dwelling housing, or attached dwellings on land zoned R3 Medium Density Residential.

Floorplate determines amount of development

The development potential for a site is determined by the maximum floorplate yield. This floorplate yield is a calculation based on the size of the buildable area.

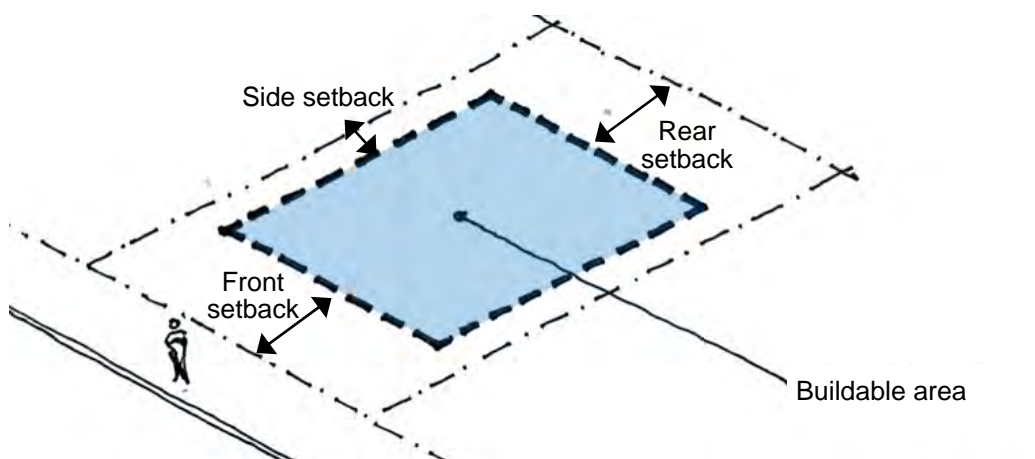
The buildable area is the area of the site that is identified once the front, rear and side setbacks have been established (refer to Figure 8).

The maximum amount of development permitted on the site is determined by multiplying the buildable area by a factor of 1.65 (165%). This is called the total floorplate.

For example if the buildable area is 150m² the maximum floorplate yield is:
 $150\text{m}^2 \times 1.65 = 247.5\text{m}^2$

The total floorplate yield may be distributed over one or multiple levels, but must be wholly contained within the building envelope.

FIGURE 8 Buildable area



Measuring floorplate

The floorplates are measured to include:

- ▶ all internal areas (including voids) and the thickness of the external walls whether above or below existing ground level;
- ▶ uncovered decks and terraces that are more than 1.2m above the existing ground level; and
- ▶ any other areas covered by the roof structure or built form above, including basements, porte-cocheres, verandahs, and the like.

Applying the floorplate to development

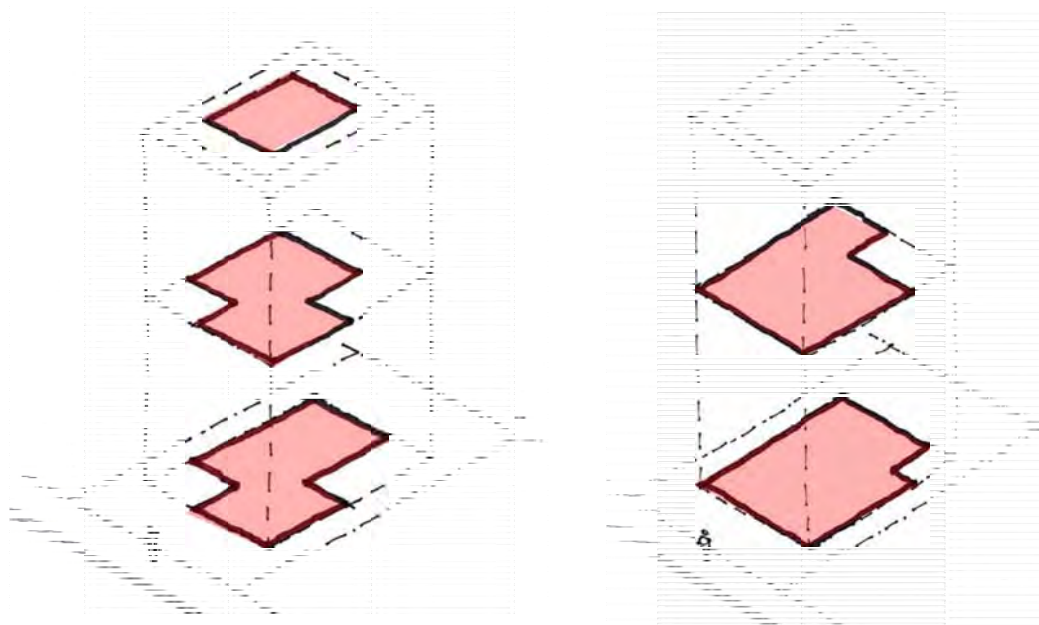
Dwelling houses, dual occupancies, semi-detached and attached dwellings may have one, two or three storeys, depending on the proposed building design and the desired future character of the area.

The floorplates of the proposed development must be located within the building envelope.

The area of the floorplates is then calculated at each level of the building. The total area of all floorplates must not be more than 165% of the buildable area.

Figure 9 below illustrates how the same floorplate yield (i.e. development potential) may be distributed over different levels within the same building envelope.

FIGURE 9 Total floorplate yield of the development is not more than 165% of the buildable area



B3.3 Floorplates

Objectives	Controls
<p>O1 To provide an extent for a building that is consistent with the desired future character of the area.</p> <p>O2 To ensure the size and location of buildings allow for the sharing of views and minimise impact on the privacy and sunlight access to neighbouring properties.</p> <p>O3 To minimise excessive excavation.</p>	<p>C1 The maximum floorplate yield for development does not exceed 165% of the buildable area.</p> <p>Note: Floorplate includes:</p> <ul style="list-style-type: none"> a) all internal areas (including voids) and the thickness of the external walls whether above or below existing ground level; b) uncovered decks and terraces that are more than 1.2m above the existing ground level; and c) any other areas covered by the roof structure or built form above, including basements, porte-cocheres, verandahs and the like (see Figure 10). <p>C2 The floorplates for the development are wholly contained within the building envelope.</p> <p>C3 A floorplate at the third storey is permitted where the development:</p> <ul style="list-style-type: none"> a) is compatible with the streetscape character in that immediate location; b) does not unreasonably impact on public views; c) allows for view sharing from private properties; and d) complies with solar access and privacy controls in Sections 3.5.2 Overshadowing and 3.5.4 Acoustic and visual privacy.
<p>O4 To encourage the design and location of car parking within the building envelope.</p>	<p>C4 Where car parking is provided within the building envelope, the garage area (up to 40m²) is added to the total floorplate yield.</p>

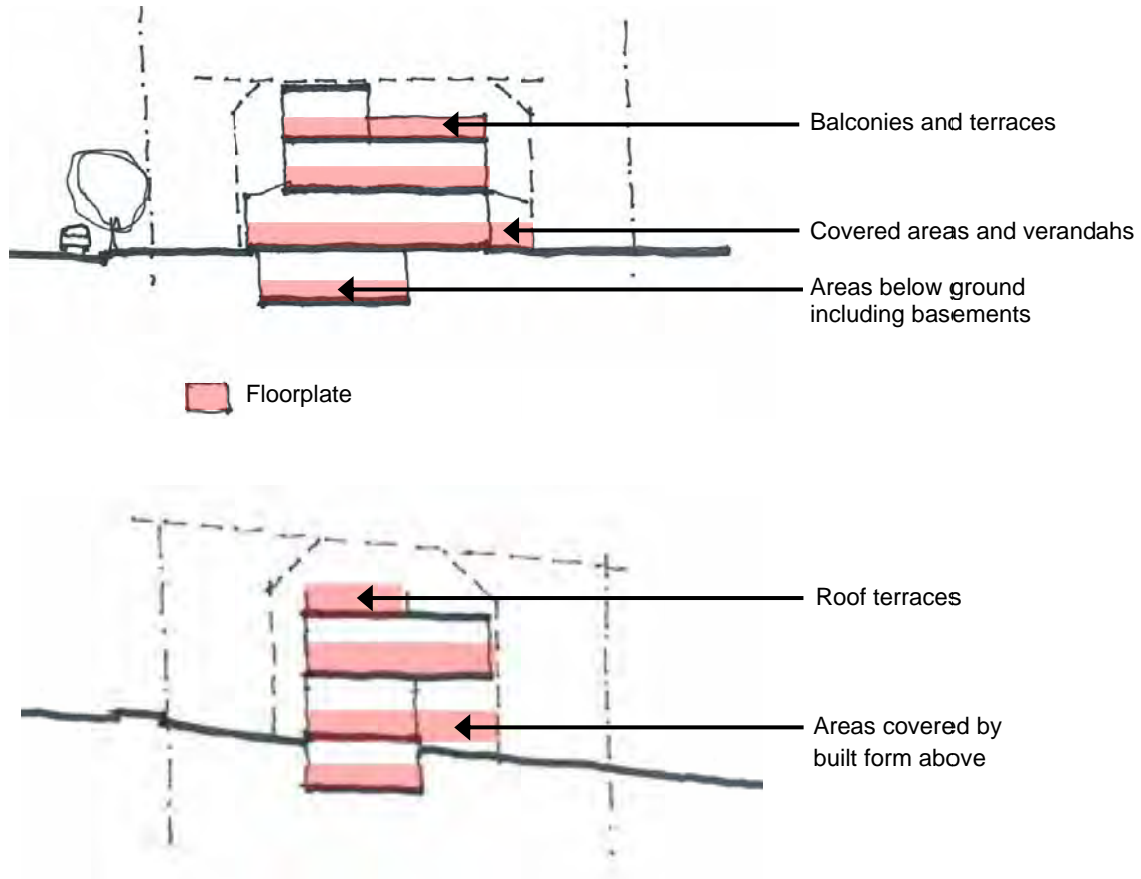
B3.3 Floorplates

Objectives	Controls
O5 To allow, in certain circumstances, development outside the building envelope.	C5 Notwithstanding C2, the following buildings are permitted outside the building envelope:
O6 To allow development to respond to the topography and context.	<p>a) a secondary dwelling;</p> <p>b) an outbuilding;</p> <p>c) parking structures but only where;</p> <ul style="list-style-type: none"> — there is rear lane access; or — the site is located on sloping land and garaging forward of the building line is a reasonable response to the topography; or — the existing streetscape in the immediate vicinity of the site is characterised by parking structures forward of the building line (as set out in Section 3.6 On-site parking, controls C6 and C9). <p>These buildings are only permitted when:</p> <p>a) minimum deep soil landscaped area and private open space requirements are met, as set out in Section 3.7.1 Landscaped areas and private open space; and</p> <p>b) solar access and privacy requirements within the site, and to the adjoining properties, are met as set out in Section 3.5.2 Overshadowing and Section 3.5.4 Acoustic and visual privacy.</p>

FIGURE 10 Section diagrams illustrating the elements of the built form that are included in the calculation of the floorplate

Floorplates are measured to include all internal areas and the thickness of the external walls.

All parts of the built form are included in the floorplate including the following elements.



B3.4 Excavation

Excavation is an accepted part of development in the Woollahra Municipality where the topography varies. Excavation allows buildings on the sloping sites to be designed to step down and sit into the hillside, and it also enables cars and storage to be accommodated on site in an unobtrusive manner.

However, there are significant environmental impacts associated with extensive excavation, as well as external impacts, such as amenity impacts to adjoining properties during the excavation process.

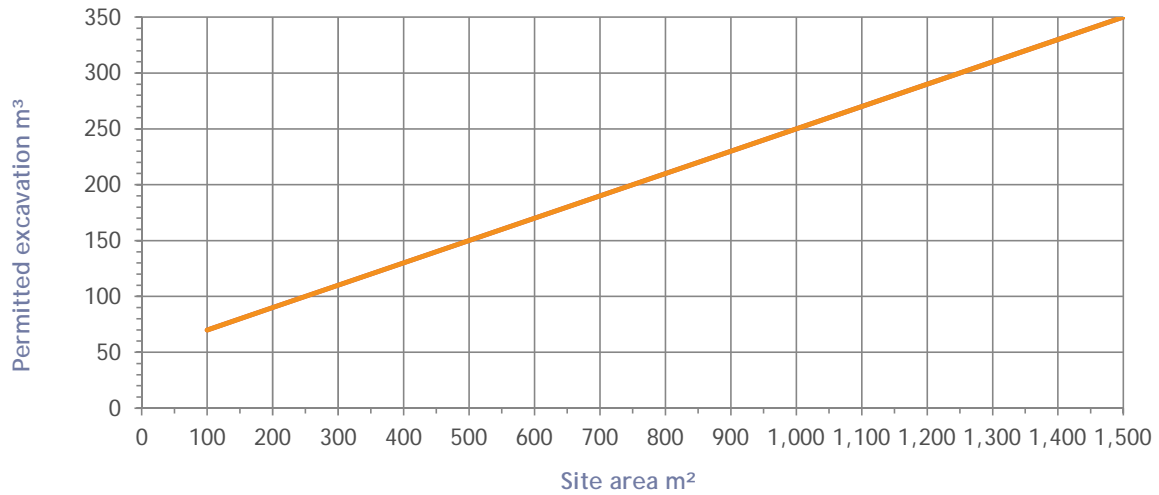
Council has determined that the volume excavated from a given site should be limited to that which might reasonably be required for car parking and domestic storage requirements, and to allow the building to respond to the site topography in an appropriate manner.

B3.6 Excavation	
Objectives	Controls
O1 To allow buildings to be designed and sited to relate to the topography with minimal cut and fill.	C1 For dwelling houses, dual occupancies, semi-detached dwellings, and attached housing with at grade parking—the maximum volume of excavation permitted is no greater than the volume shown in Figure 11.
O2 To minimise excessive excavation.	
O3 To avoid large below ground floor levels which require energy to heat, cool and illuminate.	
O4 To limit damage to Council infrastructure, such as roads, from truck movements.	C2 For residential flat buildings, multi dwelling housing, and attached housing with basement parking—the maximum volume of excavation permitted is no greater than the volume shown in Figure 12.
O5 To restrict energy expenditure associated with excavation and traffic emissions from truck movements.	
O6 To ensure the cumulative impacts of excavation does not adversely impact land stabilisation, ground water flows and vegetation.	
	<p>Note: The above volume controls do not apply to backyard swimming pools, tennis courts and the like (refer to Section 3.7.4 Ancillary development – swimming pools, tennis courts and outbuildings).</p> <p>C3 For a site that slopes up from the street—a variation to the volume shown in Figures 11 and 12 may be considered, however the maximum volume of excavation permitted will only be the amount needed to accommodate:</p> <ul style="list-style-type: none"> a) car parking to comply with the maximum rates in Part E1 of this DCP and any reasonable access thereto; and b) storage at a rate of 20m³ per dwelling if for a dwelling house, dual occupancy,

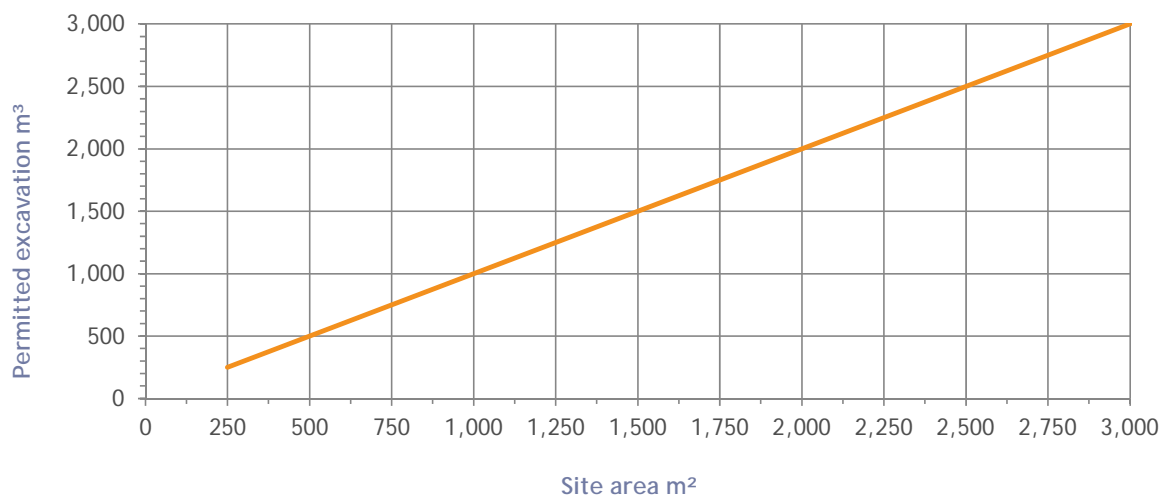
B3.6 Excavation	
Objectives	Controls
	<p>semi-detached dwelling or attached housing; or</p> <p>c) storage at a rate of 8m³ per dwelling if for a residential flat building or multi dwelling housing development.</p>
O7 To encourage good quality internal environments.	C4 All habitable rooms have at least one wall fully above existing ground level (see Figure 13).
O8 To minimise structural risks to adjoining structures.	C5 Sub-surface walls are no closer to the boundary than permitted by the setback controls (refer to Figure 14).
O9 To minimise noise, vibration, dust and other amenity impacts to adjoining and adjacent properties.	<p>C6 Excavation in relation to an existing attached dwelling, semi-detached dwelling, or attached dual occupancy is not to occur under:</p> <ul style="list-style-type: none"> a) common party walls; b) footings to common party wall; c) freestanding boundary walls; d) footings to freestanding boundary walls. <p>C7 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical and hydrogeological report and a structural report demonstrating that the works will not have any adverse effect on neighbouring structures.</p> <p>Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.</p>

FIGURE 11

Maximum volume of excavation for a dwelling house, dual occupancy, semi-detached dwelling, or for attached housing where the attached housing has at grade parking

**FIGURE 12**

Maximum volume of excavation for a residential flat building, multi dwelling housing, or for attached housing where the attached housing has basement parking



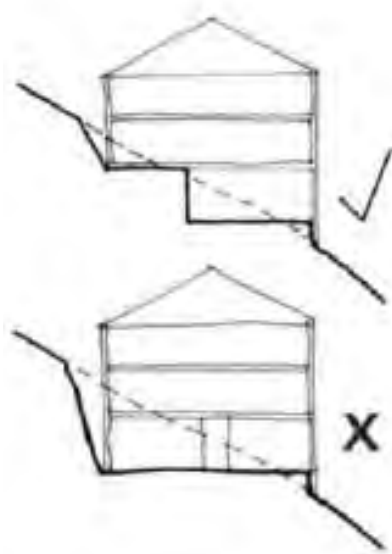


FIGURE 13

Habitable rooms are to have at least one external wall fully above existing ground level

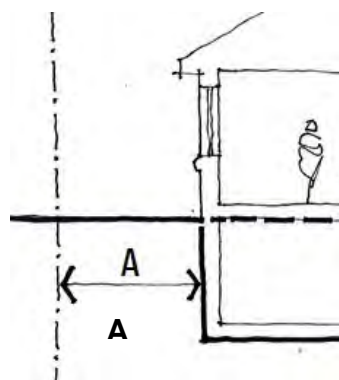


FIGURE 14

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

B3.5 Built form and context

3.5.1 Streetscape character

A quality streetscape provides good public amenity and contributes to the character and identity of the locality. As character can vary from street to street, it is important that development recognises predominant streetscape qualities, such as building form to ensure a cohesive streetscape character.

B3.5 Built form and context ▶ 3.5.1 Streetscape character

Objectives		Controls	
O1	To ensure that the built form is compatible with the streetscape and the desired future character of the area.	C1	The building is consistent with the desired future character of the area set out in the precinct controls in Parts B1 and B2 of this DCP.
O2	To ensure that development is of high visual quality and enhances the street.	C2	Development retains existing mature or significant vegetation where possible.
O3	To maintain the evolution of residential building styles through the introduction of well-designed contemporary buildings.	C3	Development steps down sloping sites and follows the topography of the land. Note: Chapters B1 and B2 in this part of the DCP define the desired future character for each precinct or HCA, and identify special streetscape character, heritage and key elements within each precinct.
O4	To ensure that new buildings are well articulated and positively contribute to the streetscape.	C4	Buildings are to have a maximum unarticulated length of 6m to the public street frontage.
		C5	External building materials and colours do not detract from the streetscape. Bright or obtrusive colour schemes are avoided.
O5	To ensure that roof forms complement the existing predominant roof forms in the street and minimise impacts to neighbouring properties.	C6	In heritage conservation areas or where the existing the immediate streetscape is predominantly characterised by pitched roof forms, new development incorporates pitched roof forms, or an otherwise compatible roof form at the street frontage.
		C7	Roof materials are non-reflective and do not cause excessive glare to adjacent properties.

B3.5 Built form and context ► 3.5.1 Streetscape character

Objectives	Controls
O6 To ensure buildings improve the safety of the public domain.	C8 The building addresses the street and provides opportunities for casual surveillance. At least one habitable room window overlooks the street.

3.5.2 Overshadowing

Building bulk should be distributed to minimise overshadowing to neighbouring properties.

Development is to be sited and designed to maximise midwinter solar access to neighbouring properties, having regard to slope, views and existing vegetation.

B3.5 Built form and context ► 3.5.2 Overshadowing

Objectives	Controls
O1 To limit overshadowing to adjoining properties.	<p>C1 The development is designed so that:</p> <ul style="list-style-type: none"> a) sunlight is provided to at least 50% (or 35m² with a minimum dimension of 2.5m, whichever is the lesser) of the main ground level private open space of adjacent properties for a minimum of two hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced; and b) north facing windows to upper level habitable rooms of adjacent dwellings receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface. <p>C2 For lots oriented east/west, C1 above may be difficult to achieve and a reduced amount of solar access may be considered provided the proposed building complies with all setback controls.</p> <p>Note: For land adjoining open space also refer to Section 3.10.1.</p>

3.5.3 Public and private views

Views are a special element of Woollahra's unique character. The sloping topography, leafy setting and harbour frontage combine to offer dramatic bushland and water views which contribute to the amenity of both private dwellings and the public domain.

In addition, the municipality's frontage to Sydney Harbour places responsibilities upon the Woollahra community, to ensure development maintains the scenic beauty of the foreshore and headland areas when viewed from the water and from the land.

Public views

Public views from streets, footpaths, parks and other public areas are among Woollahra's most prized assets and are key elements of the municipality's identity.

These views may take the form of discrete views between buildings and vegetation, more open views across the harbour and local landscape from public parks, or more defined vistas along streets terminating at Sydney Harbour or local landmarks. Important views and vistas are identified on the precinct maps in Chapters B1 and B2 in this part of the DCP.

The preservation and, wherever possible, enhancement of public views help to maintain legibility within Woollahra by allowing people to see and interpret the surrounding landscape and landmark features. Public views also allow interpretation of Woollahra's scenic beauty and special character.

Private views

View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties.

Development should be designed to reflect the view sharing principles in *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*.

B3.5 Built form and context ► 3.5.3 Public and private views

Objectives		Controls	
O1	To protect and enhance existing views and vistas from the public domain.	C1	Development is sited and designed so that the following public views are maintained or enhanced:
O2	To provide additional views and vistas from streets and other public spaces where opportunities arise.		<ul style="list-style-type: none"> a) significant views and vistas identified in the precinct maps in this Chapter B1 Residential Precincts and Chapter B2 Neighbourhood HCAs of this DCP; and b) views from other public open space areas, particularly from ridgelines to

B3.5 Built form and context ► *3.5.3 Public and private views*

Objectives	Controls
	<p>Sydney Harbour and the Sydney CBD skyline.</p> <p>C2 Vistas along streets are preserved or enhanced through sensitive development location and form.</p> <p>C3 Development on the low side of the street preserves district, iconic and harbour views from the street by:</p> <ul style="list-style-type: none"> a) providing substantial breaks between buildings, front fences, car parking and other structures; and b) incorporating fences with transparent or open end panels at each side boundary to provide for views. <p>C4 Roof forms on the low side of streets are well articulated to allow public views and add interest to the scenic outlook. Flat expansive roofs with vents, air conditioning units and similar structures are inappropriate.</p>
<p>O3 To encourage view sharing as a means of ensuring equitable access to views from private property.</p>	<p>C5 Development is sited and designed to enable a sharing of views with surrounding private properties, particularly from the habitable rooms (refer to Figures 15 and 16).</p> <p>C6 Development steps down the hillside on a sloping site.</p> <p>C7 The design of roof forms provides for view sharing.</p> <p>C8 Roof terraces generally remain uncovered. Awnings and coverings on roof terraces, if provided, comply with the maximum building height control and ensure the sharing of views.</p>

B3.5 Built form and context ▶ 3.5.3 Public and private views

Objectives	Controls
O4 To ensure that views are not compromised by inappropriate landscaping.	<p>C9 The location and species of new tree planting frames and preserves public and private views. Planting must not be used to block views.</p> <p>C10 In sloping areas, the location of new tree planting frames and preserves public views. This may be achieved:</p> <ul style="list-style-type: none"> a) on the high side of streets—by concentrating new tree planting at the front of buildings within the side setbacks; and b) on the low side of streets—by concentrating new tree planting at the front of buildings outside the side setbacks (refer to Figure 16).

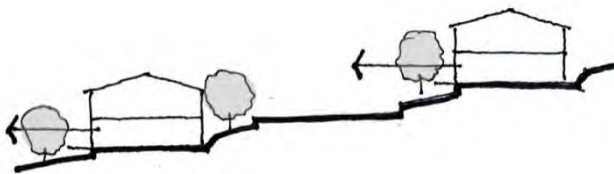


FIGURE 15
View sharing

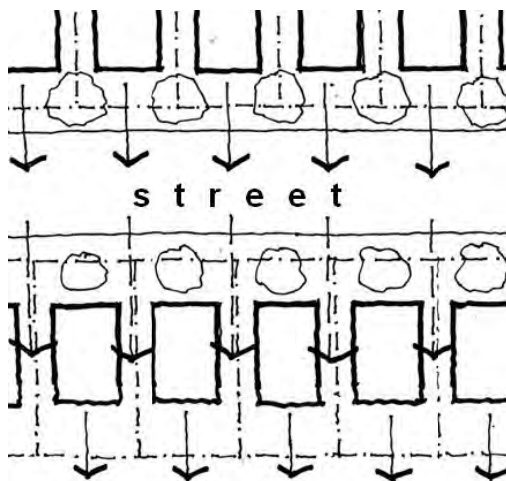


FIGURE 16
Where to locate vegetation to accommodate view paths

3.5.4 Acoustic and visual privacy

Privacy refers to both acoustic and visual privacy. The privacy needs of residents and neighbours should influence all stages of design, from the location of buildings and the placement of windows and private open space through to the selection of materials and construction techniques.

This section contains objectives and controls for acoustic and visual privacy for buildings that have the potential to impact on adjoining and adjacent residential development.

It is important to note however, that privacy issues are an inherent component of urban living. In many cases some degree of mutual overlooking and/or noise from property to property is unavoidable.

Acoustic privacy

The level of acoustic privacy depends upon the location of habitable rooms relative to noise sources such as driveways, air conditioning units, swimming pool pumps and major roads.

Visual privacy

The visual privacy controls apply to habitable rooms. This includes rooms such as a bedroom, living room, lounge room, kitchen, dining room and the like. Maintaining visual privacy within and from these types of habitable rooms is most important, as these are the common living areas in a dwelling.

The controls establish a hierarchical framework for addressing privacy and overlooking. In this hierarchy glazed fixed windows and windows with high sills are the least preferred option and should only be considered in limited circumstances when all other options have been exhausted.

Note:

- Habitable rooms exclude a bathroom, corridor, hallway, stairways, lobby, and other like spaces of a specialised nature occupied neither frequently nor for extended periods.
- Nothing in this section restricts a person from replacing a window with another window, where the replacement window is in the same location and of the same or a smaller size.

B3.5 Built form and context ▶ 3.5.4 Acoustic and visual privacy

Objectives	Controls
<p>O1 To ensure adequate acoustic privacy for occupants and neighbours.</p>	<p>C1 Dwellings are designed to ensure adequate acoustic separation and privacy to the occupants of all dwellings. This may be achieved by:</p> <ul style="list-style-type: none"> a) ensuring that bedrooms of one dwelling do not share walls with the habitable rooms (excluding bedrooms) or parking areas of the adjacent dwelling; b) locating bedroom windows at least 3m from streets, shared driveways and parking areas of other dwellings; and c) separating bedrooms, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parking area, vehicle accessways and service equipment areas. <p>C2 Dwellings located close to high noise sources, such as a busy road or railway line are to:</p> <ul style="list-style-type: none"> a) be designed to locate habitable rooms and private open space away from the noise source; and b) include sound attenuation measures, such as acoustic glazing and insulation. <p>Note: Shared walls and floors between dwellings must be designed in accordance with the sound transmission and insulation criteria of the Building Code of Australia.</p> <p>C3 Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the <i>Environment Operations Act 1997</i> either within or at the boundaries of any property at any time of the day.</p>
<p>O2 To ensure adequate visual privacy for occupants and neighbours while balancing the need to provide for reasonable levels of environmental amenity, including access to sunlight</p>	<p>C4 New windows in habitable rooms are designed to prevent a direct sightline to the habitable room windows in an adjacent dwelling within 9m.</p>

B3.5 Built form and context ► *3.5.4 Acoustic and visual privacy*

Objectives	Controls
and ventilation, and good architectural outcomes.	<p>This may be achieved by options including, but not limited to (in order of preference):</p> <ul style="list-style-type: none"> a) Window location—primary windows to habitable rooms are located and designed to provide an outlook to the front and rear setbacks, not the side boundaries. b) Layout and separation—offsetting windows from the windows of the adjoining dwelling to limit views between the windows. c) Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvres, or other screening devices set off the windows internally or externally. d) Glazed opening windows—using windows with translucent glazing to a height of 1.5m above floor level and fitted with a winder mechanism to control the maximum angle of the opening to limit views. e) Glazed fixed windows or high sills—using fixed windows with translucent glazing in any part of the window below 1.5m above floor level, or window sill heights of 1.5m above floor level. <p>Note: Applicants may be required to demonstrate how privacy impacts are resolved by way of view line diagrams, photographs and other suitable means.</p>
	<p>C5 Windows to bathrooms and toilet areas have translucent glazing where these have a direct view to, and from, habitable rooms and private open space on adjoining and adjacent properties.</p>
	<p>C6 Architectural design solutions and screening devices referred to in C4 (c) above are integrated with the overall design and contribute to the architectural merit of the</p>

B3.5 Built form and context ▶ 3.5.4 Acoustic and visual privacy

Objectives	Controls
	<p>building, having particular regard to:</p> <ul style="list-style-type: none"> a) aesthetics of the building including impacts on visual bulk; b) compliance with minimum boundary setback controls; c) appearance from adjoining properties; and d) views from adjoining or adjacent properties.
<p>O3 To minimise the impacts of private open space areas when located above ground level area.</p>	<p>C7 Balconies, terraces, decks, roof terraces and other like areas within a development are suitably located and screened to prevent direct views into habitable rooms (including bedrooms) or private open space of the adjoining and adjacent dwellings.</p> <p>C8 Windows and balconies of an upper-level dwelling are designed to prevent overlooking of the private open space of a dwelling below within the same development.</p> <p>C9 Where buildings are located within 12m of each other the trafficable roof terrace is to be setback so that there is no direct line of sight to neighbouring private open space and/or to the windows of habitable rooms. (refer to Figure 17).</p> <p>C10 Lighting installations on roof terraces are:</p> <ul style="list-style-type: none"> a) contained within the roof terrace area and located at a low level; and b) appropriately shaded and fixed in a position so that light is projected downwards onto the floor surface of the terrace. <p>Note: The lighting of roof terraces must be designed in compliance with <i>Australian Standards 4282-1997 Control of obtrusive effects of outdoor lighting</i>.</p>

B3.5 Built form and context ► *3.5.4 Acoustic and visual privacy*

Objectives	Controls
<p>O4 To ensure that inserted roof terraces do not unreasonably impact on the roof profile of buildings.</p>	<p>C11 For a roof terrace within the roof cavity of a building:</p> <ul style="list-style-type: none"> a) no part of the roof terrace or associated structures, such as a balustrade, project beyond the roof profile; and b) the roof terrace and opening within the roof are clearly subservient in form and size when compared with the roof plane in which they are located.

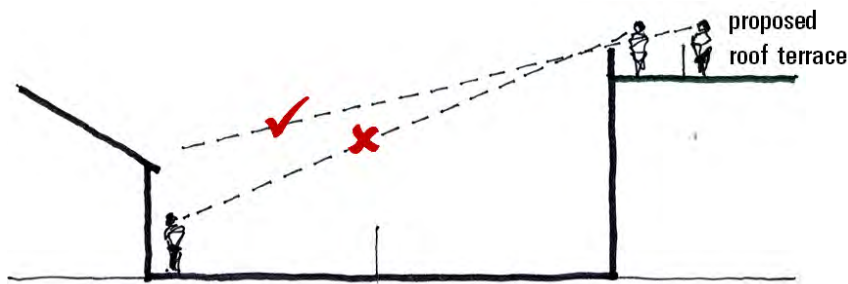


FIGURE 17
Privacy from roof terraces
and upper level decks etc.

When buildings are located within 12m, setback the trafficable area of the roof terrace or upper level decks to prevent overlooking of neighbouring private open space.

This setback should be established so that a 2m tall person standing against the wall of the neighbouring property is not visible from the roof terrace or deck.

B3.6 On-site parking

On-site parking, including garages, carport, hardstand areas and driveways, must be carefully designed to not detract from the appearance of the development and the streetscape.

In particular, on-site parking should not dominate the street frontage, and driveway openings should be limited to protect pedestrian safety and to preserve streetscape amenity such as trees and on-street parking. On-site parking should also be designed to limit the extent of impervious surfaces and excavation and to allow landscaped area in the front setback.

Note: The number of on-site parking spaces for a development is set out in Part E, Chapter E1 Parking and Access.

B3.6 On-site parking	
Objectives	Controls
O1 To minimise the visual impact of garages, car parking structures and driveways on the streetscape.	C1 On-site parking is designed and located so that it: <ul style="list-style-type: none"> a) does not dominate the street frontage; and b) preserves significant trees and vegetation.
O2 To ensure that on-site parking does not detract from the streetscape character and amenity.	
O3 To minimise loss of on-street parking.	C2 For garages facing the street frontage—the maximum garage width is no greater than 40% of the site frontage width or 6m, whichever is the lesser. C3 Where possible, on-site parking is to be accessed from the rear. Parking can occupy 75% of the rear frontage or 6m, whichever is the lesser and is to be no more than 40m ² . C4 Where there is no rear lane access, on-site parking is located within the building envelope. C5 Development involving three or more dwellings provides basement parking.

B3.6 On-site parking

Objectives	Controls
<p>O4 To facilitate on-site parking on steeply sloping sites.</p>	<p>C6 Notwithstanding C4, garages may be located in the front setback (i.e. outside of the building envelope) where:</p> <ul style="list-style-type: none"> a) the rise or fall measured to a distance of 7m from the street frontage is greater than 1 in 3; and b) the garage is incorporated into a podium or street wall; and c) the garage is not more than 40m² in area (see Figure 18). <p>C7 For garages located in the front setback, the maximum height of the garage structure is 2.7m above the footpath level. If the existing height of the retaining/street wall or the two adjoining garages structures is higher than 2.7m, that greater height may be permitted (refer to Figure 19).</p> <p>C8 For garages on the high side of the street—balustrading to trafficable areas on top of the garage is setback at least 1m from the front boundary, and is of an open or transparent form (refer to Figure 19).</p>
<p>O5 To permit parking in the front setback where there is an established pattern in that location within the street.</p>	<p>C9 Notwithstanding C4, on-site parking may be located in the front setback (i.e. outside the building envelope) where more than three of the six closest properties on the same side of the street have parking forward of the front setback building line.</p> <p>C10 In locations where C9 above applies—parking is unobtrusive, and in the form of an open structure or hardstand parking area. Enclosed garages are not permitted.</p>

B3.6 On-site parking

Objectives	Controls
O6 To ensure that on-site parking is designed and integrated with the principal building on the site.	C11 For separate structures, the roof form, materials and detailing complement the principal building.
O7 To ensure that on-site parking does not detract from the streetscape character and amenity.	C12 Garage doors are designed to complement the building design and any important character elements within the street. C13 Materials characteristic of the street are used for new structures at the street edge.
O8 To minimise the visual and environmental impacts of driveways and other hard stand areas associated with car parking.	C14 The width of driveways is minimised. Generally the width is no more than the minimum width required to comply with the relevant Australian Standards (see Section E1). C15 Only one driveway entrance is provided. For example, development involving more than one dwelling shares the driveway access. C16 Where soil and drainage conditions allow, semi-porous surfaces are used for uncovered car parking and driveway areas to facilitate on-site stormwater infiltration and reduce limit the visual impact of hard-surface areas.

FIGURE 18

Garaging in front setback

On sites where the gradient measured to a distance of 7m (A) from the street frontage is greater than 1 in 3 (B), Council may permit garages forward of the building line if incorporated into a podium/street wall.

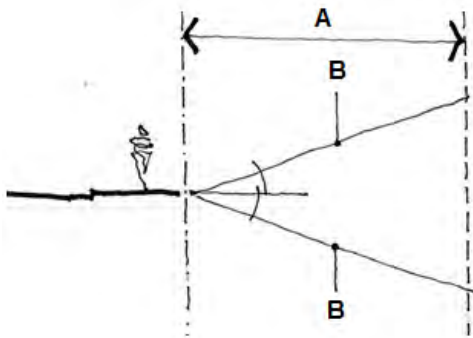
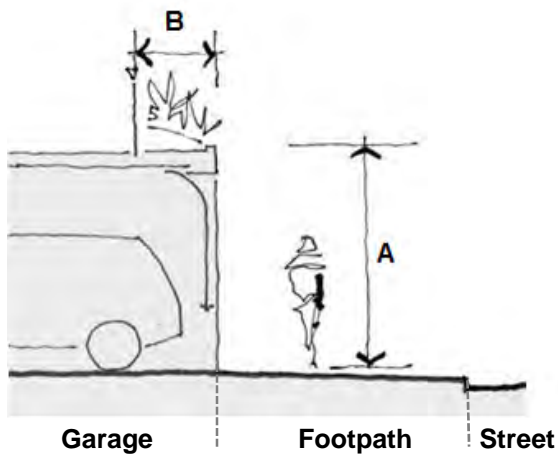


FIGURE 19

Garaging at front boundary

A = The garage height at the front boundary is to be no more than 2.7m above the pavement

B = Any balustrading on the garage is to be set back 1m



B3.7 External areas

3.7.1 Landscaped areas and private open space

Open space and landscaping play important roles in the preservation of wildlife habitat, the establishment of community identity, the provision of recreation opportunities and stormwater management.

Private open space

Private open space contributes towards the amenity of individual dwellings and should be clearly delineated from public and communal areas. Private open space may be provided at or above ground level. Above ground open space may comprise balconies or rooftop areas.

Communal open space

Communal open space comprises shared open space available for use by all residents of a housing development. Communal open space may include landscaped areas, swimming pools or tennis courts and is typically controlled by a body corporate.

Landscaping

Landscaped area is defined in the Woollahra LEP to mean “a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area”.

Deep soil landscaped area is the part of a site that contains landscaped area which has no above ground, ground level or subterranean development.

Landscaped areas within developments may comprise both communal and private open space areas. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce or screen views and define streetscape character.

The amount and composition of landscaped area also plays an important role in stormwater management, the energy efficiency of developments and access to sunlight. Existing trees and vegetation may support significant indigenous wildlife populations and habitat.

B3.7 External areas ► *3.7.1 Landscaped area and private open space*

Objectives	Controls
<p>O1 To ensure that the areas outside the buildable area contribute to the desired future character of the location.</p> <p>O2 To provide sufficient deep soil landscaped area to support substantial vegetation.</p> <p>O3 To provide for on-site stormwater absorption.</p>	<p>C1 For development in the R2 and R3 Residential Zones—at least 50% of the site area outside the buildable area is deep soil landscaped area.</p> <p>C2 At least 40% of the front setback comprises deep soil landscaped area, and:</p> <ul style="list-style-type: none"> a) for a residential flat building or multi dwelling housing in the Wallaroy, Manning Road, Darling Point, Bellevue Hill South, Bellevue Hill North or Rose Bay precinct—at least one consolidated area of the deep soil area is at least 20m²; and b) for a residential flat building or multi dwelling housing in the Double Bay or Point Piper precinct—at least one consolidated area of the deep soil area is at least 12m². <p>C3 C2 above does not apply to land in Rose Bay between Caledonian Road and Vickery Avenue zoned R3 Medium Density Residential.</p> <p>C4 The deep soil landscaped area is free of garaging, paving, outbuildings, tennis courts, swimming pools, above ground and below ground structures including stormwater works.</p>
<p>O4 To ensure the adequate provision of accessible and useable primary open space.</p>	<p>C5 For a dwelling house—a primary open space area of at least 35m² is provided.</p> <p>C6 For each dwelling within a semi-detached dwelling, dual occupancy or attached dwelling—a primary open space area of at least 35m² is provided.</p> <p>C7 The primary open space area in C5 and C6 above has:</p> <ul style="list-style-type: none"> a) a minimum dimension of 3m at any point; and b) a gradient of no more than 1 in 10 (refer to Figure 20).

B3.7 External areas ▶ 3.7.1 Landscaped area and private open space

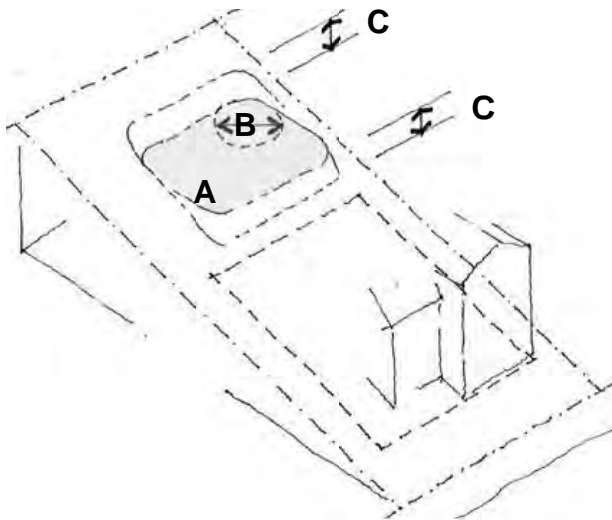
Objectives	Controls
	<p>Note: Only areas that can accommodate a 3m diameter circle are included as the primary open space (refer to Figure 20).</p> <p>C8 Excavation is permitted to achieve the required level area of primary open space up to 1.2m from existing ground level (refer to Figure 20).</p> <p>C9 Part of the primary open space area is directly accessible from a habitable room.</p>
<p>O5 To ensure that dwellings in residential flat buildings and multi dwelling housing are provided with adequate private open space that enhances the amenity of the dwellings.</p>	<p>C10 For residential flat building or multi dwelling housing—each dwelling is provided with private open space which has a minimum area of 8m² and minimum dimensions of 2x2m. For dwellings above ground level, this may be in the form of a balcony, verandah or uncovered roof terrace.</p>
<p>O6 To ensure that private open space areas are well-designed.</p>	<p>C11 Development takes advantage of opportunities to provide north facing private open space to achieve comfortable year round use.</p> <p>C12 Private open space is clearly defined for private use through planting, fencing or landscape features.</p> <p>C13 The location of private open space:</p> <ul style="list-style-type: none"> a) takes advantage of the outlook and natural features of the site; b) reduces the adverse privacy and overshadowing impacts; and c) addresses surveillance and privacy where private open space abuts public space. <p>C14 A roof terrace and associated structures will only be considered where the size, location and design of the terrace meets the requirements in Section 3.5.4 Acoustic and visual privacy.</p>

B3.7 External areas ► *3.7.1 Landscaped area and private open space*

Objectives	Controls
O7 To retain important existing mature trees, vegetation and other landscape features.	C15 Existing significant trees and vegetation are incorporated into the landscape area and treatment.
O8 To protect or enhance indigenous wildlife populations and habitat through appropriate planting of indigenous vegetation species.	C16 Native species are preferred, and landscape designs are encouraged to provide at least 75% of the plants as locally occurring native species.
	C17 Landscaping provides for a diversity of native species and a complexity of habitat through vertical layering. Note: Vertical layering, by planting a variety of vegetation in different sizes and heights provides more cover and feeding opportunities for wildlife species.
	C18 Landscaping facilitates the linking of open space reserves through wildlife corridors and reduces habitat fragmentation and loss.
	C19 The landscape design: a) uses vegetation types and landscaping styles which contribute to the streetscape and desired future character objectives for the locality; b) uses vegetation types that will not block views; c) does not adversely affect the structure of the proposed building or buildings on adjoining properties; d) considers personal safety by ensuring good visibility along paths and driveways and avoiding shrubby landscaping near thoroughfares; e) contributes to energy efficiency and amenity by providing substantial shade in summer, especially to west facing windows and open car park areas and admitting winter sunlight to outdoor and living areas and other habitable rooms;

B3.7 External areas ▶ 3.7.1 Landscaped area and private open space

Objectives	Controls
	<ul style="list-style-type: none"> f) improves privacy between dwellings; g) minimises risk of damage to overhead powerlines and other services; and h) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections.

**FIGURE 20**

Provision of level area of primary open space

A = Minimum area 35m²,
maximum gradient 1:10

B = Only the area that can accommodate a
3m diameter circle is measured as primary
open space

C = Primary open space is to be no more than
1.2m above or below existing ground level

3.7.2 Fences

Fences and walls play major roles in determining the appearance of developments and their contribution towards the streetscape. Carefully designed fences and walls help to integrate developments into the existing streetscape. However, when poorly designed they can unduly dominate the streetscape and reduce opportunities for neighbourhood surveillance and social interaction.

This DCP seeks to recognise both the importance of fences and walls to the privacy and security enjoyed by individual properties and the potential of fences and walls to contribute to creating or enhancing attractive streetscapes.

B3.7 External areas ► 3.7.2 Fences

Objectives	Controls
O1 To ensure fences and walls improve amenity for existing and new residents and contribute positively to streetscape and adjacent buildings.	C1 Fencing is designed and located to protect the inhabitants of the property, and allows for casual surveillance from the building to the street.
O2 To ensure that fences and walls are not visually intrusive in the streetscape.	C2 The arrangement of built form, fences, landscaping and other features clearly defines any public, common, and private space.
O3 To ensure that fences and walls do not unreasonably restrict views and vistas from streets and other public spaces.	C3 Front fences and walls assist in defining building entrances.
O4 To ensure that development creates well defined areas of public and private space.	<p>C4 The height of front fences does not exceed:</p> <ul style="list-style-type: none"> a) 1.2m if solid; or b) 1.5m if 50% transparent or open; <p>unless otherwise specified in the precinct controls in Chapters B1 and B2 of this part of the DCP.</p> <p>Note: Chapters B1 and B2 define the desired future character for each precinct, and identify any special heritage, streetscape character and key elements within each precinct.</p> <p>C5 Fences on the low side of the street incorporate transparent or open panels to each side boundary to preserve district, iconic and harbour views from the street.</p>

B3.7 External areas ▶ 3.7.2 Fences

Objectives	Controls
	<p>C6 On the high side of streets where there is an increase in ground level in excess of 1.2m on the property side of the street alignment— the height of front fences and walls may increase to 1.2m from the level of the high side (refer to Figure 21).</p> <p>C7 Gates do not encroach over the street alignment when opening or closing.</p> <p>C8 Where a vehicular entrance is proposed in conjunction with a fence of height greater than 1.2m—a 45° splay or its equivalent is provided either side (as applicable) of the entrance to ensure driver and pedestrian vision. The splay is to have minimum dimensions of 2m x 2m (refer to Figure 22).</p>
O5 To ensure boundary fences between sites provide visual privacy without affecting the amenity of those sites in terms of views and sunlight.	<p>C9 The rear and side fences:</p> <ul style="list-style-type: none"> a) are located behind the building front setback; and b) do not exceed 1.8m on level sites, or 1.8m as measured from the low side where there is a difference in level either side of the boundary. <p>C10 Where there is a difference in ground level in excess of 1.2m either side of the boundary—the height of fences and walls may increase to 1.2m from the level of the high side (refer to Figure 23).</p>
O6 To ensure fences and walls are sympathetic to the topography.	C11 For sloping streets—the height of fences and walls may be averaged and fences and walls may be regularly stepped.

B3.7 External areas ► 3.7.2 Fences

Objectives	Controls
O7 To protect and retain fences and walls that are important character elements for the precinct.	C12 Remnant sandstone and garden walls are retained and adequately maintained.
O8 To ensure materials used in fences and walls are a high quality and in keeping with the existing streetscape character and character of the building.	C13 Existing retaining walls that are important character elements in the street or precinct are retained.
	C14 Existing fences, particularly those constructed from sandstone, that are significant or represent important character elements in the street or precinct are retained.
	C15 The design and materials of front fences and walls are compatible with those fences and walls that contribute positively to the streetscape, (and the heritage context in the case of heritage conservation areas), and satisfy the desired future character and precinct controls in Chapters B1 and B2 of this DCP.
	C16 Fences and walls made from corrugated iron, barbed wire, and the like are not permitted.

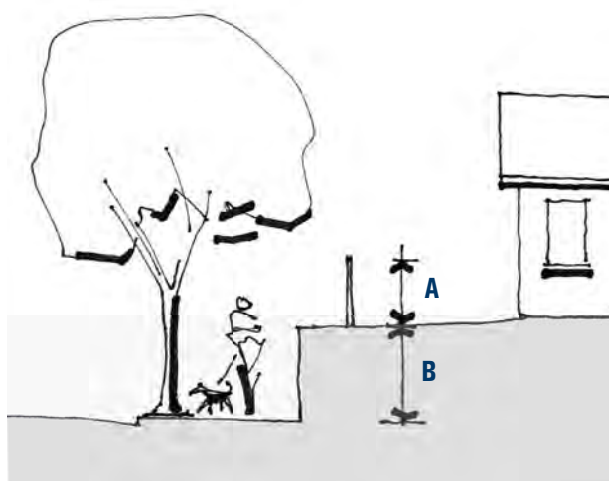
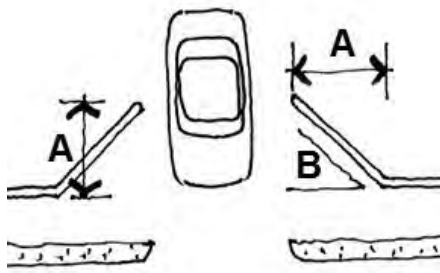


FIGURE 21

Front fences on the high side of streets

A = 1.2m maximum

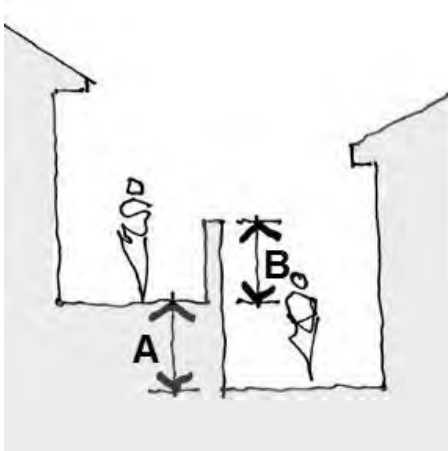
B = Increase in ground level greater than 1.2m

**FIGURE 22**

Splays for driveway entrances where fence height exceeds 1.2m

A = 2m minimum

B = 45° splay

**FIGURE 23**

Side and rear boundary fences where levels change between properties

A = Increase in ground level greater than 1.2m

B = 1.2 maximum

3.7.3 Site facilities

Some site facilities including mail boxes, clothes drying areas and laundry facilities are essential or common features in contemporary residential development. Others such as radio aerials and satellite dishes are less frequently required. The potential impacts of site facilities on the overall appearance of developments and the local streetscape need to be considered.

B3.7 External areas ► 3.7.3 Site facilities			
Objectives		Controls	
O1	To ensure that mail boxes are suitably located and designed.	C1	Lockable mail boxes are provided close to the street and are integrated with front fences or building entries.
O2	To provide adequate storage facilities in residential development.	C2	Lockable storage space of at least 8m ³ per dwelling is provided.
O3	To encourage the use of natural resources to dry clothes.	C3	Development that includes a residential component provides opportunity for at least one external clothes drying area.
O4	To ensure external clothes drying areas are suitably located.	C4	External clothes drying areas have access to sunlight, and are located in a secure place away from public spaces and screened from public view. Note: External drying areas may be located in the deep soil landscaped area.
O5	To ensure that aerials, antennae, and communications dishes must be thoughtfully integrated into development and are unobtrusive.	C5	Developments involving three or more dwellings share one common television antennae or satellite dish.
		C6	The design and location of aerials, antennae, and communications dishes: a) do not have an unreasonable impact on the architectural character of the building to which it is attached; b) are not visually intrusive within the streetscape; and c) do not have an unreasonable impact on the amenity of adjoining and adjacent properties.

B3.7 External areas ▶ 3.7.3 Site facilities

Objectives		Controls	
O6	To ensure that air-conditioning units, including external condensers, do not have adverse streetscape or amenity impacts.	C7	Air-conditioning units are not be visible from the streetscape or public domain.
		C8	Air-conditioning units do not unreasonably impact on the visual or acoustic amenity of adjoining properties. The impact on neighbours is less than the impact on the occupants of the site where the air-conditioning unit is located.
		C9	Air conditioning units are suitably enclosed or screened to minimise noise impacts to adjoining properties. Note: Noise emissions from air-conditioning units must not exceed the background noise levels when measured at the boundary of the development site. The provisions of the <i>Protection of the Environment Operations Act 1997</i> apply.
O7	To protect the air quality and residential amenity.	C10	New fireplaces burn non-solid fuels, e.g. gas or electricity.
O8	To ensure that development incorporates adequate garbage and recycling collection areas.	C11	Refer to Part E of the DCP, Chapter E5 Waste Management.

3.7.4 Ancillary development – swimming pools, tennis courts and outbuildings

Swimming pools

A swimming pool is an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreation purposes, but does not include a spa pool.

B3.7 External areas ► 3.7.4 Ancillary development – swimming pools

Objectives	Controls
O1 To provide for recreational opportunities for swimming without compromising the amenity of the adjoining properties.	C1 The swimming pool cannot occupy the deep soil landscaped area.
	C2 Excavation beyond the controls in Section B3.4 is permitted to accommodate a backyard swimming pool. Note: This concession does not apply to a swimming pool proposed in basement areas.
	C3 The swimming pool (measured from the outer edge including pool coping) is at least 1.5m from property boundaries.
	C4 The swimming pool surrounds are no more than 1.2m above or below the existing ground level.
	C5 The swimming pool is no deeper than 2m from the pool surround level (refer to Figure 24).
	C6 The location and design of the swimming pool and associated works do not adversely impact on prescribed trees (refer to Chapter E3 Tree Management).

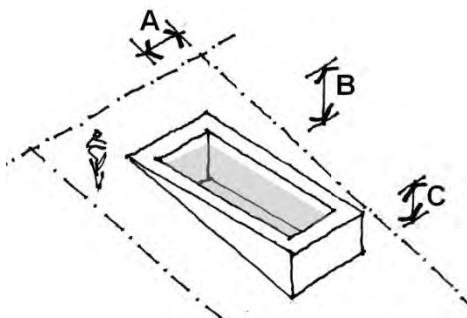


FIGURE 24

Provision of private swimming pools

A is to be a minimum of 1.5m

B = Pool depth is to be a maximum of 2m

C is to be a maximum of 1.2m

Tennis courts

Tennis courts are rectangular recreational areas, approximately 24m x 11m, with a low net stretched across the centre. They are usually fenced to retain balls on the court during play.

B3.7 External areas ▶ 3.7.4 Ancillary development – tennis courts

Objectives	Controls
<p>O1 To provide recreational opportunities for playing tennis without compromising the amenity of adjoining and adjacent properties.</p>	<p>C1 The tennis court level is a maximum of 1.2m above or below the existing ground level (refer to Figure 25).</p>
	<p>C2 The tennis court is at least 1.5m from property boundaries (refer to Figure 25).</p>
	<p>C3 The court playing surface is made from a material that minimises light reflection.</p>
	<p>C4 The height and location of court fencing does not unreasonably compromise:</p> <ul style="list-style-type: none"> a) sharing of views from surrounding properties; or b) solar access to adjoining properties.
	<p>C5 Fencing material is a recessive colour.</p>
	<p>C6 Where floodlighting is proposed, the lighting does not unreasonably impact on the amenity of adjoining or adjacent properties.</p>
	<p>C7 The location of the tennis court and associated works does not adversely impact on prescribed trees (refer to Chapter E3 Tree Management).</p>

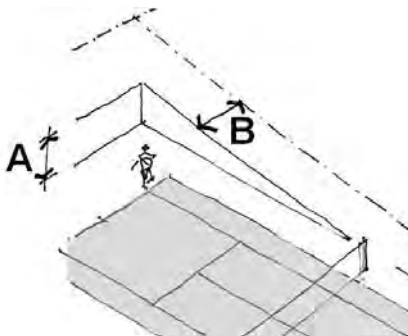


FIGURE 25

Provision of private tennis courts on residential sites

A is to be a maximum of 1.2m

B is to be a minimum of 1.5m

Outbuildings

Although development outside the building envelope is generally not permitted, small outbuildings such as a cabana, cubby house, fernery, garden shed, gazebo, greenhouse or the like, may be located within the rear the setback.

B3.7 External areas ► 3.7.4 Ancillary development - outbuildings

Objectives		Controls	
O1	To ensure that outbuildings do not unreasonably compromise the amenity of the occupants or the adjoining properties.	C1	The outbuilding is located within the buildable area or the rear setback.
		C2	Maximum height of the outbuilding is 3.6m.
O2	To ensure that the required deep soil landscaped area and level area of private open space are achieved.	C3	The outbuilding, if located outside the building envelope, does not reduce the deep soil landscaped area and the private open space areas below the minimum required for development, as specified in Section 3.7.1 Landscaped areas and private open space.

B3.8 Additional controls for development other than dwelling houses

This section includes additional controls for the following types of development:

- ▶ secondary dwellings;
- ▶ semi-detached dwellings;
- ▶ dual occupancies;
- ▶ attached dwellings;
- ▶ residential flat buildings and multi-dwelling housing;
- ▶ Inter-War flat buildings; and
- ▶ post-1950s residential towers.

These controls apply in addition to the controls in Sections B3.2-B3.7.

3.8.1 Minimum lot width

The minimum lot width, as measured from the street frontage, is the minimum required to accommodate development on a site.

The controls below apply to detached dual occupancies, attached dwellings, residential flat buildings and multi dwelling housing, recognising that these forms of development require a minimum width to ensure that each dwelling in the development can be designed to provide reasonable amenity having regard to issues such as privacy, building separation and open space.

B3.8 Additional controls ▶ 3.8.1 Minimum lot width

Objectives	Controls
<p>O1 To ensure that sites have a minimum width to provide for the amenity of occupants and adjoining properties.</p>	<p>C1 The parent lot has a minimum width at the street front alignment as follows:</p> <ul style="list-style-type: none"> a) detached dual occupancy—21m b) attached dwellings—24m c) residential flat building or multi dwelling housing containing three dwellings—15m d) residential flat building or multi dwelling housing containing four or more dwellings—21m. <p>Notes:</p> <ul style="list-style-type: none"> a) No minimum lot width applies to a dwelling house, semi-detached dwelling or attached dual occupancy. b) The parent lot refers to the development site before any subdivision (if relevant). c) These controls do not apply to battle-axe lots (refer to Section B3.9).

3.8.2 Secondary dwellings

Under the Woollahra LEP, secondary dwelling means a self-contained dwelling that:

- a) is established in conjunction with another dwelling (the principal dwelling);
- b) is on the same lot of land as the principal dwelling; and
- c) is located within, or is attached to, or is separate from, the principal dwelling.

Clause 5.4 of Woollahra LEP sets the maximum size of a secondary dwelling, being 60m², or not more than 5% of the total floor area of the principal dwelling.

B3.8 Additional controls for development other than dwelling houses

► 3.8.2 Secondary dwellings

Objectives	Controls
<p>O1 To ensure that amenity is provided to the occupants of the principal dwelling, secondary dwelling and to adjoining properties.</p>	<p>C1 The maximum height of the secondary dwelling is 5.7m.</p> <p>C2 The secondary dwelling, if located outside the building envelope:</p> <ul style="list-style-type: none"> a) is setback at least 1.5m from the side boundaries; b) is setback at least 3m from the rear boundary; c) does not reduce the deep soil landscaped area and primary open space area from the minimum required in Section 3.7.1 Landscaped areas and private open space; and d) does not have an unreasonable impact on views, privacy and solar access of the principal dwelling or the adjoining properties. <p>C3 Both the principal and secondary dwellings have direct access to private open space.</p>

3.8.3 Semi-detached dwellings

Under the Woollahra LEP, a semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

This section includes controls relating to:

- ▶ new semi-detached dwelling development; and
- ▶ alterations and additions to existing semi-detached dwellings.

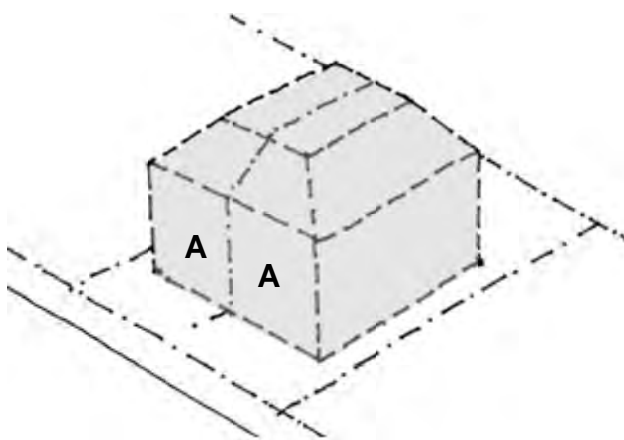


FIGURE 26

Semi-detached dwellings

A = Semi-detached dwellings

B3.8 Additional controls for development other than dwelling houses

▶ 3.8.3 Semi-detached dwellings

Objectives		Controls	
For new development			
O1	To encourage semi-detached dwellings to present as a uniform built form.	C1	Both dwellings in the development have an integrated design and are complementary to each other in terms of style, design, materials, roof form and colour scheme.

B3.8 Additional controls for development other than dwelling houses

► 3.8.3 Semi-detached dwellings

Objectives	Controls
For alterations and additions to existing semi-detached development	
<p>O2 To ensure that a proposal to redevelop one semi-detached dwelling in a pair does not adversely affect the development potential of the unaltered dwelling.</p>	<p>C2 Alterations and additions to one semi-detached dwelling in a pair do not unreasonably prevent the redevelopment of the remaining semi-detached dwelling at a later date.</p> <p>C3 Windows facing the common elevation between each semi-detached dwelling are avoided.</p>
<p>O3 To ensure that the original streetscape contribution and character of semi-detached dwellings is retained and enhanced.</p>	<p>C4 First floor additions are set back beyond the apex or main ridge of the existing principal roof form.</p> <p>C5 Existing chimneys are retained.</p> <p>C6 Dormers are not located in the street elevation of the building.</p> <p>C7 The key architectural elements of the original building are retained.</p>
<p>O4 To ensure that additions and alterations to one semi-detached dwelling respects the scale, detailing and characteristics of the pair.</p>	<p>C8 Alterations and additions to one of a pair of semi-detached dwellings does not dominate or compromise the uniformity or geometry of the principal or street front elevation.</p> <p>Where symmetry is the dominant characteristic it should be respected; where asymmetry gives the appearance of a single building this should be respectfully acknowledged in the design to maintain that character.</p> <p>C9 The style, pitch, material, profile and colour of the proposed roof form matches, complements and extends the existing roof form of the building. Uncharacteristic roof forms and details that detract from the character of the adjoining semi-detached dwelling are avoided.</p>

B3.8 Additional controls for development other than dwelling houses**▶ 3.8.3 Semi-detached dwellings**

Objectives	Controls
	C10 Roof design does not adversely impact on the adjoining semi-detached dwelling or create stormwater spillover.
	C11 External colour schemes and materials are sympathetic to the character of the original building and the other semi-detached dwelling.

3.8.4 Dual occupancy

A dual occupancy means two dwellings on one lot of land.

Under the Woollahra LEP, dual occupancies are defined as:

- **dual occupancy (attached)** means two dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.
- **dual occupancy (detached)** means two detached dwellings on one lot of land, but does not include a secondary dwelling.

Clause 4.1B of the Woollahra LEP sets the minimum lot size of dual occupancies.

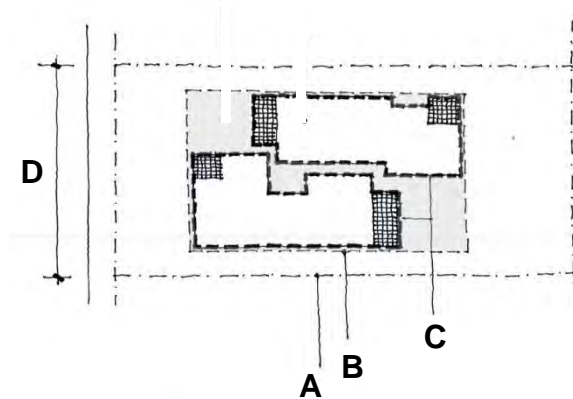


FIGURE 27

Example layout of detached dual occupancy within the buildable area

A = Lot boundary

B = Buildable area

C = Extent of building

D = 21m minimum frontage

B3.8 Additional controls for development other than dwelling houses

► 3.8.4 Dual occupancy

Objectives	Controls
O1 To ensure that the development presents as an integrated design.	C1 Both dwellings in the development complement each other in terms of style, design, materials, roof form and colour scheme.
O2 To ensure useable and well located areas of private open space.	C2 Private open space areas are not located within the front setback area.
	C3 Each dwelling has direct access to its own private open space area.
	C4 Private open space areas are not overlooked by the other dual occupancy dwelling in the development.

-
- | | | | |
|----|---|----|---|
| O3 | To ensure that on-site parking does not detract from the streetscape character and amenity. | C5 | Both dual occupancies share a common driveway cross-over. Separate cross overs may be considered on corner lots, where the access is from separate streets. |
| O4 | To minimise loss of on-street parking. | | |

3.8.5 Attached dwellings

Under the Woollahra LEP, attached dwelling means a building containing three or more dwellings, where:

- a) each dwelling is attached to another dwelling by a common wall;
- b) each of the dwellings is on its own lot of land; and
- c) none of the dwellings are located above any part of another dwelling.

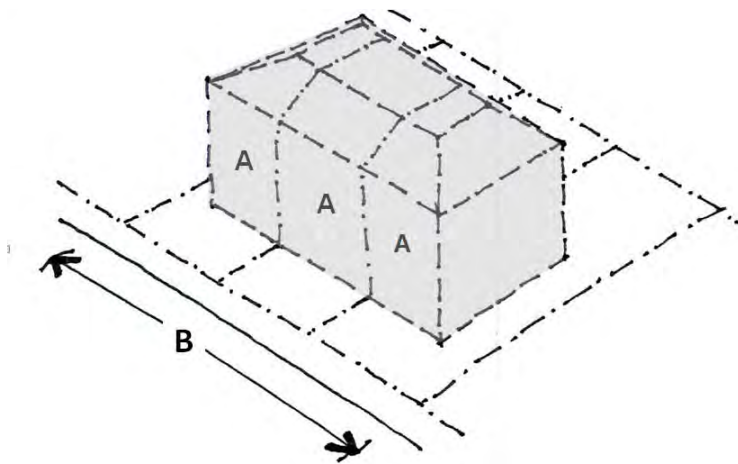


FIGURE 28

Attached dwellings

A = Attached dwellings

B = 24m minimum frontage

B3.8 Additional controls for development other than dwelling houses

► 3.8.5 Attached dwellings

Objectives		Controls	
O1	To ensure that the development presents as an integrated design.	C1	All dwellings in the development complement each other in terms of style, design, materials, roof form and colour scheme.
O2	To ensure that on-site parking does not detract from the streetscape character and amenity.	C2	If basement parking is not provided, at grade parking is only permitted where parking is accessed from the rear lane.

3.8.6 Residential flat buildings and multi dwelling housing

The Woollahra LEP defines the following types of residential accommodation:

- ▶ **residential flat building** means a building containing three or more dwellings, but does not include an attached dwelling or multi dwelling housing.
- ▶ **multi dwelling housing** means three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

In addition to the DCP controls, the NSW Government's *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development* (SEPP 65) is also a mandatory consideration for all applications for residential flat buildings and multi dwelling housing that is three or more storeys and contains four or more self-contained dwellings.

SEPP 65 contains principles for good design and provides guidance for evaluating the merit of design solutions, and is supported by the Residential Flat Design Code. The Code contains detailed information about how development proposals can achieve the design quality principles in the SEPP, addressing matters such as building separation and building configuration.

Where SEPP 65 applies, the development application must be accompanied by a design verification from a qualified designer, confirming that:

- ▶ he or she designed, or directed the design, of the development; and
- ▶ the design quality principles set out in SEPP 65 are achieved for the development.

B3.8 Additional controls for development other than dwelling houses

▶ 3.8.6 Residential flat buildings and multi dwelling housing

Objectives		Controls	
O1	To ensure that dwellings within the development provide good amenity.	C1	Internal layout and window placement achieves good natural ventilation.
		C2	No more than 25% of all dwellings are single aspect.
		C3	Single aspect dwellings are limited in depth to 8m from a window.
		C4	The back of the kitchen is no more than 8m from a window.
		C5	The width of a cross-over or cross-through dwelling over 15m deep is 4m or greater. Deep and narrow dwelling layouts are avoided.
		C6	Where practical, habitable rooms excluding bedrooms are oriented to the

B3.8 Additional controls for development other than dwelling houses

► 3.8.6 Residential flat buildings and multi dwelling housing

Objectives		Controls	
			north for maximum solar access.
		C7	Light wells as the main source of lighting and ventilation to dwellings is avoided.
O2	To ensure useable and well located areas of private open space that provide good amenity for residents.	C8	Each dwelling has direct access to its own private open space area.
		C9	Private open space areas are located and designed to minimise overlooking from other dwellings in the development.
			Note: For requirements for adaptable housing in residential flat buildings and mixed use developments refer to Part E8 of the DCP.

3.8.7 Inter-War flat buildings

Inter-War flat buildings were constructed in many parts of the Woollahra LGA. Many of these buildings make an important historic, aesthetic, social and technical contribution to the character of areas and to the historical development of the area.

Inter-War flat buildings are defined as two storeys or more and containing two or more dwellings, constructed in the period circa 1918 to circa 1950.

This definition includes years outside the recognised 'Inter-War period' of 1918 to 1939. This is to recognise a building type and not exclusively buildings constructed between certain years. This building type is distinguishable by common characteristics and styles. There are many examples of residential flat buildings with these characteristics that were constructed after 1939.

There are numerous cohesive groups and one-off examples that demonstrate the key characteristics of architectural styles of the Inter-War period including Art Deco, Mediterranean, Georgian Revival, Spanish Mission, Skyscraper Gothic and Functionalist. Many of the Inter-War flat buildings across the LGA were designed by prominent architects such as Leslie Wilkinson, Emil Sodersten, Aaron Bolot, Eric Clarke Pitt, John R. Brogan and Samuel Lipson.

Externally, many buildings and their settings are substantially intact. Modern day renovation trends that include rendering or bagging face brick, altering window patterns and enclosing balconies have detrimental impacts on the character of these buildings, particularly their aesthetic values, and also on the general streetscape.

Streetscape

The streetscape is the connection between the private and public domain. The character of the Inter-War flat building streetscapes is their consistency in architectural style, scale, form, front and side setbacks, finishes and materials. In streets characterised by Inter-War residential building development, the subdivision pattern and regular separation of buildings often provides public views to surrounding areas and landmarks.

Landscaped area

The landscaped garden setting is an important element of Inter-War flat buildings and contributes to the character of the building and its setting. The garden setting usually comprises perimeter planting in narrow strips along the front of the buildings and along the side boundary fences framing a small lawn area in front of the buildings.

Building form

The predominant plan form of principal buildings is of a stepped nature with bays, indents, verandahs, balconies and other elements to break up the mass of the building and in particular the street front elevation.

Highly characteristic detailing defines each style within the Inter-War period and contributes to the building's character. Each style can be characterised by the following elements:

- Art Deco: Face brickwork, vertical and horizontal brick fins, decorative stepped parapets, symmetry, three dimensional massing, geometric curves.

-
- Mediterranean: Rendered and lime washed walls; round or Marseille tiles, accents of classical detail such as round arches, timber shutter, ornate fine ironwork railings.
 - Georgian Revival: Symmetry, fine face brickwork, 12 pane windows, repetitive fenestration, semi-circular headed windows, classical columns and pediments.
 - Spanish Mission: Plain rendered or textured stucco with concentrations of ornament; gabled roofs with curved parapets, half-round terra cotta tiles, triple arch windows, 'barley-sugar' columns.
 - Skyscraper Gothic: Medieval motifs, tall tower elements, vertical fins, stepped parapets.
 - Functionalist: Asymmetrical massing of simple geometric shapes, steel-framed windows, contrasting horizontal and vertical motifs, large areas of glass.

Building height

The height of Inter-War flat buildings is generally consistent within the streetscape. The buildings are usually 2 or 3 storeys, but may be up to 10 or 12 storeys.

Materials

Materials characteristic of Inter-War flat buildings are:

- walls—brick, render/stucco;
- windows—timber double hung or casement; and
- roofs—glazed terracotta tile.

Alterations, additions and repairs

Alterations and additions to Inter-War flat buildings should have regard to the existing character of the building and its setting.

Where external elevations and internal common areas are intact, applicants are encouraged to confine alterations to internal areas of individual apartments.

Services and fire upgrades must be carefully planned and detailed. To avoid damage to characteristic internal and external details, repairs to building elements are to retain existing detailing and be equal to the original quality and design of material finishes, fixtures and fittings.

Roofscapes and chimneys

The roof is an important characteristic of Inter-War flat buildings and is generally a hipped or gabled form with a tiled roof structure and decorative parapet features. It contributes strongly to the overall form, proportions and character of the building.

Chimneys are an important characteristic of pre-1950 residential flat buildings and add to the character of the overall building form and area. For example, chimneys may relate to a centralised incinerator system, reflecting a previous technology that is of historic interest.

Dormer windows to the existing roof forms are inappropriate and out of character with Inter-War flat buildings and are intrusive in the roof form. Skylights are intrusive in roof forms and are restricted to areas that are not visibly prominent.

Fences, gates and mailboxes

The front fences of Inter-War flat buildings are usually low scale and constructed of masonry, often incorporating or repeating details used in the building. Gates are generally wrought iron with fine craftsmanship in a design appropriate to the character of the building, and also match external balcony balustrades.

Mailboxes are often timber in a masonry enclosure and located at or near the front fence, or within or near the main entrance to the building.

Ancillary structures

Ancillary structures for Inter-War flat buildings are those buildings that are not the principal building and include, but are not limited to: carports, garages, garbage areas and laundries.

External materials, details and finishes

External materials, details and finishes and the way they in which these are used are important elements that contribute to the overall character of a building. Face brickwork is a key characteristic of Inter-War flat buildings. The use of masonry patterns including two-tone brickwork, squints (corner bricks), textured bricks and herringbone brickwork can contribute to aesthetic value to an Inter-War flat building.

Verandahs and balconies

Existing verandahs and balconies are an important characteristic of Inter-War flat buildings, in addition to being functional and adding visual interest to the exterior by creating shadows. The addition of new balconies can have a highly negative visual impact on the character of the building. Where external elevations are intact and the building displays distinctive characteristic detailing, verandah additions should be limited to building elevations that are not highly visible from the street.

Security devices

In some cases the original door and window hardware does not provide the necessary level of security for contemporary requirements. Additional security devices can be provided sympathetically whilst retaining original hardware and the character of the building.

Fire protection upgrading

To comply with BCA and other requirements, it is sometimes necessary to upgrade the building with additional fire protection equipment or measures. Where characteristic internal and external detailing exists, fire protection upgrading should be sympathetically incorporated to minimise adverse impacts to original fabric and characteristic features of the building, such as doors and fireplaces.

Objectives and controls for alterations and additions to Inter-War flat buildings

Note: The controls below apply in addition to the general residential controls in this chapter. Where there is an inconsistency, the controls below take precedence.

B3.8 Additional controls for development other than dwelling houses

► 3.8.7 Inter-War flat buildings

Objectives		Controls	
Streetscape			
01	To ensure that the significant characteristics of Inter-War flat buildings, in regard to their presentation to the street, are retained and protected.	C1	For Inter-War flat buildings that are heritage items or located in a HCA—No alterations or additions to the significant and/or original forms, details, fabrics, materials or finishes of the principal building elevations, except for restoration or reconstruction.
02	To conserve the principal street elevations of the Inter-War flat buildings that contribute to the character of the area.	C2	For Inter-War flat buildings that contribute to the character of the area, are not heritage items or located in a HCA—Alterations or additions to the significant forms, details, materials or finishes of the principal building elevations are sympathetic to the style and period of the building, and do not dominate the building.
03	To ensure that the architectural character of Inter-War flat buildings that contribute to the character of the area is not compromised.	C3	The articulated, stepped and faceted plan form of the building is not altered or obscured, particularly at the street elevation.
04	To ensure that the character of original roofscapes, including key elements such as chimneys, is maintained.	C4	Alterations and additions are no higher than the existing roof level, and generally retain the original roof form of the building.
05	To ensure that alterations and additions to the roofs are discrete and do not detract from the original character, proportions or key elements.	C5	The roof maintains traditional roofing materials of the area, such as glazed terracotta tiles. Any replacement or repair matches the original roofing in type, profile, colour and materials. Concrete roofing tiles and corrugated metal roofing are not appropriate.
		C6	Dormer windows or skylights are not visually prominent from the public domain or the principal elevations of the building.
		C7	Skylights are flush with the roof surface.

B3.8 Additional controls for development other than dwelling houses**▶ 3.8.7 Inter-War flat buildings**

Objectives	Controls
	C8 Original chimneys and their details are retained.
O6 To conserve the established garden settings, including significant elements and features.	C9 Characteristic front gardens, and their elements, are retained with minimal alteration. C10 Structures are not erected in the front garden that detract from the feeling of openness, or restrict or impact on the principal elevations of the building (including secondary fences and hedges). C11 Structures erected in the front garden do not significantly reduce or compromise the landscaped area or key elements and features.
O7 To ensure that parking does not detract from the character of the streetscape.	C12 Car parking and garage structures are located at the rear, with access from the rear lane or side driveway.
O8 To ensure that external alterations, additions and repairs do not detract from the original character and form of the building.	C13 External alterations and additions do not impact on the overall form and character of the building, and are not visually prominent from the public domain. C14 External windows and doors are repaired or replaced to match the style, materials and finishes of the original building. C15 Privacy screens are discreet and do not impact on the overall character of the building, and are visible from the street. C16 Shade structures, including awnings and canopies, are not located on the principal building elevations. C17 Alterations to improve accessibility (including lifts, ramps and stairs) are sympathetically integrated with the original building and retain the original character and design of the building and landscape areas.

B3.8 Additional controls for development other than dwelling houses

► 3.8.7 Inter-War flat buildings

Objectives	Controls
O9 To ensure that external materials, details and finishes respect and complement the original building.	C18 Materials are similar in type and finish to those on the original building and sympathetically integrate with the fabric of the building.
	C19 Individual materials do not dominate the original materials of the building.
	C20 Original face brickwork is not painted, rendered or coated.
	C21 Windows are timber double hung or casement with the glazing pane size to be conserved and match the original windows.
	C22 Original leadlight, glass blocks, etched and patterned glazing are retained and conserved.
O10 To ensure that works to balconies and verandahs do not detract from the character and form of Inter-War flat buildings.	C23 Original verandas and balconies to the principal elevation of the building are not enclosed, glazed, or otherwise altered, except to reinstate original detailing.
	C24 New verandahs and balconies: <ul style="list-style-type: none"> a) respect the character of the existing building; and b) are sympathetically integrated with the character and form of the building.
O11 To ensure that fences, gates and mailboxes are consistent with the character of Inter-War flat buildings.	C25 Original fencing, gates and mailboxes are retained and conserved.
	C26 Fences to the front building alignment are a height of between 400mm and 900mm. The height, style, form, materials and finishes match the principal building and the streetscape.
	C27 Gates are constructed in a height, style, form, materials and finishes to match the

B3.8 Additional controls for development other than dwelling houses**► 3.8.7 Inter-War flat buildings**

Objectives	Controls
	<p>principal building and streetscape. Aluminium gates are avoided.</p> <p>C28 Fencing to side and rear boundaries is in the form of a timber paling fence.</p> <p>C29 Mailboxes are constructed in style, form, materials and finishes to match the principal building and streetscape.</p> <p>C30 Mailboxes are discreetly located and do not impact on the character of the building.</p>
O12 To ensure that internal additions, alterations and repairs retain and respect internal common areas and significant internal character elements.	C31 Internal common areas and significant character elements are retained. This includes: entry doors, foyer areas and fittings, mailboxes, noticeboards, staircases, balustrades, carpets, wall details, light fittings, internal doors and the like.
O13 To ensure that the installation and maintenance of security devices does not detract from the character and form of Inter-War flat buildings.	<p>C32 Original door and window hardware is retained, where practical. New additional security elements are in character with the building.</p> <p>C33 Security bars are:</p> <ul style="list-style-type: none"> a) fitted internally; b) respect the existing glazing patterns; and c) painted in a dark recessive colour. <p>C34 Security intercom systems are discreetly located and in a style and materials complimentary to the character of the building.</p> <p>C35 Alarm bell boxes and the like, are not attached to the principal building elevations.</p>

B3.8 Additional controls for development other than dwelling houses

► 3.8.7 Inter-War flat buildings

Objectives	Controls
O14 To ensure that additions and alterations for fire upgrading and safety are discrete, and retain and respect the original and significant building fabric.	<p>C36 New or upgraded services are discreetly and sensitively located to minimise visual impact.</p> <p>C37 New or upgraded services, such as rising mains and wiring, are located within existing ducts, behind cornices or bulkheads or within external lightwells that are not visually prominent.</p> <p>C38 Wiring or other services are housed in concealed conduits.</p> <p>C39 Original timber staircases are retained and smoke isolated, if necessary.</p> <p>C40 Where the height of the original stair balustrades is modified for fire safety—the modification is discreet and sympathetically integrated with the existing stair balustrade.</p> <p>C41 Stair treads applied to existing stairs are discrete.</p> <p>C42 New lifts are designed and located so that the addition: <ul style="list-style-type: none"> a) is located outside the principal building form, if practical; and b) does not require significant alterations to existing common areas. </p> <p>C43 Existing original external and internal doors and door hardware are retained and upgraded rather than replaced.</p> <p>C44 Existing original fanlights and other openings are retained and sealed from behind, if necessary.</p> <p>C45 Emergency and exit lighting is incorporated into existing original light fittings, where practical.</p> <p>C46 Smoke and/or thermal detectors are</p>

B3.8 Additional controls for development other than dwelling houses**▶ 3.8.7 Inter-War flat buildings**

Objectives	Controls
	discreetly located and do not impact on decorative plaster cornices and ceilings.
<p>O15 To ensure that ancillary development does not detract from the style and character of Inter-War flat buildings and their settings.</p>	<p>C47 Ancillary development, such as garages and laundries, constructed at the same time as the building are retained. Any modifications are sympathetic to the original building.</p> <p>C48 New ancillary development:</p> <ul style="list-style-type: none"> a) is smaller in scale than the principal building; b) is not located between the principal building and the street front, and generally located at the rear behind the principal building; c) is constructed in a style, form, materials and finishes that match the principal building; d) is single storey with a maximum clear internal height of 2.4m; and e) is sympathetic in scale and style to traditional forms of ancillary structures.
<p>O16 To promote restoration and reconstruction works to restore significance.</p>	<p>C49 Unsympathetic additions and modifications to the building, and its grounds, are removed and replaced with sympathetic works, or reinstatement of original forms and matching fabric.</p>

3.8.8 Post-1950s residential towers

The post-1950s residential towers are generally between 10 and 25 storeys high, and set on large sites with significant setbacks providing a garden setting to the street. These towers generally occur on the ridges of Darling Point and Point Piper and are visually prominent, particularly from Sydney Harbour.

B3.8 Additional controls for development other than dwelling houses

► 3.8.8 Post-1950s residential towers

Objectives	Controls
<p>O1 To ensure that additions and alterations do not have an unsympathetic impact on the architectural style of the original building.</p> <p>O2 To ensure that additions and alterations do not detract from the character of the area or have an unreasonable impact on surrounding properties.</p>	<p>C1 Alterations and additions to post-1950s residential towers have regard to:</p> <ul style="list-style-type: none"> a) their visual prominence; b) impacts on views from public spaces; c) impacts on view sharing from private properties; d) the architectural integrity of the existing building; and e) the materials and finishes of the existing building.

3.8.9 Non-residential development

A number of non-residential land uses, such as child care centres, community facilities, educational establishments and places of public worship are permitted within the residential zones.

Where a non-residential use is proposed, the development must be compatible with the desired future character of the area in terms of building scale, location and design, and the impacts arising from the use must not unreasonably compromise residential amenity.

Notes:

- ▶ On-site parking rates and design requirements are in Part E of the DCP, Chapter E1 Parking and Access.
- ▶ Additional controls are in Part F of the DCP, Chapters F1 Child Care Centres and Chapter F2 Educational Establishments.

B3.8 Additional controls for development other than dwelling houses

▶ 3.8.9 Non-residential development

Objectives		Controls	
O1	To ensure that non-residential development is sympathetic to, and consistent with, the streetscape character.	C1	The built form complies with the building envelope, floorplate, excavation and built form and context controls in Sections B3.2-B3.4.
O2	To ensure there are no unreasonable impacts on residential amenity.	C2	The development is compatible with the streetscape and the desired future character of the street. For example, buildings in residential areas must maintain a scale consistent with the streetscape. Note: Chapters B1 and B2 in this Part of the DCP define the desired future character for each precinct, and identify any special heritage, streetscape character and key elements within each precinct.
		C3	Lighting, noise, hours of operation, and intensity of the use do not unreasonably impact on the residential amenity of adjoining properties, the street, or precinct.

B3.8 Additional controls for development other than dwelling houses

► 3.8.9 Non-residential development

Objectives	Controls
	<p>C4 A management plan may be required to be submitted with the DA identifying the proposed uses on the site, and how the impacts of those uses will be managed and minimised. Matters that may need to be addressed in the management plan include:</p> <ul style="list-style-type: none"> a) pedestrian and vehicular access; b) parking and servicing; c) capacity; d) hours of operation; e) lighting; f) noise; and g) security and safety.

B3.9 Additional controls for development on a battle-axe lot

A battle-axe lot is a lot that is connected to a road by an access handle. It does not have a street frontage, and directly adjoins other properties at all boundaries.

The controls below recognise that development on battle-axe lots needs to particularly consider the amenity of both the occupants and the adjoining properties, having regard to privacy, solar access, open space and the like.

Note, under Woollahra LEP:

- ▶ the maximum height for development on a battle-axe lot is 9.5m; and
- ▶ the minimum lot size for development other than a dwelling house on a battle-axe lot in the R3 Medium Density Residential Zone is 950m².

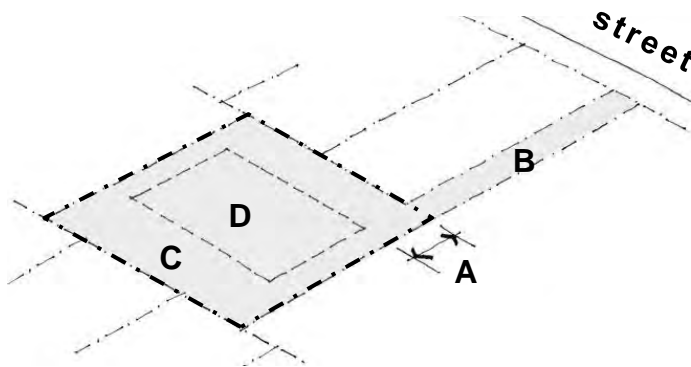


FIGURE 29

Low density residential development:
e.g. dwelling house

A = Primary frontage setback
6m from boundary

B = Access handle

C = Developable area

D = Buildable area

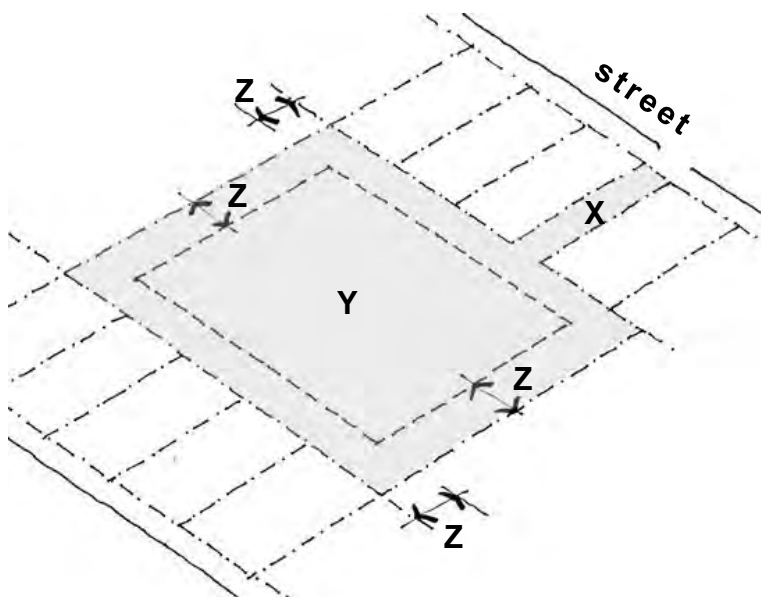


FIGURE 30

R3 zone and development other than
a dwelling house

X = Access handle

Y = 950m² minimum lot size
excluding the access handle at **X**.
Minimum dimension of 24m

Z = 6m setback required to
each boundary

B3.9 Additional controls for development on a battle-axe lot

Objectives	Controls
<p>O1 To ensure that the battle-axe lot is of a size that can provide for the amenity of occupants and adjoining properties.</p>	<p>C1 The lot, excluding the access handle, has minimum dimension in any direction, as follows:</p> <ul style="list-style-type: none"> a) for a detached dual occupancy—21m b) for development involving three or more dwellings—24m. <p>Note: The access handle of a battle-axe lot is not included in calculating the minimum dimension.</p>
<p>O1 To ensure adequate building separation to provide for the amenity of occupants and adjoining properties.</p>	<p>C2 For development in the R2 Low Density Residential Zone—a 6m setback applies to the primary frontage (refer to Figure 29).</p> <p>Note:</p> <ul style="list-style-type: none"> a) the primary frontage is the boundary closest to the access handle leading to the street; and b) side and rear setbacks in Sections 3.2.3 and 3.2.4 apply. <p>C3 For development in the R3 Medium Density Residential Zone—a 6m setback applies to all boundaries (refer to Figure 30).</p> <p>A reduced setback may be considered where there is no unreasonable impact on the amenity of adjoining properties having regard to privacy, solar access, sense of enclosure and view sharing.</p> <p>Note: A 7.2m wall height applies (refer to Sections 3.2.5).</p> <p>C4 Notwithstanding C3, a setback of 12m applies to:</p> <ul style="list-style-type: none"> a) land at 327, 327C, 327D, 337, and 337A, Edgecliff Road (being Lot 4 DP 320118, Lot 1 DP 566991, Lot X DP 101456, Lot C DP 323192, and Lot 12 DP 851270,) and 14, 20, and 22 Roslyndale Avenue (being Lot 101

B3.9 Additional controls for development on a battle-axe lot

Objectives	Controls
	<p>DP 738428, Lot 6 DP 9477 and Lot 7 DP 9477) along the eastern most boundary that directly adjoins R2 zoned land; and</p> <p>b) land at 345 Edgecliff Road (Lot E DP 331031) along the southern most boundary that directly adjoins R2 zoned land.</p> <p>Note: The 6m setback applies to all other boundaries.</p>
<p>O2 To ensure that development does not unreasonably affect adjoining properties in terms of privacy and sense of enclosure.</p>	<p>C5 Primary living areas, such as a living room, lounge room, kitchen and dining room, are located on the ground floor. Habitable rooms other than bedrooms, on the upper floors will only be considered where there is:</p> <p>a) no unreasonable impact on the privacy of adjoining properties; and</p> <p>b) no overlooking into the private open space areas of adjoining properties.</p> <p>C6 In the R2 zone, where habitable rooms other than bedrooms are located on the upper floor, the windows to these rooms are setback at least 4.5m from any boundary.</p> <p>C7 Balconies on the upper floors will only be considered where there is:</p> <p>a) no unreasonable impact on the privacy of adjoining properties; and</p> <p>b) no overlooking into the private open space areas of adjoining properties.</p>

B3.10 Additional controls for development in sensitive locations

3.10.1 Development on land adjoining public open space

This section applies to land that directly adjoins land zoned RE1 Public Recreation, E1 National Parks and Nature Reserves, and E2 Environmental Conservation.

Parks, reserves and other public open space areas contribute significantly to the amenity and well-being of the community.

Many of these areas are close to the harbour foreshore and provide an important contribution to scenic quality. Some of these parks and reserves contain remnant vegetation and ecological communities worthy of protection.

Development, including landscaping, on private property adjoining public open space areas needs to consider its relationship to the public land and be sensitively managed to minimise potential impacts on the amenity of these public open space areas.

B3.10 Additional controls for development in sensitive locations

► 3.10.1 Development on land adjoining public open space

Objectives		Controls	
O1	To ensure that development on land adjoining public open space areas does not compromise the public use or amenity of the land.	C1	Development does not conflict with any plan of management applying to public land.
		C2	Development does not have an unreasonable impact on the public open space area in terms of: <ul style="list-style-type: none"> a) overshadowing; b) scale or sense of enclosure; and c) loss of significant views.
		C3	Fencing and landscaping along any common boundary makes a positive contribution to the public open space area.
O2	To improve opportunities for passive surveillance into public open space areas.	C4	Where practical, the building is designed to have an outlook to the adjoining public open space area.

B3.10 Additional controls for development in sensitive locations**▶ 3.10.1 Development on land adjoining public open space**

Objectives		Controls	
O3	To protect and enhance public access to public open spaces.	C5	Development does not reduce existing public access to public open space areas. When possible, development increases opportunities for public access.
O4	To ensure that development does not have an adverse impact on the ecology of adjoining parks, reserves or other public open space areas.	C6	A gate or the like, providing direct access from the private property to the public park or reserve will not be permitted.
O5	To ensure that development adjoining open space provides for a continuation and support of native vegetation and habitat areas.	C7	For new plantings, 90% of the plants in the landscape design are locally occurring native species. However, where the land adjoins bushland to which <i>State Environmental Planning Policy No 19—Bushland in Urban Areas</i> applies, 100% of the plants are locally occurring native species.
O6	To ensure that development does not impact on the environmental processes of the public land, such as soil erosion, siltation, and the like.	C8	Landscaping provides a diversity of native species and a complexity of habitat through vertical layering. Note: Refer to the DA Guide for suggested vegetation species.

3.10.2 Harbour foreshore development

Sydney Harbour is an outstanding natural and public asset of national significance with unique environmental qualities that are world renowned. Woollahra Council has a shared responsibility with the State government and other councils with harbour foreshore land to ensure its protection for existing and future generations.

In 2005 the State Government introduced the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Harbour REP) to provide clear planning framework and better environmental outcomes for Sydney Harbour. The Harbour REP applies not only to the waterways and foreshores of the harbour, but to the wider hydrological catchment.

The provisions in this part of the DCP supplement the Harbour SREP, and particularly address scenic and environmental protection issues. These DCP provisions apply to:

- land that has a boundary to the Sydney Harbour foreshore;
- land adjoining the Sydney Harbour foreshore which is zoned E1 National Parks and Nature Reserves or RE1 Public Recreation; and
- any land visible from Sydney Harbour.

Scenic protection

The appearance of development when viewed from Sydney Harbour is an important consideration for development.

Scenic protection is not just relevant to land immediately adjacent to the foreshore, but applies to development on any land that is visible from Sydney Harbour. This is because building form, scale, materials and vegetation cover of development located along the slopes and ridgelines visible from the harbour are also important in contributing to, and protecting, the harbour's scenic qualities.

Ecological communities and protection of the natural foreshore

The harbour foreshore supports a vast array of flora and fauna communities. It is important to minimise the impact of development to preserve natural ecosystems and protect the natural foreshore character.

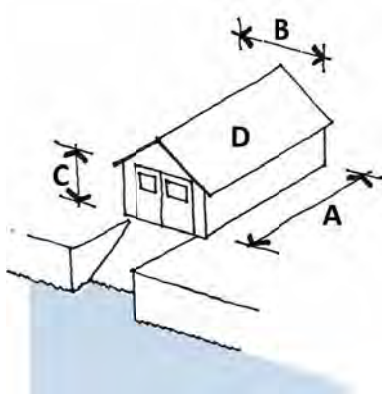


FIGURE 31

Design considerations for boat sheds

- A** = Maximum length 5m
- B** = Maximum width 3.7m
- C** = Maximum wall height 2.5m
- D** = Minimum roof pitch 30°

B3.10 Additional controls for development in sensitive locations**▶ 3.10.2 Harbour foreshore development**

Objectives	Controls
O1 To protect the scenic quality of the natural landscape and built environment, particularly as viewed from Sydney Harbour.	<p>C1 Development as viewed from Sydney Harbour follows the natural topography and maintains or enhances vegetation cover.</p> <p>C2 Roofs are below the tree canopy and maintain the prominence of the treed skyline.</p> <p>C3 Development as viewed from Sydney Harbour, is designed and constructed to blend with the natural landscape setting and the existing built environment through the use of materials, colours, wall articulation, building form and landscaping. Glass elevations and excessive use of windows resulting in reflectivity and glare are avoided.</p> <p>C4 Pergolas, boatsheds, other outbuildings and structures are designed and constructed to complement the overall appearance of the development. Such structures are no more than one storey in height.</p> <p>C5 Swimming pools and spa pools are not elevated more than 1.2m above ground level and complement the character of the harbour and foreshore.</p> <p>C6 Swimming pool and spa pool walls are suitably treated to complement the natural foreshore, and where visible, are sandstone clad and incorporate suitable screen landscaping.</p> <p>C7 The boatshed is designed to directly relate to the water, with openings and access facing the water.</p> <p>C8 Boatsheds are used solely for the storage and/or maintenance of boats.</p> <p>C9 Boatsheds have maximum plan dimension of 6m x 3.7m. Boatsheds are sited so that the minimum dimension fronts the harbour (refer to Figure 31).</p> <p>C10 Boatsheds incorporate gable pitched roofs with a minimum pitch of 30°. The use of roofs as sun decks, patios or the like is not permitted (refer to Figure 31).</p>

B3.10 Additional controls for development in sensitive locations

► 3.10.2 Harbour foreshore development

Objectives	Controls
	<p>C11 Boatsheds are single storey and have a maximum wall height of 2.5m (refer to Figure 31).</p> <p>C12 Boatsheds are constructed of stone or timber. Excessive use of glazing is avoided.</p> <p>C13 Jetties are constructed of hardwood, are of minimum size and are designed to be as unobtrusive as possible. The sharing of jetties between properties is encouraged and, where possible, jetties are constructed on common boundaries to limit the proliferation of structures along the foreshore.</p>
<p>O2 To minimise impacts on natural coastal processes, including sea level rises and flooding.</p>	<p>C14 Boundary fences are not permitted within 8m of the mean high water mark.</p> <p>C15 Within the foreshore building line area:</p> <ul style="list-style-type: none"> a) fences are not more than 1.5m in height above the existing ground level, and are constructed of open weave materials (such as wire or lattice to enable vines, creepers or hedges) to provide natural cover; b) boundary planting is not higher than 1.5m when fully mature; and c) hard surfaces and artificial surfaces, such as paving, are minimised and generally limited to swimming pool surrounds or modest walkways between the residential building and foreshore structures, such as swimming pools or boat ramps. <p>Note: Foreshore building line area means the area of land between the foreshore building lines and the waters of Port Jackson.</p>

B3.10 Additional controls for development in sensitive locations**▶ 3.10.2 Harbour foreshore development**

Objectives	Controls
<p>O3 To protect natural habitats and minimise disturbance on ecological communities.</p>	<p>C16 Development on foreshore properties maintains or reduces current levels of site stormwater or sediment run-off entering the harbour.</p> <p>C17 Development is not located within seagrass communities and avoids shading of seagrass communities.</p> <p>C18 Development and construction does not disturb seabed contaminants.</p> <p>C19 The existing tree canopy is maintained or enhanced.</p>
<p>O4 To reinforce the natural character of the foreshore and limit disturbance to the natural land and water interface.</p>	<p>C20 Development on foreshore properties does not significantly alter the topography and preserves natural foreshore features including cliffs, rock outcrops, rock shelves and beaches.</p> <p>C21 Seawalls or retaining walls are not permitted in areas where the foreshore is in its natural state.</p> <p>C22 Where seawalls or retaining walls are permitted, these are:</p> <ul style="list-style-type: none"> a) constructed of coarse, rock-faced stone or with stone facing (preferably sandstone); b) no more than 1m above the mean high water mark; and c) be designed and built to improve the environmental value of seawalls and seawall-lined foreshores (refer to <i>Environmentally Friendly Seawalls: A Guide to Improving the Environmental Value of Seawalls and Seawall-lined Foreshores in Estuaries</i>, published by the Department of Environment and Climate Change NSW on behalf of Sydney Metropolitan Catchment Management Authority). <p>C23 Slipways and stairs are designed and constructed to closely conform to the character of the natural foreshore.</p>



Part C ► Heritage Conservation Areas

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2014
DRAFT FOR EXHIBITION

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Chapter C1

Paddington Heritage Conservation Area

Part C ► Heritage Conservation Areas

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Chapter C1 ► Paddington HCA

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C1.1 Introduction

1.1.1 Background

Paddington is a unique urban area of outstanding national heritage significance and the conservation of Paddington and its heritage significance should be the foremost outcome of development.

The special character of Paddington is derived from its historical development and associations. This unique character is also evident in its interrelationship of buildings, spaces, topography, landscape settings and land uses. Paddington's sense of place and its significance results from a multi-layered interrelation of various built forms and spaces and historical and social values.

Paddington needs to be understood as a whole precinct. Some of the individual buildings and sites within the precinct are heritage items, however all other buildings (except for intrusive buildings) are contributory buildings as they make a positive contribution to the character of the area. For Paddington, the whole is greater than the sum of its parts.

Paddington is a living place which will continue to undergo change; appropriate contemporary design is encouraged and necessary if change is to occur in a manner which respects the significant characteristics of Paddington.

Conservation philosophy

The controls for the Paddington Heritage Conservation Area (HCA) contained in this chapter are based on the Paddington Heritage Conservation Area DCP 2008. The Paddington Heritage Conservation Area DCP 2008 was the culmination of a review of the Paddington DCP 1999. The review of the Paddington DCP 1999 included input from a working party comprising representatives from The Paddington Society, the National Trust of Australia (NSW), the Woollahra History and Heritage Society, the NSW Heritage Office and Woollahra Councillors.

This chapter of the DCP adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

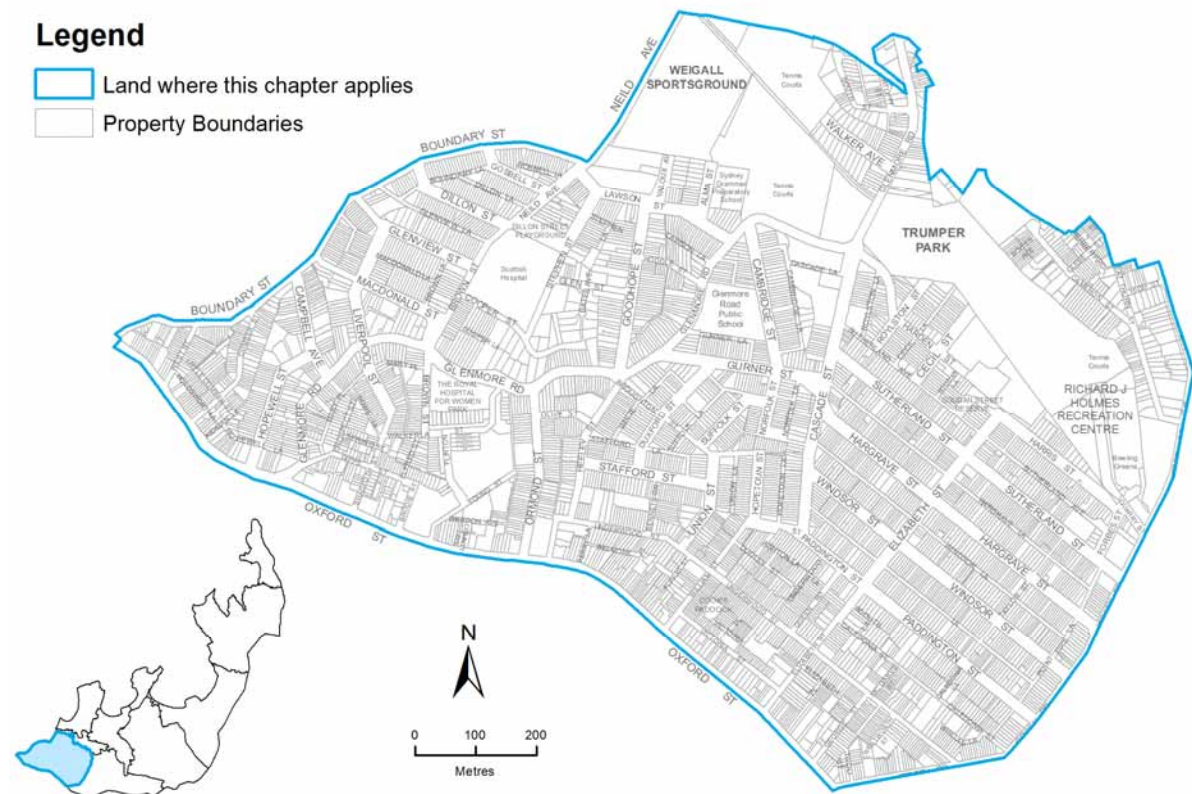
The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places. Certain terms used in the Burra Charter are also used in this chapter and are defined in Section C1.7.

1.1.2 Land where this chapter applies

This chapter applies to the Paddington HCA as identified in Map 1.

Parts of the suburbs of Edgecliff and Woollahra are located in the Paddington HCA; this chapter applies to those parts.

MAP 1 Paddington Heritage Conservation Area boundary map



1.1.3 Development to which this chapter applies

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

Generally this will be residential or commercial development, but may include other permitted uses such as child care centres, community facilities, educational establishments and places of public worship.

1.1.4 Objectives

The objectives of this chapter are:

- O1 To facilitate the implementation of the objectives and provisions relating to heritage conservation contained in Woollahra LEP.
- O2 To acknowledge and conserve the unique National heritage significance of Paddington.
- O3 To conserve the significant types of buildings within the Paddington Heritage Conservation Area.
- O4 To provide guidelines and controls which seek to protect the significant character of Paddington and which encourage contemporary design which responds appropriately to that character.
- O5 To encourage and promote public awareness, appreciation and knowledge of heritage conservation.
- O6 To enhance amenity and heritage values within Paddington.
- O7 To ensure that development is consistent with the heritage significance of the Paddington Heritage Conservation Area.

1.1.5 Relationship to other parts of the DCP

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

- Part B: Chapter B3 General Development Controls, but only if the proposal is for a dual occupancy development (refer to Section B3.8 Additional controls for development other than dwelling houses).
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

1.1.6 Definitions

The definitions below define words and expressions for the purpose of this chapter.

These definitions apply in addition to the definitions in Part A Chapter A3 of the DCP, the EP&Act and the Woollahra LEP.

ancillary development

a building or structure, other than a dwelling house, dual occupancy, semi-detached dwelling, mixed development, attached housing, multi-dwelling housing, residential flat building or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.

balconet

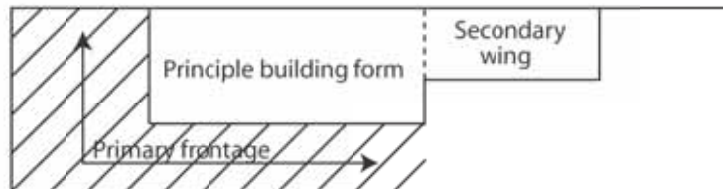
is an area incorporating a guard rail only and a very minor projection from the outer wall of a building, fronting windows with deep sashes or inward opening doors, preventing people from falling.

missing elements

based on known evidence, including where the missing elements exist to related properties rather than speculation).

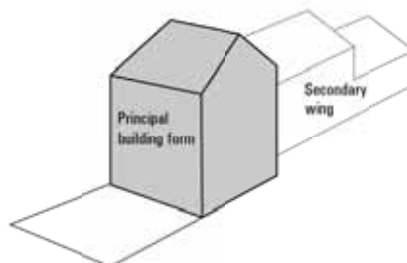
primary frontage (corner lots)

that part of the site in the street front zone and the part between the side street and the principal building form (see diagram).



principal building form

the original front building section and main roof, which contains the main rooms (see diagram).



1.1.7 How to use this chapter

The provisions of this chapter are to be used by applicants in the sequence set out below.

TABLE 1 How to use this chapter

Steps to be considered for all development	
Step 1	Understanding the context <ul style="list-style-type: none"> ► Read the statement of significance for the Paddington HCA in Section 1.2.1. ► Read the desired future character statement for the Paddington HCA in Section 1.2.4. ► Development is to achieve the outcomes expressed in the desired future character statement. Applications will be assessed against their ability to satisfy those outcomes relevant to the proposal, amongst other matters.
Step 2	Investigating heritage significance <ul style="list-style-type: none"> ► Identify whether the subject building or site is a heritage item as identified in Woollahra LEP. ► All other buildings within the Paddington HCA are ‘contributory buildings’ as they make a positive contribution to the character of the area. The only exception to this is for ‘intrusive buildings’ which are inappropriate to the character of Paddington in regard to scale, proportions, materials and design. ► Consider the history and relationship of the subject site and surrounding sites, having particular regard to the building type/s the development applies to. The history and relationships are to be conserved. ► Identify the key building fabric relevant to the building type and the site. Original key fabric is to be conserved.
Step 3	Addressing the objectives and controls <p>For all development, each section must be read and the relevant controls applied:</p> <ul style="list-style-type: none"> ► Section C1.3 Building types: There are 13 building types, each with specific objectives and controls. Note, more than one building type may apply to your development. ► Section C1.4 General controls for all development. This section applies to all development including existing buildings and infill development. ► Section C1.5 Specific policy for building and site elements: Specific controls for building and site elements on residential and non-residential buildings. ► Section C1.6 Public land: Applies to land owned and/or managed by Council or other public authorities.

C1.2 Understanding the context

1.2.1 The significance of the Paddington Heritage Conservation Area

Paddington is a unique urban area which possesses historical, aesthetic, technical and social significance at a National and State level. An important factor in the significance of Paddington is its exceptional unity, encompassing scale, character, history, architecture and urban form.

The built environment of Paddington is an excellent example of the process of 19th century inner city urbanisation of Sydney which was largely completed by 1890. The predominant Victorian built form is an excellent representative example of the phenomena of land speculation and a 'boom' building period between 1870 and 1895.

The terraces of Paddington clearly trace the evolution of the imported English Georgian and Regency terrace models into the distinct Australian style evident in the Victorian era terraces.

Paddington retains many significant types of buildings that represent all phases of the suburb's historical development. These building types range from modest, small-scale, single storey timber and masonry cottages, to remnant examples of former gentry mansions, boom style middle-class terrace houses, apartment blocks and contemporary infill development, all of which are set in a varied network of streets, lanes and pedestrian accessways which reflect the phases of subdivision and development.

Paddington has a multitude of important historical and social associations. It is linked with the early transport routes along South Head Road (Oxford Street) and Point Piper Road (Jersey Road), the construction of Victoria Barracks in the 1840s, the gentry estates, prominent figures of the early colony, the speculative building boom between 1870 and 1890, and the development of Australian tennis at the White City site. Its historical and social associations extend to the periods of occupancy by immigrant groups and minority groups including the Chinese market gardeners, the Jewish community around the turn of the century, the European immigrants in the 1950s and an alternative artistic and intellectual population in the 1960s and 1970s. Today Paddington has a high level of social esteem and is regarded as one of Sydney's most desirable inner-city urban areas. The changing sociology of Paddington demonstrates phenomenal variations in status and changes in community attitudes to the 19th century suburb.

Paddington has important associations with the evolution of the conservation movement in Australia, in particular with the actions by the National Trust and the Paddington Society, which ensured its conservation at a time of redevelopment threat in the 1960s. It is significant as the first suburb classified by the National Trust, a community based, non-government organisation committed to promoting and conserving Australia's heritage.

Paddington has a unique aesthetic significance due to the superimposition of the built form on a sloping topography which overlooks Sydney Harbour and its foreshores. The coherent and extensive Victorian built form comprising groups of terrace buildings on narrow allotments which step down hills, turn corners or sit in ranks along tree lined streets produces a singularly recognisable image.

Paddington provides vast opportunity for research, education and interpretation through the physical layout of its road network, its subdivision pattern and the varied form of buildings.

These buildings provide an excellent record of past technologies and domestic lifestyles through features such as original external and internal building fabric, detailing and room layouts. Terrace houses, semi-detached dwellings, flat buildings and freestanding houses all show the evolving attitudes towards families and the home from the early 19th to the late 20th century.

1.2.2 Building types in Paddington

The built environment of Paddington reveals the historic development of the area. Building types and styles exemplify stages of development and support the overall cultural significance of the area.

Examples of the 1840 to 1870 phase of development include small workers' cottages and boldfaced terraces from the original Paddington village, and grand mansions from the large gentry estates built along the ridgelines, such as Juniper Hall. Rows of Victorian boom style terraces were built between 1870 and 1910 on the subdivisions of the early land grants and large estates.

Later development which occurred on further subdivisions, vacant blocks, or on redeveloped sites includes Federation era terraces, Inter-War apartment buildings, 1960s and 1970s high rise style units, and more recently some excellent examples of contemporary infill.

The building types most commonly found in Paddington include multi-storey and single-storey terrace house rows, single-storey timber and masonry houses, freestanding houses, mixed commercial and residential buildings, commercial and industrial buildings, pubs and contemporary infill buildings. To ensure that development proposals recognise and respect the particular characteristics of particular building types, Section C1.3 of this chapter sets out specific objectives and controls for these and other building types.

1.2.3 Character elements

The character elements represent the distinguishing features of the area that are to be retained. Applications to change the character elements will be assessed against the desired future character controls.

Introduction

Paddington has a valuable historic and predominantly 19th century residential character, which is represented by late-Victorian terrace houses, modest worker's cottages, including single-storey timber and masonry houses, and former mansions. It contains a mix of shops and hotels, commercial buildings and a few surviving light industrial and warehouse buildings, with many being adapted to residential uses.

To protect the heritage significance of Paddington it is important to retain and conserve the many building types that represent the significant phases of the suburb's historical development. These are important buildings and many have original outbuildings, fences and garden settings that are important elements to preserve.

Other townscape features such as significant trees and historical sandstone kerbs and gutters also contribute to the significance of the Paddington HCA.

It is particularly important to conserve the significant fabric and layout of the original front building section which contains the main rooms. This section, including its roof, is referred to as the “principal building form”, and commonly faces the street front, with a secondary section behind. The main rooms often contain the most significant details such as plaster work, timber joinery and fireplace surrounds.

Many terrace houses have a small setback from the street. This area, referred to as the “street front zone”, provides an important setting for buildings. The setting for freestanding buildings, including timber cottages, is established with their front, side and rear setbacks.

Additions and alterations to existing buildings and the construction of new buildings should be designed with respect to the architectural character of the building and the context of the significant streetscapes of the Paddington HCA. Retention of original fabric and detail is key.

Reconstruction and reinstatement of missing details and building elements is important and encouraged. This includes the removal of inappropriate building elements.

Even small changes to buildings in Paddington require careful consideration. This is critical when changes are visible from the street or from other public spaces.

Alterations to the rear of properties require detailed consideration so as not to alter the proportion, scale and the cohesion in groups of buildings. Due to the topography and the subdivision patterns, rear elevations are often highly visible from the public domain.

In Paddington, the aim should always be to establish a cohesive relationship between new work and the existing building fabric. Contemporary design must respond appropriately to relevant aspects of the historical context.

Natural and built character elements

The existing distinguishing natural and built character elements of the Paddington HCA include:

- A topographical form which is shaped into a natural amphitheatre facing north over flatlands and former swamps allowing views to Rushcutters Bay, Sydney Harbour and westwards to the city. This land form also enables internal views of secondary ridges and gullies.
- A variable and intricate street, lane and pedestrian network. The western side of Paddington, originally the Paddington Village, is characterised by short, angled narrow roads with closed vistas and dogleg junctions influenced by the boundaries of early land grants. Dense rows of cottages and terrace housing often have zero setback.

Later street patterns in the eastern half of Paddington were laid out in the Victorian building boom period. The subdivisions are more strictly ordered with alternating wide streets and rear lanes and set out on a rectangular grid. Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes. Streets provide long vistas. Road surfaces are asphalt and kerbing and guttering is a mix of sandstone and concrete.

-
- A strong pedestrian character which is reflected in the multitude of passageways, rear and side interconnecting lanes, narrow streets and intermix of residential and non-residential uses. Footpath pavement material is a mixture of asphalt, fly ash concrete and modern concrete.
 - A land use character which is predominantly residential but which also contains a mix of shops and hotels (often located on corners), some commercial buildings, and a few remaining light industrial and warehouse style buildings.
 - Terrace housing which forms continuous facades along the streets and steps down the hillside.
 - Modest housing forms such as single-storey timber and masonry cottages.
 - Variable building heights between terrace groups, one-off buildings and different building types, including timber and masonry cottages.
 - Terrace housing, predominantly in distinguishable groups, which displays similar character in terms of form but variation in architectural styles, surface decorative details, verandahs and balcony design, window, door, roof forms and chimney treatments.
 - A strong contrast between the formal and frequently more decorative front of the terrace to the street and the simple and utilitarian back of the terrace.
 - A street front which in many terraces is characterised by a cast iron palisade fence returning to form side party fencing, a small front garden and path, recessed verandah on the ground floor and balcony on the upper level enclosed by a cast iron balustrade. Other terraces have only a small setback from the street, no front garden, and a cast iron fence to the verandah. Some terraces are built to the front boundary and have an upper floor balcony which cantilevers the footpath. Many Victorian boom style terraces terminate with a street front parapet.
 - Some laneways which retain culturally significant fabric including paling fencing, pedestrian gates, brick lavatories and backyard planting.
 - A restricted palate of materials including stone, painted stucco, cast iron and tessellated tiles, corrugated roof materials and slate, nearly universal to all street frontages.
 - A perceived homogeneity of a Victorian era terrace built form which on close examination is made up of a diversity of building types reflecting the historical development of Paddington.
 - A variety of open space and landscape features which are represented in:
 - flatland parks and playing fields - Trumper Oval, Weigall Sportsground, White City;
 - escarpment areas - Trumper Park;
 - public open space created by street closures;
 - early municipal street tree plantings;
 - pocket parks often created on gap sites within the terrace streetscape;
 - remnant established gardens from earlier gentry estates such as the former Scottish Hospital grounds;
 - private open space within institutions - Sydney Grammar's Weigall Grounds, White City; and
 - private gardens which contribute significantly to the townscape quality of streets and laneways.
-

1.2.4 Desired future character

The desired future character is a vision statement about the future image and function of the Paddington HCA. Applications will be assessed, among other matters, against their ability to satisfy those outcomes relevant to the development proposal.

This chapter seeks to achieve a desired future character for the Paddington HCA which:

- a) retains the unique National heritage significance of Paddington and recognises it as a rare and distinctive urban area;
- b) reinforces the area as a special residential precinct;
- c) retains and promotes evidence of the historical development of the area and enables interpretation of that historical development;
- d) retains the cohesive character evident in the low scale, high density built form;
- e) retains distinctive features such as parapets, chimneys, mixture of roofs, complex of roads, laneways and alleyways, consistency of colours, subdivision patterns and buildings which follow the landform and the distinctive patterns of terrace house groups;
- f) continues to cater for varied uses and building types within the residential area;
- g) retains the diversity of building types including multi-storey and single-storey terrace house rows, single-storey timber and masonry cottages, freestanding houses, commercial buildings, hotels, former industrial buildings, ecclesiastical buildings and public buildings;
- h) enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment;
- i) provides attractive and vibrant shopping areas for locals and tourists;
- j) provides for sharing of views and vistas; and
- k) exhibits contemporary design excellence.

As Paddington is a living place and will be subject to change over time, Council seeks to encourage new development of a high design standard which respects the significance of the area.

The statement below on contemporary design emphasises the role that modern day design plays in the evolution of Paddington. Issues of contemporary design are relevant to development in the public and private domains.

1.2.5 Contemporary design in Paddington

Contemporary design provides the basis for the continuing enrichment of the historic interpretation of Paddington by adding to our understanding of contemporary life as expressed in the built environment. Issues of contemporary design are relevant to new development of a minor and major nature in the both the public and private domains.

Paddington is characterised by an extensive stock of 19th century buildings. Paddington also has a number of important buildings or building elements and public places representing the changing character of design from the 19th century to the present. The presence of buildings and building elements representing the various design elements of the 20th and 21st centuries enrich the character of Paddington and the interpretative aspects of its history.

A range of contemporary design approaches, philosophies and techniques can be employed in Paddington. These are encouraged in appropriate locations and circumstances.

Council does not advocate replication of previous architectural styles in cases of infill development. However, infill development should be based on a contemporary design approach which respects the context, especially the predominant scale, form and articulation of buildings that characterise an area.

Certain types of new work require a traditional design approach. Such an approach may be appropriate where alterations and additions are proposed for those areas of a building which have original significant fabric.

A thorough understanding of the physical and historical aspects of the site and its context will act as a guide to the appropriateness of the design approaches. Applicants must demonstrate that contemporary design techniques, materials or idioms provide an appropriate response to relevant aspects of the physical and historical context.

The use of contemporary design approaches, particularly for infill development, work to an intrusive building, work in the public domain, and work to buildings or building elements of high heritage significance, must achieve a cohesive relationship between new and existing urban fabric.

C1.3 Building types

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

The applicant is to identify which of the building types listed below are relevant to the proposal, and comply with the objectives and controls for that building type.

Where development involves an existing building, more than one building type control may apply. For example:

- ▶ for a single storey dwellings— the building type controls for single storey buildings and dwelling houses apply;
- ▶ for a single storey corner shop— the building type controls for single storey buildings, corner shops and corner commercial buildings, and commercial and industrial buildings apply;
- ▶ for a single storey freestanding dwelling house— the building type controls for single storey buildings and dwelling houses apply.

Building types

The building types in this section are:

- ▶ 1.3.1 Single storey buildings (applies to residential and non-residential buildings)
- ▶ 1.3.2 Corner buildings:
 - Corner terrace houses
 - Corner shops and corner commercial buildings
- ▶ 1.3.3. Multi-storey terrace style housing (defined in Woollahra LEP as either semi-detached dwellings or attached dwellings)
- ▶ 1.3.4 Dwelling houses
- ▶ 1.3.5 Residential flat buildings and multi dwelling housing
- ▶ 1.3.6 Buildings in the William Street B4 Mixed Use Zone
- ▶ 1.3.7 Commercial and industrial buildings including shops
 - All commercial buildings
 - Commercial development in Oxford Street
- ▶ 1.3.8 Pubs
- ▶ 1.3.9 Places of public worship and educational establishments
- ▶ 1.3.10 Public buildings
- ▶ 1.3.11 Existing contemporary infill
- ▶ 1.3.12 Infill development (new development)
- ▶ 1.3.13 Intrusive buildings.

1.3.1 Single storey buildings

Single storey buildings include timber, stone, brick and weatherboard cottages, terraces, semi-detached houses and single storey shops.

Architectural styles include Georgian, Victorian and Federation. The scale of buildings generally range from the typical small and narrow fronted buildings to medium to large houses ranging in date from 1840s to 1920s.

Single storey buildings, in particular the timber cottages, are significant because of their rarity. Many single storey buildings are also significant because of their historical association with the evolution of the early Paddington village and the artisan community that developed at the junction of Glenmore Road and New South Head Road.

Additions to these single storey buildings need to be carefully considered (see Figure 1). Refer to Figures 2 and 3 for examples of intrusive and non-intrusive extensions.

Objectives

- O1 To retain and conserve single storey buildings.
- O2 To conserve the settings of single storey buildings.

Controls

- C1 Principal building forms and original external materials are to be retained.
- C2 Retain or reinstate façade details and open verandahs.
- C3 Where alterations are required to meet the Building Code of Australia requirements materials must be consistent with traditional materials and finishes.
- C4 Additional storeys are not permitted to the principal building form where the existing roof height will be increased, and changes to the existing roof pitch and eaves height will occur.
- C5 Roof space within the principal building form may be used where there will be no change to the existing roof height, roof pitch, eaves height or ceiling below.
- C6 The addition of dormers or skylights in the rear roof slope of the principal building form is to comply with controls in Section 1.5.1 Dormers and skylights.
- C7 Ground floor additions and pavilion extensions to the rear of single storey cottages must not compromise the principal building form of the cottage.
- C8 Existing setbacks from the front and side boundaries for the principal building form are to be retained.

-
- C9 Additions of an appropriate form and scale are permitted at the rear of the principal building form if:
- a) the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension;
 - b) the addition has an appropriate roof form that is consistent with the principal building form of the building and its roof;
 - c) the addition, other than a pavilion extension, does not exceed a height 300mm below the ridge level of the principal building form; and
 - d) the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension.
- C10 Additions to single storey semi-detached and terrace groups must not compromise the architectural character of the pair, or the group of houses.

Rear pavilion extension

- C11 A pavilion extension may be permitted if:
- a) it would not have an adverse impact on the heritage significance of the existing building, adjoining properties, or the group of buildings, where the building forms part of a group;
 - b) it is not visible, directly or obliquely, from any part of the street to which the property's street front zone abuts and from the front yard within the street front zone;
 - c) it will have a negligible impact on the amenity of neighbouring properties in terms of loss of sunlight, ventilation and privacy;
 - d) it will not adversely affect the setting of the existing building; and
 - e) it is ancillary to the existing building and will not dominate the existing building in terms of bulk, height and scale.
- C12 A pavilion extension should generally be single storey in height.
- C13 A two storey pavilion extension may be permitted if it meets the requirements of C7.
- C14 Where a pavilion extension is appropriate:
- a) a linking structure should be provided between the principal building form and the pavilion;
 - b) the height of the linking structure must be below the eaves of the principal building form; and
 - c) the linking structure should use lightweight construction to differentiate the new work from the original.
- C15 Where proposed as part of a dwelling house, a pavilion extension is to be designed so that it is not capable of being used as a separate dwelling.

FIGURE 1 Generic version of a single storey terrace

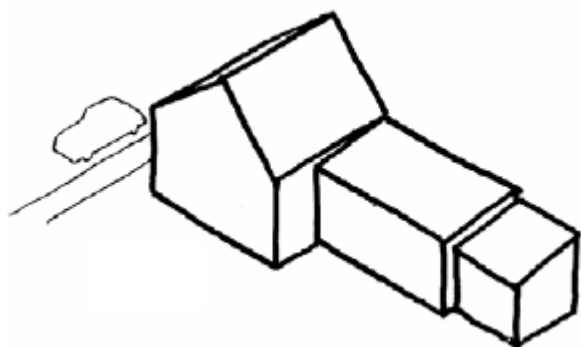


FIGURE 2 Intrusive development

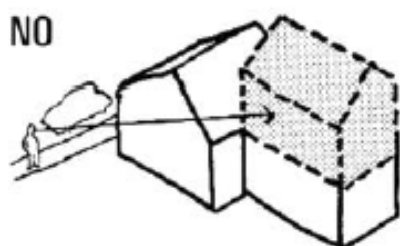
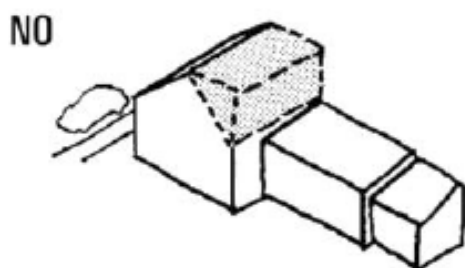
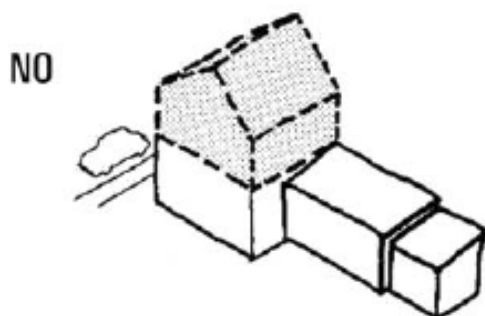
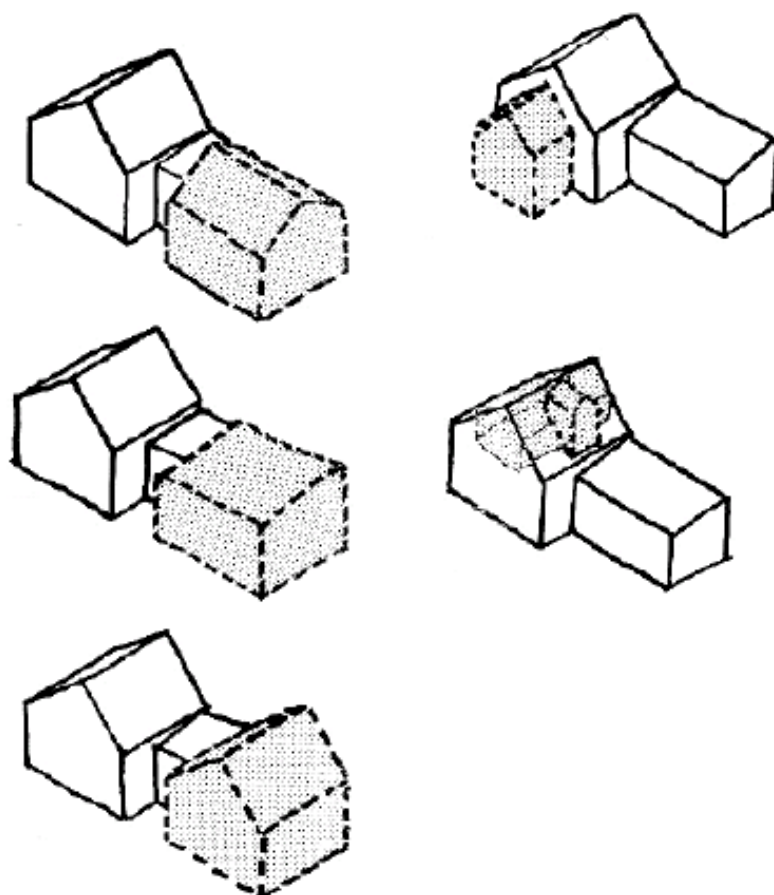


FIGURE 3 Non-intrusive development

1.3.2 Corner buildings

Corner terrace houses

Corner terrace housing terminates a terrace row at an intersection street or lane. The form of corner terraces makes an important contribution to views and vistas at street intersections.

Generally they are built to the street boundary, having no setback at all on the side. Frequently the side gable end walls are blank, but sometimes there are windows and balconies.

Materials include stone, brick, stucco, render, cast iron and terra cotta.

Objectives

- O1 To retain and conserve the architectural detail and special character of corner terraces.
- O2 To ensure that traditional side elevations, forms and alignments are retained.
- O3 To ensure that side additions are of a sympathetic design and construction to the original building.

Controls

- C1 Refer to objectives and controls in Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements.

Corner shops and corner commercial buildings

Corner shops and corner commercial buildings are typically one or two storeys in height and are often located at cross streets. Corner shops are usually the corner terrace of a row of terraces, but may be a corner building on their own. Often they have an angled entry elevation, as well as elevations on two street sides, all of which are built to the boundary.

Many corner shops remain as shops but others have been changed to restaurants, cafes, galleries and residences. The typical shop windows are large and face the streets on either corner with the entrance at the corner. Building materials include stone, brick, stucco, render, cast iron, terra cotta and some timber.

Corner shops and commercial buildings reflect the neighbourhood evolution of Paddington and have a high social and historical significance.

Note: The controls and objectives in this section apply in addition to the objectives and controls for 'All commercial buildings'. If there are any inconsistencies, these corner controls take precedence.

Objectives

- O1 To retain and conserve corner shops and corner commercial buildings as distinct building forms and as evidence of the evolution of Paddington.
- O2 To retain and conserve corner shops and corner commercial buildings because of the service they provide to residential neighbourhoods and because they provide a positive contribution to the pedestrian environment of Paddington.
- O3 To encourage the reinstatement of suitable retail and commercial uses within existing shops and commercial buildings in recognition of the social and historic significance of these types of uses and their role in the neighbourhood evolution of Paddington.

Controls

- C1 Retain original shopfront windows, joinery and architectural details irrespective of a building's use.
- C2 Shopfront windows must remain as showcases and not be obscured by walls or partitions.
- C3 Refer to the objectives and controls in Section 1.3.1 Single storey building, Section 1.3.7 Commercial and industrial buildings including shops, Section C1.4 General controls all development and Section C1.5 Specific policy for building and site elements.

1.3.3 Multi-storey terrace style housing

Multi-storey terrace housing includes mostly two and three storey terraces, some containing additional basement and attic levels. This housing was traditionally built in uniform rows; occasionally containing distinct subgroups or individual buildings within groups.

The lot width and configuration is the main determinant of the terrace house size, scale and arrangement pattern; with the three storey terraces generally occurring on the larger lots.

Architectural styles and the periods of construction vary and include Georgian, Victorian and Federation.

Predominantly terraces have front verandahs and balconies built to address the street, and party walls which separate the dwellings.

Groups of terrace houses occasionally contain subgroups of varying building widths and detailing, or may be terminated by an individual end terrace (in Section 1.3.2) or mixed residential/corner shops and commercial buildings (in Sections 1.3.2 and 1.3.7).

Objectives

- O1 To retain and conserve the principal building forms of rows and groups of terraces.
- O2 To retain significant rear and side forms.
- O3 To retain the rear forms of unaltered pairs and groups of terraces.
- O4 To retain the shared distinctive characteristic of groups of buildings.
- O5 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.

Controls

- C1 Refer to objectives and controls in Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements.

1.3.4 Dwelling houses

There are a range of freestanding dwelling houses in the Paddington HCA, including Victorian manor houses, timber cottages and freestanding buildings with terrace style form.

However, freestanding dwelling houses in the context of the Paddington HCA are generally constructed in a terrace style form, and though they tend to abut adjoining buildings they do not share a common party wall with the adjoining dwelling. To that end, these dwelling houses are freestanding, and are distinguished from semi-detached dwellings and attached dwellings as defined in Woollahra LEP.

The dwelling houses include small, timber, brick and stone cottages to larger stone and brick mansions. These range from workers cottages, middle class housing and mansions built on original gentry estates. Examples include single storey buildings, two storey or multi-storey buildings.

A garden setting is often associated with freestanding houses. Within the curtilage there may be associated culturally significant outbuildings.

Refer also to Section 1.3.1 Single storey buildings for additions to single storey cottages.

Objectives

- O1 To retain and conserve dwelling houses, their curtilage and settings.
- O2 To ensure that additions to multi-storey dwelling houses do not compromise or dominate the original main front section of the house, and are suited to the architectural style of the building.

Controls

- C1 Refer to objectives and controls in Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements.

1.3.5 Residential flat buildings and multi dwelling housing

Residential flat buildings and multi dwelling housing in Paddington generally consist of small two, three and four storey buildings dating from the 1930s to 1950s, taller buildings dating from the 1960s to 1970s, and the infill buildings of the 1990s. This includes some public housing built during the 1950s.

Early building materials include brick and terracotta with the later buildings constructed from masonry, concrete and glass.

Some of these buildings, because of their scale, bulk and materials, are intrusive elements in the general context of Paddington, and therefore are not contributory buildings.

Objectives

- O1 To retain contributory examples of residential flat buildings and multi dwelling housing.
- O2 To mitigate the effects of intrusive residential flat building and multi dwelling housing development.
- O3 To encourage redevelopment or modification of intrusive development.

Controls

- C1 Redevelopment or modification of intrusive development must be to a design that is appropriate to the relevant aspects of the historic context.
- C2 Alterations may be made to the external finishes of residential flat buildings, if appropriate to the building type.
- C3 Alterations are permitted that reverse any unsympathetic works to residential flat buildings and multi dwelling housing.
- C4 Alterations and additions must not adversely affect the form or character of contributory buildings.
- C5 Additions are limited to undercroft areas, roof spaces and the provision of balconies.
- C6 Alterations or additions to the original forms, details or materials of the principal elevations of contributory buildings are not permitted.
- C7 Alterations and additions to an individual unit must not adversely affect the cohesiveness of the principal building form of the building.
- C8 Alterations to windows and external doors of contributory buildings are not permitted except where they would not be visually prominent, such as to rear ground floor flats or below street level.
- C9 Enclosure of balconies and verandahs of contributory buildings is not permitted.
- C10 Alterations to improve accessibility (including lifts, ramps and stairs) must retain the original character and design of the building and setting.

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- C11 Skylights are not permitted where visible from the public domain.
 - C12 Dormer windows are not permitted.
 - C13 Ancillary development must be no higher than one storey and should be constructed of materials in the style and character of the principal building.
 - C14 Ancillary development should be located behind the principal building form.
 - C15 Shade structures including awnings and canopies are not permitted to the street front elevation of the building.
 - C16 Privacy screens must be discreet, must not be visible from the street and must not adversely affect the overall character of the building.
 - C17 Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.
 - C18 Existing ground level landscaped spaces must not be reduced in area, or screen the principal elevation of the building.
- Note: Refer also to Section 1.2.5 Contemporary design in Paddington and Section 1.3.13 Intrusive buildings.

1.3.6 Buildings in the William Street B4 Mixed Use Zone

The controls in this section apply to land in William Street zoned B4 Mixed Use under Woollahra LEP. The building types in this B4 Zone include:

- purpose built commercial buildings;
- residential buildings which have been lawfully altered for a non-residential use; and
- residential buildings that retain their residential external appearance and are used for a commercial purposes.

William Street contains a mix of residential terrace buildings as well as shopfronts with residences above; these unite the busy retail promenade of Oxford Street with the dense residential terrace housing of Paddington. Since the 1980s William Street has grown to become a popular location for small fashion specialty shops, and shops with a boutique or artisan character.

It is important that the built form in William Street retains its mix of residential and non-residential building facades. In particular, development of a residential terrace for a commercial use must be undertaken in a sensitive manner to ensure that the overall character of the original building is retained, and that particular elements of the terrace house are sympathetically addressed.

The use of the terrace houses in William Street must ensure that development does not involve the demolition of common walls. This requirement is sought to retain the small scale and low key nature of shops within the terraces by preventing amalgamation of buildings.

The ground floor non-residential uses should contribute to, and reinforce, William Street's boutique retailing character. Development should retain and enhance the heritage character of the street, with particular regard to the use of sympathetic external colour schemes and signage.

Objectives

- 01 To ensure that work to any building in William Street is consistent with the original character of the building type and its architectural style, and makes a positive contribution to the streetscape.
- 02 To ensure that a premises originally designed and built for a residential purpose retains a distinctive residential character.
- 03 To provide a varied streetscape by retaining a mix of residential and commercial external facades.
- 04 To ensure that development retains and enhances the heritage character of the street.
- 05 To minimise the impact of non-residential uses on the heritage significance of the street.
- 06 To ensure that ground floor uses contribute to William Street's boutique retailing character.

Controls

- C1 The use of a residential building for a commercial use is to retain the traditional residential appearance at the street frontage.
- C2 Development must not involve the removal of internal party walls, external common walls or dividing fences between attached terrace buildings, whether or not those buildings are on separate lots.
- C3 Development is to respect the existing traditional façade of the building and not detract from its heritage character through inappropriate materials, finishes, external colours and character elements and the like.
- C4 Traditional architectural elements, including sash windows, inward opening timber panelled front doors, balcony doors, balustrades and palisade fences are to be retained.
- C5 The following works to the street front elevation are not supported:
- a) replacement of timber double hung sash windows with other window types, such as single sheet glass windows or windows with false glazing bars and the like;
 - b) widening of window and door openings;
 - c) replacement of multiple window openings with a single window opening; and
 - d) replacement of original front doors.
- C6 Fully glazed shopfronts are not permitted on residential buildings.
- C7 Display of goods and all business operations are confined to the building. (Note, in the case of residential terraces, verandahs and balconies are deemed to be external to the building.)
- C8 An outward opening security door in front of a traditionally panelled front door may be permitted if the design complies with Section 1.5.3 Windows, doors, shutters and security.
- C9 Signage is to be integrated with the building and not intrude upon the Victorian character of the area. Traditional colours for signwriting include: light brown, rich brown, Indian red, and chrome green. Overly bright colours will not be permitted.
- C10 Individual business branding and identity in external painting and colour schemes is to be subordinate to the main colour schemes in the street.
- C11 In a residential building, signs for shops or other commercial uses are limited to a maximum of two signs per building, being:
- a) one single sign with a maximum dimension of 700mm high by 450mm wide mounted adjacent to the front door; or
 - b) one single flush mounted wall sign or painted sign within the ground floor verandah blind arch; or
 - c) one projecting wall sign that:
 - i) has a maximum area of 300mm x 300mm;
 - ii) does not project more than 500mm from the building façade;
 - iii) does not impact on the decorative stucco of the party wall; and
 - iv) is mounted at a height that does not unreasonably interfere with pedestrian traffic and safety (generally at least 2.6m above natural ground level).
-

1.3.7 Commercial and industrial buildings including shops

Retail and commercial buildings have always been a major feature of Paddington.

For example, Oxford Street is a homogenous Victorian commercial precinct established since the 1860s and is the main shopping area of Paddington. A smaller group of retailers is located at Five Ways, which was established by 1910. More recently, William Street as an extension of Oxford Street, has emerged as boutique retailing street adapted from residential terraces.

Other shops are scattered throughout Paddington, mostly on street corners. These shops have survived; many with changed uses and most have a high degree of integrity.

In Oxford Street the general cohesiveness of the streetscape comes from the original above awning elevations. Decorative parapets are common. Architectural styles include Victorian, Federation and Inter-War and date from the early 1860s to the 1940s. Building materials include stone, brick, stucco, render and timber.

Shops are typically one or two storey in height and include single storey and two storey residential terraces with shopfronts. Shopfronts are stylistically diverse. They include original Victorian shopfronts, and Federation, Inter-War and Post War shopfronts.

Commercial and industrial buildings are also spread throughout the area, with mixed architectural forms and varying degrees of integrity. Industrial buildings include garages, workshops, service stations and light industry factories. These buildings include large single storey buildings constructed from brick and corrugated iron.

All commercial buildings

Objectives

- O1 To retain and conserve forms, significant elevations, details and finishes of commercial, industrial and retail buildings.
- O2 To retain and conserve good representative examples of significant architectural styles in the historic development of commercial retail and industrial buildings in Paddington.
- O3 To retain and conserve original shopfronts.
- O4 To ensure security devices do not detract from the traditional architectural elements and the amenity and visual presentation of the streetscape.

Controls

General

- C1 Principal building forms are to be retained.
- C2 Significant architectural elevations and significant finishes and details are to be retained.

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- C3 Works for the adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the HCA.
- C4 Refer to the objectives and controls in Section 1.2.3 Character elements, Section 1.3.1 Single storey buildings, Section 1.3.2 Corner buildings and Section C1.5 Specific policy for building and site elements.

Shopfront elevation

- C5 Shopfronts that are examples of significant architectural styles in the historical development of Paddington are to be retained.
- C6 New work to significant shopfronts is to be consistent with the style and character of the building and the streetscape.
- C7 Original above awning windows are to be retained and not increased or decreased in size.
- C8 Shopfronts must not be amalgamated. Where internal spaces of buildings are amalgamated, individual shopfront elements and features such as shop windows and doors must be retained.
- C9 For new buildings and existing buildings where no significant fabric or layout is present in the shopfront, contemporary design is permitted if it is consistent with the building's historic streetscape context in terms of:
- a) materials, colours and finishes;
 - b) proportions of windows and doorways, including the division of windows with their bases and vertical sections;
 - c) detailing; and
 - d) signage.
- C10 Reconstruction of original shopfronts may be permitted where a shopfront forms part of a group or where sufficient evidence exists showing the original shopfront design.
- C11 Removal of original shopfronts or elements of an original shopfront is not permitted except for the purposes of restoration.
- C12 When work is proposed to an intrusive shopfront, reconstruction, restoration or contemporary interpretation according to C6 is required.
- C13 Where awnings are a characteristic element in the streetscape, the awnings must complement the existing streetscape character.

Additional controls for the Five Ways

- C14 For land zoned B1 Neighbourhood Centre in the Five Ways, regardless of the building type—the replacement of timber double hung sash windows with a single street glass window to the street front elevation may be permitted if consistent with the streetscape context, and the characteristics of related buildings.
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Commercial development in Oxford Street

Character statement

Oxford Street, Paddington, is positioned on the ridge running from the City of Sydney to Bondi Junction. A traditional main street has developed along the north side of Oxford Street for almost 1.5km from Boundary Street in the west, to Queen Street in the east.

The centre is a predominantly Victorian and Edwardian (Federation) commercial precinct established since the 1860s and is the main shopping area for Paddington. Oxford Street has attracted fashion shops in the last two decades and has transformed from a strip serving the local population to a destination shopping location.

The north side of Oxford Street is characterised by continuous development with a very consistent architectural scale and character. The built form in Oxford Street consists of shopfronts with a cohesive streetscape established by the original above awning elevations. Decorative parapets are common. Architectural styles are predominantly Victorian and Edwardian buildings with some later Inter-War buildings. Building materials include stone, brick, stucco and timber.

The south side of the road is in the City of Sydney local government area. It contains a number of institutional and civic buildings, interspersed by small groups of commercial buildings. A popular Saturday market also operates on the south side of Oxford Street within the Paddington Public School and the Uniting Church.

Increasing traffic on Oxford Street has impacted on the pedestrian environment, which compromises the interrelationship between the north and south sides of Oxford Street.

Desired future character

The character of Oxford Street is defined by its heritage items and contributory buildings generally in the form of two storey buildings with parapet façades establishing a consistent street wall. There are also some distinctive and contributory buildings interspersed amongst the regular shops, including the Post Office building, Juniper Hall and the Imperial Hotel.

The street is part of the Paddington heritage conservation area, and the desired future character is to retain the existing built form and established urban character. Development will primarily involve the adaptive re-use of existing buildings and rear additions.

To ensure the conservation and enhancement of heritage items and contributory buildings, development is to respect the design of neighbouring buildings and the conservation area generally in regard to significant fabric and facade characteristics, scale, massing, materials, details, orientation and setbacks.

The retail vitality of Oxford Street needs to be reinforced. Oxford Street is a destination precinct, attracting shoppers to its boutiques and designer fashion shops from outside the local area. There is a need to continue to encourage fashion retail uses, supported by cafes and restaurants and other active ground floor uses, and to re-establish the strip's role in serving the local community. The development of residential uses may occur as part of mixed use buildings on upper levels.

Objectives

- O1 To reinforce and build on the precinct's reputation as a boutique shopping main street.
- O2 To provide for a mix of active ground floor uses that contribute to the vitality and viability of the centre.
- O3 To retain and restore the original shopfront windows, joinery and architectural details.
- O4 To maintain the consistent street wall and frontage height of Oxford Street.
- O5 To ensure that building materials, details, colours, materials and finishes are sympathetic to the conservation values of the street.
- O6 To ensure that roof and parapet forms contribute to the established character of Oxford Street.
- O7 To ensure that side elevations, particularly those that are visually prominent, do not detract from the visual character of the street.
- O8 To ensure that corner buildings are designed to provide important elements in the physical pattern of the street and contribute to the perception of distinct blocks and groups of buildings.
- O9 To ensure that awnings provide a consistent element within the streetscape.
- O10 To provide shade and wet weather protection for pedestrians.
- O11 Encourage opportunities for rear development on deep and narrow sites, particularly those sites with rear lane access.
- O12 To provide a sympathetic transition in built form and uses between the residential areas and the Oxford Street commercial strip.
- O13 Infill development is to respect the design of neighbouring buildings and the character of the conservation area in regards to scale, massing, materials, details, orientation and setbacks.
- O14 To ensure that advertising signs and structures respect the heritage and architectural character of individual buildings and the street as a whole.

Controls

- C1 The ground floor must contain active uses that add to the pedestrian experience on the street:
 - a) retail uses including fashion boutiques and cafes; and
 - b) non-retail uses, such as entertainment facilities, must provide strong visual connection with the street and retain and conserve the traditional shopfronts established by the predominant retail frontages.
- C2 The adaptive re-use of a building must be consistent with the overall character of the building type, its architectural style and its context within the heritage conservation area.
- C3 Uses must protect existing shopfronts and street elevations and must not compromise the established pattern and rhythm of frontages and heritage character of the street.
- C4 The height of development must conform to the predominant heights of adjacent buildings and the prevailing wall height in the streetscape.
- C5 Development must respect the relationship of building heights to view corridors and the skyline.
- C6 New balconies are not encouraged on the Oxford Street frontage other than to reinstate an original awning/balcony and support columns.
- C7 Alterations and additions to heritage items and contributory buildings must retain original shopfronts. Fully glazed shopfronts are not permitted.
- C8 Sympathetic use of contemporary design and materials may be considered.
- C9 Uncharacteristic elements or structures should be removed, and missing elements reinstated.
- C10 The range of colours, materials and finishes of new building work should complement existing heritage and contributory buildings, particularly above the awning line.
- C11 Colour schemes are to be appropriate to the individual building and the street as a whole. Extreme colour schemes diminish unity and detract from the streetscape, particularly if above the awning line.
- C12 Colour schemes to the under awning façade may have greater variety and visual interest, but should not detract from the established streetscape character.
- C13 The diversity of hotel buildings and their significant internal and external fabric is to be retained, and missing elements reinstated.
- C14 Parapet height and rhythm is to be consistent. Parapets should predominantly be masonry.
- C15 Infill development should include parapets and roof forms that respect the existing conditions in terms of parapet height, pitch and shape of roofs.
- C16 Architectural elements of side elevations are to be retained, restored or reconstructed.

- C17 Corner sites are to be designed to maintain visual prominence in the street wall of Oxford Street. This is generally achieved through architectural elements such as parapet walls.
- C18 New corner buildings are to address both street frontages.
- C19 Awnings are reinstated in the original location, where evidence of the original structure exists.
- C20 Rear extensions should be designed to:
- a) improve casual surveillance and vibrancy of rear lanes;
 - b) minimise impact to significant landscape elements; and
 - c) protect the privacy and amenity of adjoining or adjacent residential uses.
- C21 New buildings must maintain and reflect:
- a) the established patterns and proportions of existing elevations which consist of a horizontal orientation below the awning line and a more vertical character above the awning line;
 - b) the consistency of horizontal and vertical faced features such as window heights and widths, bay widths, awning and parapet lines;
 - c) the established rhythm and pattern in the street arising from the original subdivision pattern; and
 - d) existing setbacks (generally zero setbacks) to front and side boundaries.
- C22 Above awning advertising signs are not permitted.
- C23 Signs and advertising must comply with the controls for advertising signs on buildings in Part E of this DCP, Chapter E7 Signage.

1.3.8 Pubs

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

The pubs have an imposing presence with distinctive parapet profiles, modulated facades, window and door openings and ornate architectural detailing. Building materials include stone, brick, stucco, timber, glazed tiles and terra cotta. The pubs display a diverse range of architectural styles including Victorian, Federation and Inter-War buildings.

Some buildings exhibit original elevation detail and a few retain their original interior detail.

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

Objectives

- O1 To conserve the diversity of pubs and their significant internal and external details associated with all periods of construction.
- O2 To retain original names of pubs as part of the historical and social significance of Paddington.
- O3 To retain residential accommodation within pubs
- O4 To facilitate the continued role and presence of hotels in Paddington.

Controls

Internal

- C1 Significant interior features are to be retained.
- C2 Missing significant internal elements, details and finishes should be restored or reconstructed. These include:
 - a) decorative ceilings;
 - b) tiles;
 - c) joinery, including stairways;
 - d) fittings, including light fittings; and
 - e) traditional signs and advertising.
- C3 Original room configurations must remain discernible. Where new openings are proposed, interpretation of original wall positions and room proportions should be provided.

External

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

1.3.9 Places of public worship and educational establishments

Since the 1840s Paddington has always had a strong church and school presence but over time many church and school buildings have been demolished and have been replaced with other types of buildings.

The remaining churches include St George Anglican Church built in 1888 and The Church of Christ built in 1901. Both are masonry with the latter being a much smaller building.

Schools in Paddington include Glenmore Road Public School built of stone and brick in 1884, and Grammar Preparatory School built of masonry.

Objective

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

Controls

- C1 Refer to objectives and controls in Section 1.2.3 Character elements, Section C1.4 General controls for development and Section C1.5 Specific policy for building and site elements.
- C2 Work undertaken on heritage items must comply with the management policies in a conservation management plan, where such a plan is required by Council.
- C3 For schools, refer also to objectives and controls in Part F of this DCP, Chapter F2 Educational Establishments.

1.3.10 Public buildings

Remaining public buildings in Paddington include the post office and the police station (former courthouse).

The post office is a two storey stuccoed masonry building in the Victorian Free Classical style. Built in 1885, its features include a parapet tower on the western end and a colonnaded loggia between the tower on the west and the curved corner pier on the east.

The former court house building was designed in the Victorian Italianate style and built in the 1880s. Situated between terrace houses it has a recessed portico with a central entrance. Main materials are stuccoed brickwork.

Objectives

- O1 To ensure that any new work is carried out with regard to the significance of the building.
- O2 To encourage the ongoing use of public buildings.

Controls

- C1 Refer to objectives and controls in Section 1.2.3 Character elements, Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements.
- C2 Work undertaken on heritage items must comply with the management policies in a conservation management plan, where such as plan is required by Council.

1.3.11 Existing contemporary infill

Existing contemporary infill refers to buildings (generally 1970 to the present) that occur between terrace style housing. Materials often include rendered brickwork, concrete and glass and architectural styles referred to as modern, 'Sydney School', contemporary or post-modern.

Objectives

- O1 To ensure that any new work has regard to the building's context.
- O2 To ensure that any new work does not detract from the architectural merit the building may possess.

Controls

- C1 Refer to relevant objectives and controls in Section 1.2.3 Character elements, Section C1.4 General policy for existing buildings and infill development and Section C1.5 Specific policy for building and site elements.
- C2 Where the building is not intrusive, additions are to be consistent with the character of the existing building and the massing of existing development within the streetscape.

1.3.12 Infill development (new development)

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

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

Infill development should not replicate historical architectural styles. Rather, Council requires a contemporary design approach which respects the historic context and achieves a cohesive relationship between the existing and new urban fabric.

Note:

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

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

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

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

Objectives

- 01 To encourage development on infill sites which reflects contemporary values and employs contemporary design, and through a design idiom, materials and construction technique provides an appropriate response to relevant aspects of the historical context of Paddington.
- 02 To ensure new development on infill sites is designed and located to achieve a cohesive relationship between new and existing urban fabric, and which retains and enhances the cultural significance of the area.
- 03 To ensure infill development respects the scale and setting of adjacent contributory buildings.

Controls

General

- C1 Infill development is to comply with all relevant objectives and controls listed elsewhere in this chapter of the DCP.
- C2 If development is for a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses).

Character

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

Scale

- C4 Infill development must not overwhelm its context and should be consistent with the predominant scale of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:
 - a) height;
 - b) dominant ridge line; and
 - c) massing (building volume and size).

Refer also to Section 1.4.5 Building height, bulk, form and scale.

Form

- C5 Infill development must be consistent with the predominant built form (volume and configuration) of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:
 - a) roof forms;
 - b) three dimensional modelling of neighbouring buildings;
 - c) relationship of solids and voids;
 - d) fenestration patterns; and
 - e) relationship of floor to ceiling heights (especially ground and first floor levels of existing buildings on sloping sites and streets).

Refer also to Section 1.4.4 Roofs and roof forms, Section 1.4.5 Building height, bulk, form and scale, and Section 1.4.6 Site coverage, setbacks and levels.

Siting

- C6 Infill development must adopt the established orientation pattern of the streetscape.
- C7 Where neighbouring buildings are orientated to face the street, infill development is to adopt the existing pattern of orientation.
- C8 Orientation across the site is not permitted unless there is a dominant pre-existing pattern in the street.
- C9 Where there is a uniform building front setback, the infill development must align with the existing setbacks of adjoining buildings.
- C10 Where building front setbacks vary, the following apply:
- a) If there is a dominant pattern and the infill development adjoins that pattern—the infill development must align with that pattern.
 - b) If there is no dominant pattern—the infill development must align with the existing adjoining development whose scale is more compatible with the proposed infill development.
 - c) If there is an existing stepped pattern—the infill development must be consistent with the pattern and proportion of the step.
 - d) If the infill development occurs on a corner site—the infill development must be sited on the street property boundaries to define the corner.
- C11 Rear and side setbacks must align with existing patterns, where visible from the public domain.
- C12 Infill development must be sited to:
- a) include sufficient deep soil landscaped area; and
 - b) have no adverse impact on significant trees on the site or adjoining land, including public land.

Refer also to Section 1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping.

Materials, finishes, textures and colours

- C13 Materials, finishes, textures and colours must be appropriate to the historic context. They must be similar to the characteristic materials, finishes, textures and colours of the original contributory buildings within the streetscape.
- C14 Contemporary materials are permitted where their proportions, detailing and quantities are in keeping with the desired future character of the area.
- Refer also to Section 1.5.8 Materials, finishes and details and Section 1.5.9 Exterior colours.

C15 Infill development must:

- a) use render, masonry and/or timber;
- b) avoid large expanses of glass and reflective wall cladding;
- c) use roof cladding which conforms with contributing neighbouring development;
- d) not have solid masonry front boundary walls; and
- e) use colour schemes which respect the character of the neighbourhood.

The applicant must demonstrate to Council that materials that diverge from traditional materials are an appropriate response to the historic context.

1.3.13 Intrusive buildings

Intrusive buildings within Paddington are generally 20th century buildings constructed after World War II. These are characterised by scale, proportions, materials and design idioms which are inappropriate to the significant historic character of Paddington.

Intrusive development adversely affects adjoining buildings, the streetscape and the general character of Paddington.

Objectives

- O1 To mitigate the adverse impact of intrusive development.
- O2 To encourage appropriate redevelopment of identified intrusive development.

Controls

- C1 Alterations must mitigate the impact of the scale, proportions, materials and design idioms of intrusive buildings and improve the relationship of these buildings to the streetscape.
- C2 Design for development on intrusive sites must demonstrate the application of contemporary design techniques, materials and finishes, scale, form, massing, details orientation and setting that respect the character of the adjacent historical context. The design must make a positive contribution to the character of Paddington.
- C3 Alterations must retain existing setbacks from side and front boundaries.

C1.4 General controls for all development

This section applies to all development, including existing buildings and infill development.

The objectives and controls in this section seek to ensure that development is designed to respect the architectural character of the building and the context of the streetscape within Paddington.

The matters addressed in this section are:

- 1.4.1 Principal building form and street front zone of contributory buildings ;
- 1.4.2 Side elevations to streets and lanes;
- 1.4.3 Rear elevations, rear additions, significant outbuildings and yards;
- 1.4.4 Roofs and roof forms;
- 1.4.5 Building height, bulk, form and scale;
- 1.4.6 Site coverage, setbacks and levels;
- 1.4.7 Excavation;
- 1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping;
- 1.4.9 Views;
- 1.4.10 Acoustic and visual privacy; and
- 1.4.11 Land subdivision and site amalgamations.

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

- Section C1.3 Building types; and
- Section C1.5 Specific policy for building and site elements.

1.4.1 Principal building form and street front zone of contributory buildings

Paddington is located in a natural amphitheatre with a variable and intricate street and laneway pattern, so views towards and within Paddington are often characterised by the juxtaposition of terrace houses responding to the changes in direction or slope.

Architectural detail and landscaping elements of the principal building form and street front zone may be individual to a particular building or repeated within a distinct group of terrace buildings. There exists subtle variation in these details throughout the heritage conservation area.

The loss of significant original fabric, in particular of the principal building form and street front zone, weakens the integrity of the heritage conservation area. Where work is proposed to the principal building form and the street front zone, reconstruction or restoration of missing elements and the removal of unsympathetic elements is encouraged. New work should be carefully designed sympathetically within the significant historic fabric.

Principal building form

The principal building form is the original front building section within a street frontage (see definition). The principal building form, particularly the front façade, is an aspect of exceptional significance of the heritage conservation area, facilitating the understanding of the significant development of the terraced suburb from the mid 19th century onwards.

The principal building form includes the fronts, sides, rears and roofscapes of the original front building section, and is often two rooms deep extending the full width of the property beneath a pitched roof.

External elements of the facades which are of importance include balconies and decorative balustrades, fin walls and arched recesses and original doors and windows. External elements of the roof which are of importance include, but are not limited to, original roof cladding and stepped flashing, parapets, decorative detail such as urns and ridge cappings, chimney stacks, chimney pots, form and scale.

The interior of the principal building form is also of significance to the heritage conservation area. Surviving original fabric and layouts have the ability to demonstrate the significant 19th century character. Original elements which are considered of significance include, but not limited to, timber floors, fireplaces, decorative plasterwork and distinctive joinery.

Council does not support the gutting of interiors of terrace houses that contain significant original fabric. The objectives and controls in this part of the DCP identify approaches that applicants should take to prevent loss of significant fabric.

The objectives and controls also address the potential impact of weakening key internal walls through partial or total removal, in particular walls lateral to the party or common walls. The internal walls offer lateral bracing to the party walls and are an important element in the overall structural integrity of the terrace house and its neighbours in the terrace group. Accordingly, the removal of these walls essentially weakens the fabric of both the individual terrace house and of the terrace group.

While the retention of internal walls is important to interpret the historic layout of the building, their retention is also important in order to retain structural stability for terrace buildings. Partial demolition of internal cross walls within the principal building form may be considered where suitable interpretation of the position of walls and room proportions is provided and the structural integrity of the buildings is not compromised.

Street front zone of contributory buildings

The street front zone establishes the connection between the private and the public domain. The predominant building form in Paddington is terrace style housing (generally attached dwellings or semi-detached dwellings as defined in Woollahra LEP), which usually forms a continuous street front along the streets and steps down the hillside. The street front zone comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.

The street front zone also has a landscaped character, with features which enhance the architectural character of the building and contribute to the historic streetscape.

There are many variations in the relationship of the building to the street. Some simple Georgian style buildings are built on the edge of the pavement. Others are set back from the street with gardens. A typical Victorian period terrace has an iron palisade fence, a small garden, a path and a verandah, the latter two elements often incorporating decorative tiling. Its principal street front elevation is embellished with a high concentration of detail.

FIGURE 4 Typical Victorian street front elevation

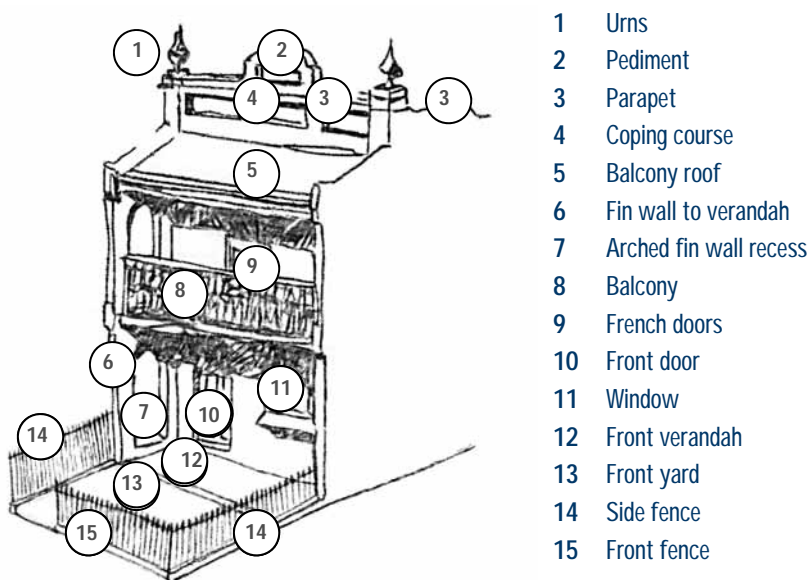
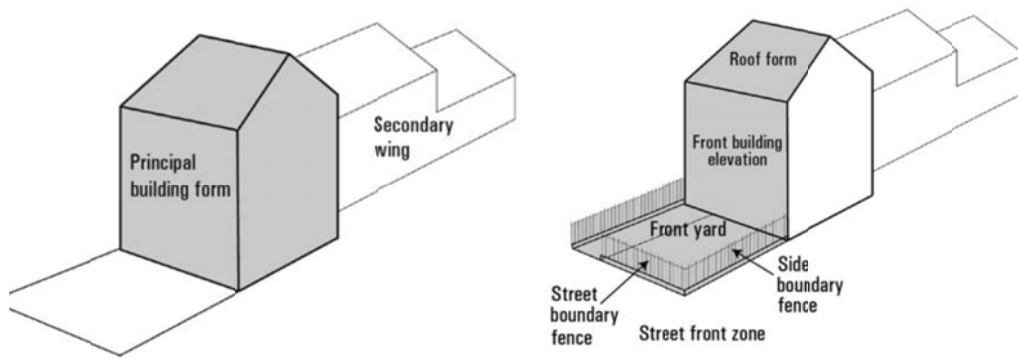


FIGURE 5 Principal building form, secondary wing and street front zone.

Council does not support the gutting of interiors of terrace house buildings that contain original and significant original fabric.

Objectives

- O1 To retain and conserve the principal building forms and street front zones.
- O2 To restore or reconstruct missing elements of the principal building forms and within the street front zone.
- O3 To encourage the removal of uncharacteristic elements or structures.
- O4 To promote design that conforms to the existing character of the area.
- O5 To reverse inappropriate reconstruction work.
- O6 To retain the distinctive shared characteristic of groups of buildings.
- O7 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.
- O8 To conserve the significant original fabric of terrace houses, terrace groups and free standing buildings of similar age and character.
- O9 To ensure the structural integrity of individual buildings and groups.
- O10 To retain and conserve external original fabric and features characteristic to a traditional terrace house.
- O11 To retain and conserve internal significant original fabric and features characteristic to a traditional terrace house.
- O12 To retain the historic framework of the building both as essential structure and as evidence of original patterns of construction and use.
- O13 To provide protection for potential heritage artefacts.

Controls

Principal building form

Exterior controls

- C1 The significant external elements of a principal building form are to be retained and conserved, that is:
 - a) significant external fabric is to be retained and conserved;
 - b) characteristic elements such as roof pitches, eave heights and chimneys are to be retained and conserved;
 - c) no external alterations or additions are to be made to the significant elevations, details, materials or finishes of the principal building form except to allow for restoration or reconstruction; and
 - d) the main rear wall to the principal building form should be left largely intact, and significant verandahs and balconies are not to be infilled or enclosed.
- C2 When works are proposed to the principal building form or original significant elevations visible from the street, Council encourages, and may require, reconstruction or restoration of missing elements (where physical or documentary evidence of an earlier state exists) or reversal of uncharacteristic elements where:
 - a) original render has been stripped from an external wall surface;
 - b) balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed;
 - c) original door or window types and patterns have been removed;
 - d) roof cladding is in a unsympathetic material;
 - e) details are missing from chimneys; and
 - f) inappropriate reconstruction of period detail and elements has occurred.
- C3 Where a building forms part of a group, any work to the principal building form must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group.
- C4 Where the building contains an existing basement level at the street front, no alterations or additions are to be made to the street front basement elevation or external staircase, except for the purposes of restoration or reconstruction of missing elements.

Interior controls

- C5 The significant original internal elements of the principal building form, in particular distinctive joinery, fireplaces and decorative plasterwork, are generally to be retained.
- C6 New openings in internal walls and floors and ceiling structures lateral to party walls must retain the structural integrity of the building and its neighbours, and should retain the significant original ceilings and cornices. Interpretation of original wall positions and room proportions should be provided. The revised structure may incorporate suitable portal frames.

Street front zone

- C7 The location, form and materials of original stairs must be retained. Risers and treads may be reconfigured to conform with BCA requirements.
- C8 All original windows and doors to basement levels are to be retained.
- C9 Non-original doors and windows shall be reconfigured to a traditional type consistent with the architectural style of the building and, where evidence exists of the original doors and windows, they are to be replicated.
- C10 When works are proposed in the street front zone Council encourages, but may require reconstruction or restoration of missing elements or reversal of uncharacteristic elements.
- C11 Where a building forms part of a group, any work in the street front zone must be designed to retain the contribution and relationship of that building to the other buildings or building which comprise the group.

1.4.2 Side elevations to streets and lanes

Side elevations or secondary elevations are less detailed than the main street front elevations. Side elevations of Victorian terrace houses are often built to the street boundary with a strong gabled form reflecting the pitch of the main roof and a lower skillion section at the rear.

Due to the high visibility from streets and laneways, changes to side elevations and additions require an approach that retains the architectural form and character of the building.

Refer also to corner terrace style houses in Section 1.3.2 Corner buildings.

Objectives

- O1 To retain and conserve the architectural character of side elevations of contributory buildings.
- O2 To ensure that side additions are of sympathetic design and construction to the original building.

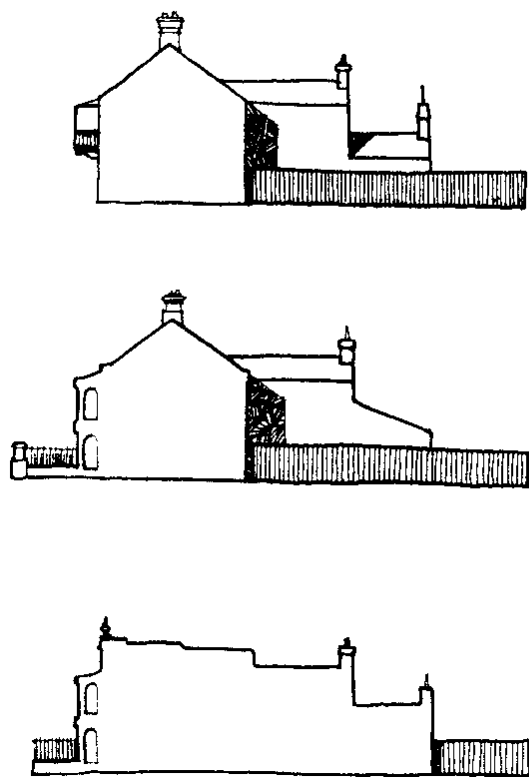
Controls

Side elevations - street and lane

- C1 Original side elevations of contributory buildings including original fabric, side entrance doors, windows, balconies and other details are to be retained and conserved.
- C2 Minor alterations to a side elevation behind the principal building form will be permitted if they do not significantly impact on the architectural form and the pattern of openings of the principal building form.
- C3 Changes to the roof pitch of the principal building form of contributory buildings are not permitted.

Side additions - street and lane

- C4 Additions must be consistent with traditional patterns and proportions of openings and the materials and detailing of the existing building.
- C5 The overall length of any addition is to be less than, and appear as a form secondary to, the existing building.
- C6 The addition of balconies is not permitted when the building is built to the side street boundary.
- C7 Additions must retain the profile of existing traditional party walls and their associated parapets.
- C8 Additions shall reflect the existing setbacks.
- C9 Side boundary fencing shall reference traditional height, forms and materials.

FIGURE 6 Side elevations

There is a variety of shapes and forms, but the general treatment of visible side elevations is simpler than the front elevations.

Ornamentation is rare and in the expanse of walls, fenestration is limited.

1.4.3 Rear elevations, rear additions, significant outbuildings and yards

There is a distinct visual contrast between the front and the rear of houses.

In a typical Victorian terrace, the highly decorative front contrasts with the restrained and utilitarian finish at the rear. Traditional rear additions are smaller in scale to the main house, with simple forms punctuated with vertically proportioned window openings. The rear of the Victorian style double storey terrace is often characterised by a one or two storey structure, commonly under a single pitched or skillion roof which maintains a side breezeway. The simple pitched or skillion roof form on rear elevations is visible, unlike the front elevation roof which may be screened by a parapet. Street corner buildings sometimes employ a parapet to both front and side elevations. Frequently rear elevations are paired with a neighbouring property.

There is a distinct typology of rear building forms within Paddington. Due to the elevated siting and topography of Paddington, many rear forms of buildings are highly visible.

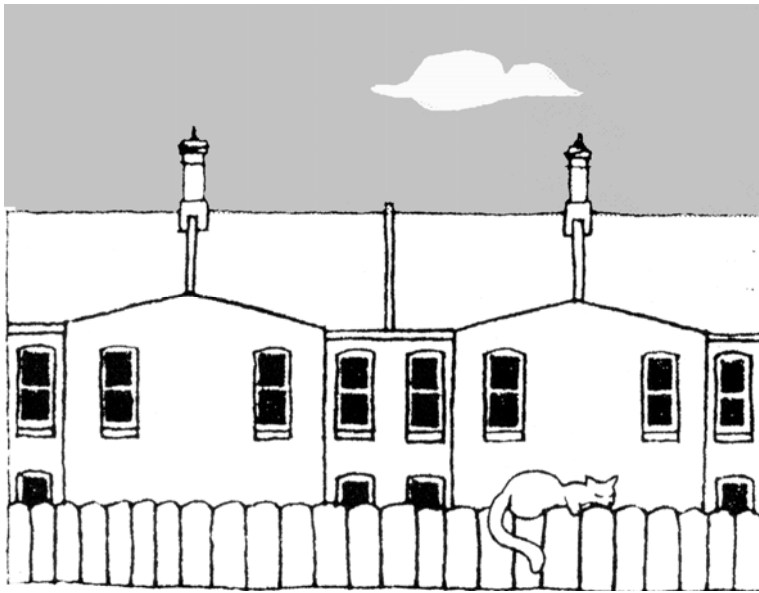
Some rear building forms survive in unaltered groups of houses and contribute significantly to the character of the heritage conservation area.

An unaltered group is defined as a building or group of buildings that has retained its original form and character, there may be some minor changes to windows and doors or the loss of some original detail, but notwithstanding the original form and character of the group is generally retained.

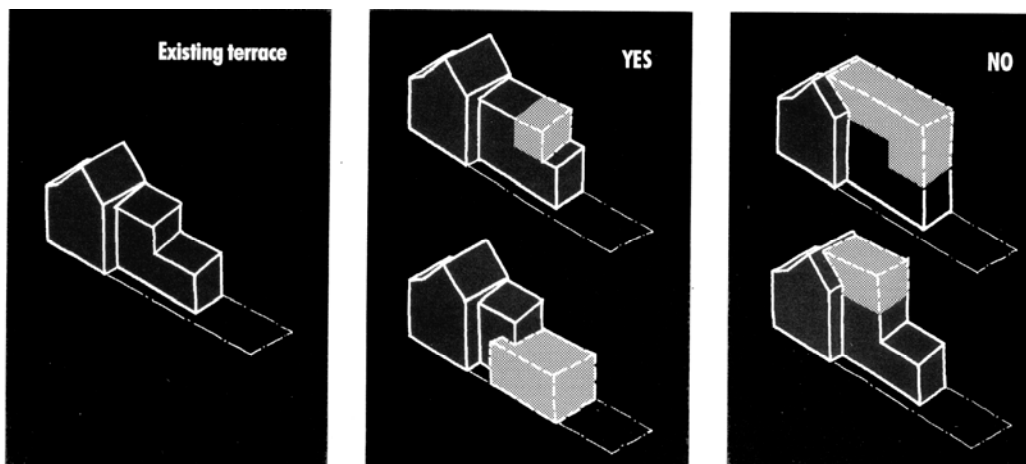
Traditionally the rear yard of 19th century housing was utilitarian in use and character, usually enclosed by a paling fence with a gate leading to a laneway. Many groups of houses such as terrace houses had a rear passageway for servicing outdoor rear yard brick toilet structures. The remaining 'night soil passageways' and rear yard outdoor toilet structures are a significant element in Paddington. Remnant stable structures are rare.

Objectives

- O1 To retain the forms and character of traditional rear elevations of contributory buildings, particularly where they exist in unaltered groups.
- O2 To ensure that rear alterations and additions are of sympathetic design and construction.
- O3 To ensure that the distinctive shared characteristics of groups of contributory buildings are retained and enhanced.
- O4 To enable sympathetic contemporary design and use of contemporary materials in appropriate circumstances.
- O5 To ensure that significant outbuildings are retained and conserved.

FIGURE 7 Rear elevations

Where a coherent group of rear elevations exist, any development should occur within the existing envelopes. New development which ignores its context will not be permitted.

FIGURE 8 Rear additions

Rear extensions should respect the traditional hierarchy of scale and form. Greater freedom is permitted of the architectural treatment of ground floor extensions than for visible upper floor additions.

Controls

Rear additions

- C1 The height of an alteration and addition to the rear of a single storey building must be below the ridgeline of the main roof of the existing building.
- C2 The height of an alteration and addition to the rear of a double storey or higher building must be below the gutter line of the main roof of the existing building.
- C3 Alterations and additions to a building which comprises one of a group must be designed with regard to the overall balance of the group in terms of height, alignment, form, scale, breezeway pattern and architectural character and detail.
- C4 The roof of an extension or the new roof for an existing component must be of traditional form appropriate to the building type.
- C5 Roofs must be visible and not screened partly or wholly by features such as parapets. The exception may be corner sites. Parapet roof forms may only be considered appropriate where it can be demonstrated that a parapet form is consistent with the bulk, scale and character of the existing building and group.
- C6 Alterations and additions at the rear of buildings must:
 - a) not dominate or otherwise adversely compete with the form, height, proportions and the scale of that part of the building which is to be retained;
 - b) not reproduce or match a building which in terms of its height, bulk, scale and detailing is inappropriate to the heritage character of the area;
 - c) retain traditional solid to void ratios on elevations visible from the public domain;
 - d) not employ large areas of glass on upper levels;
 - e) be designed to minimise or avoid an adverse impact on neighbouring properties in terms of overlooking, loss of sunlight and ventilation;
 - f) not extend beyond the predominant rear building setbacks at any level of a group or row of buildings; and
 - g) retain all original chimneys.
- C7 Building boundary to boundary on the ground floor level is permissible provided that:
 - a) the development does not adversely affect the privacy, ventilation, light and the amenity of the adjoining properties; and
 - b) the development does not disrupt an existing pattern of a group of unaltered contributory buildings.
- C8 Additions are not permitted where single or double storey rear skillion forms exist in an unaltered group. In such cases alterations are to occur within the existing building envelope.
- C9 Where significant original decorative internal elements exist outside of the principal building form they are generally to be retained.

Unaltered groups

- C10 Unaltered groups with single storey rear wings must retain their single storey form. Single storey, pavilion style additions with attic rooms may be permitted, where the addition does not result in view loss of the main wing from the public domain.

Contemporary design

- C11 Sympathetic contemporary design may be permitted at the rear where:
- a) intrusive fabric or fabric of low significance exists;
 - b) the proposal will achieve an aesthetically cohesive relationship between new and existing fabric; and
 - c) the proposal is consistent with the character of the site, the streetscape and the precinct in which it is contained.

Significant structures and areas at the rear

- C12 If development is in the form of a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .
- C13 Significant backyard toilet structures on rear laneways are to be retained in place if they are one of a group of at least two adjacent original toilets.
- C14 Significant 'night soil' passageways are to be retained in place and interpreted without additional structures other than fencing.
- C15 Significant ancillary structures including stables, coach houses and wells in the rear yard are to be retained in place.

1.4.4 Roofs and roof forms

Main roof forms vary with building types and architectural styles. Cottages have hipped or gable roof forms, or a combination of the two. In terrace housing there are two predominant roof forms. Some roofs are pitched both ways from a central ridge. This is often articulated by the projecting gabled party walls. Corner terraces have segmented hipped forms which address the corner site or composite roofs concealed behind a parapet. Less common is the skillion roof form terrace with a parapet to the street front that steps down along the side elevation.

Below main roof forms there are verandah roofs. Some are stepped down from the main roof. They have distinct profiles and include convex or concave and skillion profiles depending on the architectural character of the building.

There are also secondary roof forms. Lower roofs to rear additions are generally skillion forms. When paired with a similar property, roofs produce patterns of gabled forms to the rear of properties. The simple pitched or skillion roof form on rear elevations is visible, unlike the front elevation roof which may be screened by a parapet.

The earliest roofs in the original Paddington village were covered in timber shingles. Later materials used throughout Paddington are slate, corrugated galvanised iron and zinc coated corrugated steel. Consistent with the style, roofs of Federation period buildings have the characteristic unglazed terracotta tiles.

Associated with the roof and the roofscape are a number of important elements such as traditional flashings, barge rolls, eaves and ridge detailing.

The arrangement of terraces stepping down the hills of Paddington affords views to the roofs. As a consequence, the roofscape is a significant element in the urban character of Paddington.

Replacement of original roofing materials with concrete tiles or glazed tiles, and the replacement of original roof details such as the covering over of lower verandah roof profiles are eroding Paddington's roofscape.

Objectives

- O1 To retain and conserve the character of the original roofscape of Paddington.
- O2 To restore or reconstruct missing roof elements.
- O3 To ensure that contemporary roof forms are consistent with the historic roofscape character of Paddington.

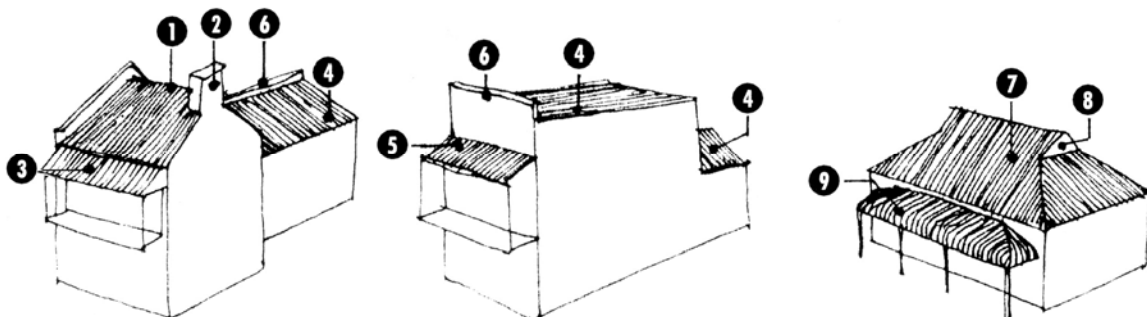
Controls

- C1 The removal of original roofing materials and their details is not permitted unless deteriorated materials are replaced by the same or similar materials and details.
- C2 Existing patterns of roof forms within groups of unaltered buildings must be retained.

- C3 The roofscape of the principal building form of contributory buildings is to be retained. The possible exceptions are:
- a) a dormer and skylight to the rear roof slope where permitted under Section 1.5.1 Dormers and skylights; and
 - b) a dormer to the front roof slope where permitted under Section 1.5.1 Dormers and skylights.
- C4 Missing roof elements must be reinstated when unsympathetic roofs are replaced.
- C5 Secondary or rear roof forms must not be raised or altered if the rear skillion forms part of a group of similar roof forms. The possible exception is a dormer and a skylight to the rear roof slope. Refer to Section 1.5.1 Dormers and skylights.
- C6 Roof forms are to be consistent with appropriate traditional roof forms, which reflect the diminishing scale of roofscapes towards the rear of buildings.
- C7 Reverse skillion roof forms are not permitted to contributory buildings.
- C8 Roofs are to be clad in materials with profiles that are appropriate to the architectural style of the building. Appropriate materials are described in Section 1.5.8 Materials, finishes and details.
- C9 Unsympathetic roofing materials must only be replaced by roof cladding in either traditional materials or in contemporary materials, which are similar in appearance and profile to traditional materials.
- C10 Rear roof planes are not to incorporate more than 25% transparent material. This includes the area of skylights and dormer windows.

FIGURE 9 Roof elements

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



1.4.5 Building height, bulk, form and scale

Building heights in Paddington vary with the type of building but generally there is a predominance of two and three storeys. An important part of the character of a group of buildings can be its uniform height particularly when viewed from the street frontage.

Less prevalent in numbers are single storey terrace groups and individual single storey buildings. Many of these single storey buildings and groups are highly significant because of their rarity and because they represent a particular building type in the early historic development of the area.

The bulk, form and scale of buildings in Paddington are also important contributing elements to the character of the area generally and to the character and significance of groups of buildings.

The height bulk, form and scale of new development have the potential to adversely impact on the amenity of private and public lands.

Objectives

- O1 To retain the distinctive height, bulk, form and scale of particular building types.
- O2 To retain the existing heights of single storey buildings.
- O3 To maintain the visual consistency of established heights in historically significant streetscapes.
- O4 To ensure that the height of new development conforms to the appropriate heights in the street or lane and the historic character of the street or lane.
- O5 To minimise the impact of new development on the access to sunlight for private properties and public places such as neighbourhood parks.

Controls

- C1 The height of existing buildings on street frontages must not be increased.
- C2 Upper floor additions to significant single storey buildings, which will result in an increased building height, are not permitted. This will apply irrespective of whether the single storey building adjoins or is located between higher buildings.
- C3 The height, bulk, form and scale of infill and new development must be consistent with the predominant height, bulk, form and scale of appropriate adjoining buildings. Conformity with adjoining buildings is not appropriate in circumstances where the development site adjoins a building which is a substantially taller landmark building, or is a building considered to be intrusive due to its excessive height and incompatible design.

- C4 Infill development and alterations and additions must be designed and sited so that sunlight is provided to at least 50% or 35m² with minimum dimensions of 2.5m, whichever is the lesser, of the main ground level private open space of adjoining properties for a minimum of two hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not to be further reduced.
- C5 Where adjoining dwellings have greater than three hours of sunlight to a habitable room, the north facing windows to the habitable room are not to have sunlight reduced to less than three hours between 9am and 3pm on 21 June.
- C6 New dwelling houses are to have at least one habitable room with windows which receive at least three hours of sun over a portion of their surface between 9am and 3pm on 21 June.
- C7 Storey heights must conform to those of appropriate adjacent buildings.

1.4.6 Site coverage, setbacks and levels

Paddington is notable for a predominant pattern of repetitive terrace building types on long rectangular blocks running between streets and laneways.

The prevalent street alignment is close to the street. Setbacks from street boundaries vary overall from nil to setbacks that allow the establishment of large gardens.

Within rows of buildings there are varied front and rear alignments depending on whether the building is one of a group of similar buildings, a pair or an individual building. Occasionally a building is a one-off building located on a corner site.

Terraces with east-west orientation step down reflecting the topography of the hills. Terraces with north-south orientation sometimes incorporate a basement level taking up the fall of the site.

Terraces were a speculative building type where the group of terraces usually relies on the structural integrity of the group. The footings to a row of terraces may be considered minimal by current building standards and subfloor drainage poor. Structural and groundwater alterations to one terrace may have an adverse impact on others in the area.

Objectives

- O1 To maintain setbacks along the street frontage.
- O2 To retain established building alignments, setbacks and levels.
- O3 To ensure that new development continues the established alignments and setbacks of the established historic development in the streetscape.
- O4 To ensure that the siting of new development responds appropriately to levels established by relevant historic development in the streetscape.
- O5 To retain and protect front yards and their significant fabric.
- O6 To encourage the retention or creation of useable open space at the rear of sites.

Controls

Site cover

- C1 The proportion of building footprint is to be consistent with similar properties in the immediate vicinity.

Setbacks

- C2 Existing setbacks on street frontages are to be maintained.
- C3 Siting and setbacks of all structures are to continue the immediate established patterns.

- C4 New development outside a commercial area is not to be built forward of existing building alignments.
- C5 The existing siting pattern within the commercial area is to be maintained.
- C6 Additions at the rear of buildings in the commercial areas must not extend beyond the rear setbacks of adjacent contributory buildings. In such cases, balconies may project beyond the rear setback.

Levels

- C7 New development is to be consistent with ground and first floor levels established by existing buildings and topography in the context of a sloping site.

1.4.7 Excavation

The geology of the Paddington area varies from sandstone, loose sandy soils or a combination of sandy soils overlaying a sandstone stratum. Other foundation materials are very rare and less problematic than the worst case of sand over rock.

There are some site typologies where excavation for the purposes of establishing a basement may be considered reasonable. However, it should be recognised that the majority of the site typologies in Paddington do not lend themselves to excavation. The objectives and controls in this section are informed by an understanding of the methods involved, and potential impact, of excavating certain foundation types.

The majority of the common walls between terrace style housing in Paddington are constructed of sandstock bricks and lime mortar on brick footings or on sandstone blocks. The density of development in Paddington has resulted in many buildings, primarily groups of terrace row style housing, with a shared structural system of footings, common party walls and lateral cross walls. These walls are interconnected and interdependent brick walls set over a number of properties.

Excavation together with alteration of these footing systems can have detrimental effects on an individual property and also impact on neighbouring properties within a terrace group. The original footings and walls, built to differing standards, cannot tolerate any foundation movement without cracking and sometimes structural failure. Council's records provide evidence that excavation works under and near common wall footings have caused damage to the significant original fabric of many buildings in Paddington.

The objectives and controls below apply to any excavation proposed under the principal building form (refer to Section 1.4.1 Figure 5), secondary wing, or any other location on a property. The controls require an understanding of the subsurface conditions, and seek to protect the structural integrity of the individual building, the row of houses of which it is a part, adjoining properties, and their heritage significance.

Excavation is controlled in order to preserve the heritage fabric and structural integrity of buildings that collectively contribute to the significance of Paddington.

Excavation and below ground construction can also impact on natural groundwater flows, resulting in potential damage to buildings. Most masonry terrace houses and Victorian cottages do not have cavity walls or damp proof courses, which may result in rising damp and the potential for mould internally. Maintaining subfloor ventilation is an important part of controlling damp for it allows soil moisture to evaporate beneath the floors and to pass out through the air vents in the walls.

Replacing a timber floor with an on-ground concrete slab within a building without damp proof courses will usually direct the soil moisture towards the walls, creating a rising damp problem. Changing the natural groundwater pattern other than by controlling the direction of groundwater by through-site systems may result in a 'damming effect', which may result in rising damp problems.

The objectives and controls contained in this part have adopted the principle of precautionary behaviour, one of several principles that form the basis of ecologically sustainable development.

Note:

The following information must be submitted with the development application:

- A geotechnical report that identifies surface and substratum conditions and survey levels of original footings and walls. The report must be prepared in accordance with Council's guidelines.
- A structural report that cross-references the geotechnical report and identifies the structural systems to be employed to maintain structural integrity.
- Construction details for any new wall in the vicinity of any original external wall. Surveyed levels of the original building fabric are to be included.

In granting a development consent, Council may impose a condition requiring the preparation and submission of pre-commencement and post-completion dilapidation reports for properties adjoining and neighbouring the development.

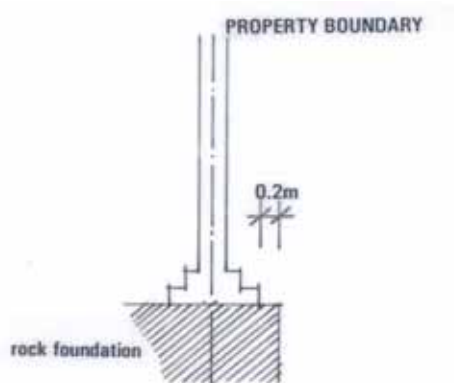
Applicants may also require consent under the *Heritage Act 1977* or the *National Parks and Wildlife Act 1974* for the excavation of land which is known or suspected to have archaeological potential.

Objectives

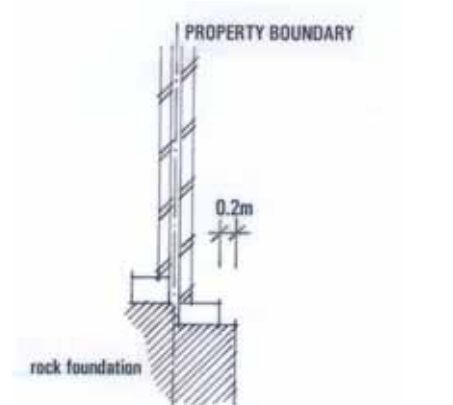
- O1 To ensure the structural integrity and stability of individual buildings and the terrace of buildings of which they are a part, and neighbouring properties.
- O2 To protect the original fabric of the buildings significant to the area both during and after excavation.
- O3 To ensure that objectives O1 and O2 are achieved by limiting the circumstances where excavation may occur.
- O4 To limit the impact of excavation on the natural landform and vegetation.
- O5 To relate development to the existing topography and existing ground levels.
- O6 To avoid potential damage to all buildings and structures during and after excavation.
- O7 To ensure that any new floor levels resulting from excavation and development do not compromise external heritage features of the building or those of its neighbours.
- O8 To ensure that habitable rooms created by excavation are supplied with adequate natural light and ventilation in order to meet sustainable building principles.
- O9 To maintain natural subsurface ground water flows.
- O10 To recognise the protection necessary for potential archaeological objects.

FIGURE 10 Guidelines for excavation

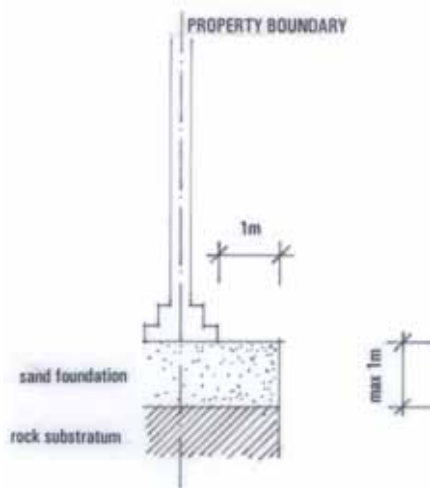
Common party wall



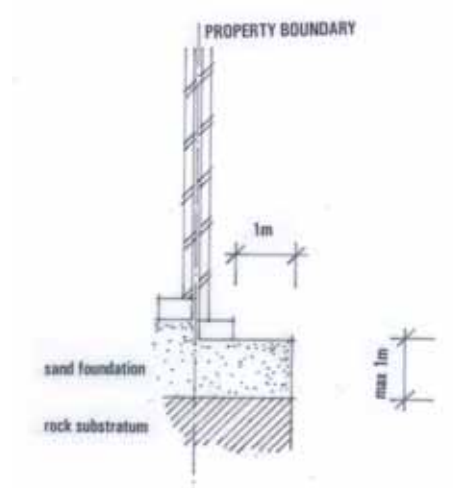
Freestanding boundary wall



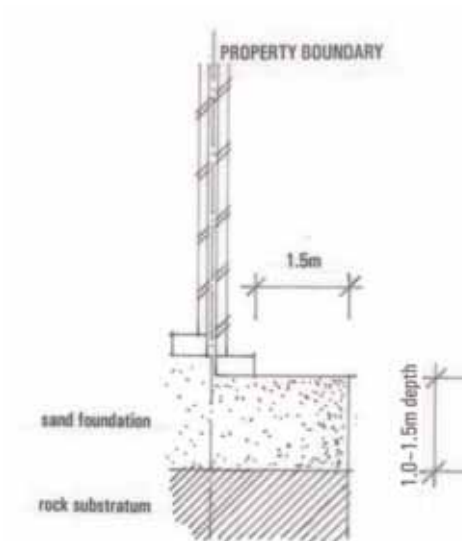
Common party wall



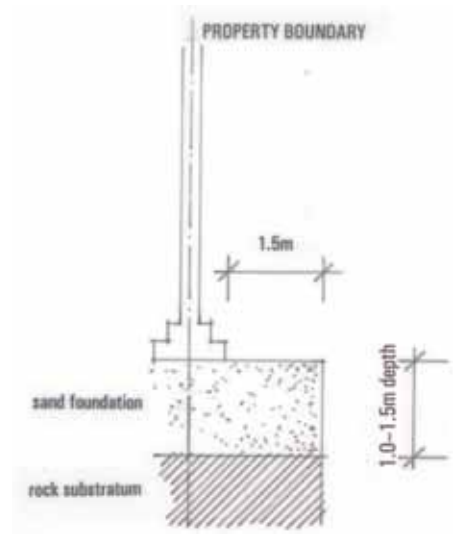
Freestanding boundary wall



Common party wall



Freestanding boundary wall



Controls

General

C1 Excavation will not be permitted if:

- a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land; and
- b) it will occur under or forward of the front façade; and
- c) the outer edge of the excavation is within 0.2m of the footings of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing directly on rock foundation; or
- d) the outer edge of the excavation is within 1m of the footing of the front walls, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils up to 1m deep over a rock substratum; or
- e) the outer edge of the excavation is within 1.5m of the footing of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils of a depth greater than 1m but not more than 1.5m over a rock substratum;
- f) the rock substratum is greater than 1.5m below original footings; and
- g) habitable rooms formed from the excavation:
 - do not have at least one external wall fully above existing ground level; and
 - will not receive adequate natural light and ventilation; and
- h) a geotechnical and structural report cannot ensure that the works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports';
- i) the removal of the existing floor structure above the excavation is required in order to carry out the excavation other than the temporary, partial removal of floor boards to allow exploratory investigation of subsurface conditions.

Note: The above diagrams are not definitions but are provided to assist with interpretation of the controls. Front façade includes the outer edge of balconies and verandahs.

- C2 In order to prevent damp problems for the subject building or any neighbouring properties, all buildings that do not have damp proof courses within their party walls, must have timber floor at the lowest floor level.
- C3 For a subsurface structure, an effective groundwater drainage system must be incorporated within the design. This will not be required in cases where the applicant demonstrates through a hydrogeological report that:
- a) the works will not effect groundwater flows; and
 - b) the proposed development will not have an adverse impact on the existing moisture level of an original external wall of an adjoining building which contributes to the significance of Paddington, especially those without existing damp proof courses.
-

C4 The ground and first floor levels of alterations and additions and infill development are to be consistent with the levels established by existing buildings and topography on adjoining sites.

C5 Despite C1, minor excavation may be allowed in the following cases:

- a) maintenance or replacement of existing footings and subfloor walls;
- b) maintenance or repair of existing essential services or the introduction of new essential services.

Note: Services include sewer and drainage.

Excavation for garage structures

C6 Boundary to boundary excavation may be permitted for garage structures on rear laneways if:

- a) the structure complies with Section 1.5.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities;
- b) the structure does not adjoin the principal building form or secondary wing of a building constructed on the common boundary of an adjoining site; and
- c) no original footings on adjoining sites will be disturbed.

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

C7 Excavation may be permitted for structures such as pools, spas, or other permissible development if:

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

1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping

Paddington's characteristically small lots with boundary to boundary buildings provide limited opportunities for ground level open space and landscaped areas.

In many instances with residential properties, a small landscaped area occurs in the street front zone. This area creates an open appearance and provides visibility to and from the street which are important to the setting of each building and to the streetscape. There is greater scope for useable private open space and landscaping at existing ground level at the rear of residential properties, and Council requires that the principal area of private open space is located at the rear.

For residential flat buildings, including those built as infill development or those which adapt existing buildings, open space may be provided as private and communal areas. In these buildings private open space may be provided at ground or above ground level. The latter may comprise balconies and verandahs.

Roof terraces are not characteristic of Paddington and are not generally acceptable as private or communal open space. Further, because of the dense built character and sloping landform of Paddington, use of roof terraces can produce detrimental impacts on privacy due to overlooking and noise transmission.

The amount and composition of landscaped open space play important roles in stormwater management, energy efficiency of developments and access to sunlight. Trees and vegetation can support indigenous wildlife populations and habitat.

Deep soil landscaped area is an important element of the overall landscape capabilities on a site. To be effective, deep soil landscaped area needs to be a suitable size, configuration and location to sustain medium to large vegetation. This means there needs to be adequate width and depth of soil profile for root volumes and long term stability of vegetation.

Refer to Section 1.5.10 Gardens and trees for specific objectives and controls for gardens and trees.

Objectives

- O1 To maintain open areas at the front of buildings and their visibility from the street.
- O2 To retain and reinstate traditional landscaping and open areas at the front of buildings.
- O3 To maintain an area at the rear of each site which enables planting at natural ground level and assists on-site drainage.
- O4 To ensure that provision is made for accessible and useable private open space at the rear of properties.
- O5 To ensure the provision of semi-permeable and permeable areas of open space in rear gardens to assist with on-site drainage.

-
- O6 To ensure that the design and use of private open space areas has regard to environmental impact, impact on the fabric of adjoining properties, infrastructure, and on the amenity of the occupiers of adjoining properties.
 - O7 To ensure that trees and other vegetation do not have an adverse impact on the fabric of buildings, and that works have no or minimal adverse impact on the amenity of the occupiers of properties.
 - O8 To ensure adequate and reasonable acoustic and visual privacy for neighbours.
 - O9 To ensure provision of adequate deep soil landscaped area capable of sustaining medium to large vegetation.

Controls

Open and unbuilt upon area and deep soil landscaped area

- C1 The open and unbuilt upon area within the street front zone must be retained and is to remain visible from the street.
 - C2 Traditional landscaped and open areas in the street front zone are to be retained.
 - C3 The design of new open space areas in the street front zone must use features and materials that are appropriately scaled and consistent with the architectural character of the building and the group, where the building forms part of a group.
 - C4 A dwelling that is a dwelling house, dual occupancy, semi-detached dwelling or an attached dwelling is to provide the following — an unbuilt upon area including a principal open space area to be located at the rear, and deep soil landscaped area in accordance with Table 2.
 - C5 A new residential flat building or multi dwelling housing, or the adaptive reuse of a building as a residential flat building or multi dwelling housing is to be provided with—private open space, unbuilt upon area and deep soil landscaped area in accordance with Table 3, except where compliance would require demolition of significant structures.
 - C6 Each new dwelling within a mixed use development is to be provided with—private open space and deep soil landscaped area in accordance with Table 3.
 - C7 Deep soil landscaped area must be in a location and have an adequate soil profile depth to allow for root volumes and the long term stability and health of vegetation.
 - C8 Appropriate vegetation types are to be planted in the deep soil landscaped areas having regard to the dimensions of the area and the nature of subsurface soil and rock profiles.
Note: Advice from an arborist/horticulturist is recommended.
 - C9 Part of the private open space must be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play area and should be directly accessible from the main living area of the dwelling.
-

- C10 Stairways and ramps may be used to provide access from the building to the open space in cases of sloping sites and grade variations.
- C11 The raising of open space areas to provide level access from a building is not permitted if there would be an adverse impact on adjoining properties and the significance of the property generally.

TABLE 2 Minimum unbuilt upon area and deep soil landscaped area requirements for a dwelling that is: a dwelling house, dual occupancy, semi-detached dwelling or an attached dwelling

Lot size	Minimum unbuilt upon area for each dwelling	Minimum deep soil landscaped area for each dwelling
Up to and including 100m ²	▶ 10% of site area	5m ²
More than 100m ² and less than 180m ²	▶ 16% of site area ▶ Principal rear area—minimum area of 15m ² ▶ Principal rear area to have a minimum dimension of 3m	8% of site area
180m ² and above	▶ 18% of site area ▶ Principal rear area—minimum area 35m ² ▶ Principal rear area to have a minimum dimension of 3m	12% of site area

Note: The unbuilt upon area includes areas such as the landscape and courtyard areas, and the like. Uncovered parking areas and driveways are not to be calculated as unbuilt upon area.

TABLE 3 Minimum private open space, unbuilt upon area and deep soil landscaped area requirements for residential flat buildings, multi dwelling housing and mixed use developments

Residential type	Minimum unbuilt upon area	Minimum deep soil landscaped area required	Minimum private open space required for each dwelling
New development			
Residential flat building or multi dwelling housing	40% of site area	20% of site area	(See below for dwellings)
Each new dwelling within the development	N/A	N/A	<ul style="list-style-type: none"> ► Minimum area of 8m² ► Minimum dimension of 2m in the form of a courtyard, balcony, verandah or roof terrace
Adaptive re-use of an existing building			
Adaptive re-use of a building for a residential flat building or multi dwelling housing	N/A	<ul style="list-style-type: none"> ► 8% of site area where site less than 180m² ► 12% of site area where site is at least 180m² 	(See below for dwellings)
Each new dwelling within the development	N/A	N/A	<ul style="list-style-type: none"> ► Minimum area of 8m² ► Minimum dimension of 2m in the form of a courtyard, balcony, verandah or roof terrace
Mixed use development			
Mixed use development	N/A	<ul style="list-style-type: none"> ► 8% of site area where site less than 180m² ► 12% of site area where site is at least 180m² 	(See below for dwellings)
Each new dwelling within the mixed use development	N/A	N/A	<ul style="list-style-type: none"> ► Minimum area of 8m² ► Minimum dimension of 2m in the form of a courtyard, balcony or verandah.

Note: The unbuilt upon area includes areas such as the deep soil landscaped area, courtyards, unroofed swimming pools, or tennis courts located at or near ground level, and the like. Uncovered parking areas and driveways are not to be calculated as unbuilt upon area.

Swimming pools and spa pools

- C13 Pools are to be located at the rear of properties.
- C14 For corner lots, and where the property has two street or lane frontages, pools are not to be located in the primary frontage (that is, they may be located in the secondary frontage).
- C15 Pools must not have an adverse impact on the fabric of adjoining properties or an adverse impact on the amenity of the occupiers of adjoining properties in terms of noise from pool equipment, flood lighting and discharge of backwash.
- C16 Pools will not be permitted if:
- a) construction of the pool would result in the removal of a tree that is a prescribed tree; or
 - b) the deep soil landscaped area requirement cannot be satisfied.
- C17 Pool coping must be flush with or not higher than 300mm above the existing ground level and no portion of the pool casing is to be visible from the public domain or an adjoining property.

Lightwell courtyards

- C18 Lightwell courtyards must have an adequate system of stormwater drainage to avoid flooding of the property and adjoining properties in the event of one system being blocked, and to provide more efficient drainage when excessive stormwater occurs, such as double systems or long strip drainage.

Landscaping

- C19 Trees and shrubs at maturity should not have an adverse impact on the fabric of buildings, infrastructure, powerlines or other structures, and have only a minimal adverse impact on the amenity of the occupiers of properties.
- C20 Where prescribed trees are to be retained, structures are setback so they do not impact on the health of the tree.
- C21 Where possible, vegetation should be located to improve privacy between dwellings.
- C22 For infill development, trees are to be selected and located to contribute to energy efficiency and amenity by providing substantial shade in summer, especially to west facing windows, and by admitting sunlight to indoor and outdoor living areas in winter.
- C23 Landscaping must ensure the retention of adequate sight lines for pedestrians and vehicles, especially at street corners.

1.4.9 Views

Paddington's sloping topography and the orientation of streets and subdivisions combine to offer panoramic and lesser views of the harbour, distant foreshores and city skyline from private properties and public areas. Views from private and public lands also take in the built landscape, including the stepped development pattern of terraces, roofscapes and winding streets.

Public views from streets, footpaths, parks and other public areas are among Paddington's prized assets and are significant features of the area's character. Protection of public views allows people to see and interpret the landscape and landmark features.

The height, bulk, form and scale of new developments have the potential to adversely impact on views gained from private and public lands. For private lands, the concept of view sharing is promoted. View sharing controls seek to strike a reasonable balance between new development and access to views from existing development.

Note: Refer to Section 1.6.2 Views and vistas for further information on views from public spaces and a map showing a selection of public views.

Objectives

- O1 To minimise the impact of new development on views from existing development.
- O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views.
- O3 To protect and enhance views from streets and other public spaces.
- O4 To provide additional views from streets and other public spaces where opportunities arise.

Controls

- C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development.
- C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved.
- C3 Location of new trees should enable views to be framed and protected when the trees reach maturity.

1.4.10 Acoustic and visual privacy

The predominant terrace building style in Paddington has resulted in a dense urban environment. Potential noise sources associated with more people living, working and recreating closer to each other often raises issues relating to acoustic and visual privacy.

Acoustic and visual privacy are major determinants of the ability of residents to enjoy their homes. Issues of acoustic and visual privacy are compounded in Paddington due to the historic mix of land uses, which may find retail, commercial and residential uses existing side by side.

The acoustic and visual privacy needs of residents should influence all aspects of design, including the location of new building works, building scale, the placement of windows, the location of main living rooms in a building, and the type of materials and construction techniques.

Various design solutions are possible for maintaining and improving acoustic and visual privacy. Solutions need to be considered having regard to matters such as the likely impact on heritage significance, the impact on bulk and scale, and the impact on the amenity of adjoining properties, including overshadowing.

Landscaping with vegetation is not considered to be an effective screening measure or a means of maintaining and improving privacy and is not a preferred solution. This is because it cannot be guaranteed that vegetation will be suitably and continually maintained by current and future owners, the long term health of vegetation is dependent on climatic conditions and the absence of disease, future building works can pose a threat to vegetation despite careful design, and effective vegetation screening often has to be of such a size and density which can create issues with proximity to buildings and structures and impact on light to living and recreation areas.

Note: An acoustic report prepared by a suitably qualified and experienced professional may be required as part of the site and context analysis process.

Objectives

- O1 To ensure an adequate degree of acoustic and visual privacy in building design.
- O2 To minimise the impact of new development on the acoustic and visual privacy of existing development on neighbouring lands.

Controls

- C1 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high noise sources, such as busy roads and the Eastern Suburbs railway line.
- C2 In sensitive locations, such as where commercial, retail or other non-residential buildings adjoin or are adjacent to residential properties, or on busy roads, designs must meet the criteria for the SSROC Code for Road, Rail Noise Levels – External Noise Insulation Requirements for Multi Unit Residential Housing Against Road and Rail Noise.

- C3 Windows to bathrooms and toilet areas must have translucent glazing if they have a direct view to and from habitable rooms and private open space on adjoining and adjacent properties.
- C4 Direct overlooking of the main living areas and private open space areas of adjoining and adjacent properties should be minimised by the sensitive location of windows, balconies, and screening devices.
- C5 Rear and side balconies must not impact on:
 - a) the privacy and amenity of the building occupants; or
 - b) on the amenity of the occupants of adjoining and adjacent properties.
- C6 Privacy screens are to be designed with regard to the architectural style of the building and relevant aspects of the historic context.
- C7 Privacy screens must minimise view loss from other buildings.

1.4.11 Land subdivision and site amalgamations

The distinct street pattern of Paddington arose out of the historic stages of the area's development. The earliest development on the western side of Paddington evolved as the Paddington village along cart tracks and is characterised by short angled narrow roads with closed vistas and dogleg junctions influenced by the boundaries of early land grants. Dense rows of cottages and terrace housing often have zero setbacks.

Later street patterns in the eastern half of Paddington were laid out in the Victorian boom period. The subdivisions are more strictly ordered with alternating wide streets and rear lanes (for night soil) and set out in the rectilinear grid. Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes.

Generally there are narrow allotments with pairs, groups, and rows of housing which have similar setbacks and alignments. Within the allotments there are typical building footprints. In the commercial area, shops adjoin each other in terrace style arrangements. The buildings are aligned to the footpath edge.

Note:

- i) Woollahra LEP sets the minimum lot size for subdividing land.
- ii) Where a proposal for subdivision or site amalgamation involves the creation of a new lot or a number of lots and that lot or lots are capable of accommodating new buildings, the development application should be accompanied by at least a conceptual plan of the new buildings.

Objectives

- O1 To retain existing subdivision and building patterns.
- O2 To retain public lanes and public passageways which service Paddington's pedestrian network.
- O3 To ensure that subdivision or amalgamation of sites provides an appropriate response to the relevant historic character of Paddington and the relevant aspects of its historical pattern of development.

Controls

- C1 A proposed subdivision of an existing lot to create a new lot or an amalgamation of a number of lots must be of a size in area and dimensions which reflects the characteristics of historically relevant allotments adjoining and in the vicinity of the site.
- C2 Subdivision or site amalgamation must not compromise:
 - a) the significant features of the existing building on the site including outbuildings;
 - b) the setting of the existing site including significant fences and landscape elements; or
 - c) the setting of the building on adjoining sites.
- C3 Public lanes and public pedestrian passageways are not to be amalgamated with private land.

C1.5 Specific policy for building and site elements

This section contains specific controls for building and site elements on residential and non-residential buildings, as relevant. The objectives and controls in this section apply to alterations and additions to existing buildings, and when constructing a new building.

The building and site elements addressed in this section are:

- 1.5.1 Dormers and skylights
- 1.5.2 Chimneys
- 1.5.3 Windows, doors, shutters and security
- 1.5.4 Verandahs and balconies
- 1.5.5 Fences, walls and gates
- 1.5.6 Onsite vehicle parking, garages, carports, driveway access and servicing facilities
- 1.5.7 Lofts over garages
- 1.5.8 Materials, finishes and details
- 1.5.9 Exterior colours
- 1.5.10 Gardens and trees
- 1.5.11 Satellite dishes, aerials and site facilities

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

- Section C1.3 Building type; and
- Section C1.4 General controls for all development.

1.5.1 Dormers and skylights

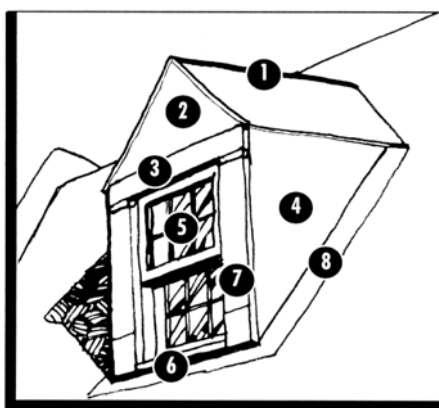
Adaption of the roof void areas of the principal building forms of Victorian and Federation period dwellings was a traditional building method to increase the area available for bedrooms. Typically light and ventilation was provided to these attic level rooms by constructing a dormer window located vertically within the principal roof planes.

Notwithstanding, more numerous are the houses which exist without dormers to the street front elevations. Dormers to the street front significantly alter the character of the streetscape. Skylights located in highly visible positions, large skylights and skylights with protruding profiles can also detract from Paddington's roofscape.

Current pressures for accommodation make the use of the roof space desirable. Where the principal roof form has sufficient slope and height an attic room may be possible with a dormer in the rear slope of the principal roof form.

Using the roof space is possible if the original ceilings are retained, except where interrupted by a new stair or ladder access. To maintain the consistency of new dormers, traditional models for Victorian and Federation period buildings, with specific proportions and dimensions, are provided in this section.

FIGURE 11 Dormer - typical elements



- 1 Dormer roof
- 2 Pediment
- 3 Lintel
- 4 Cheek
- 5 Double hung window
- 6 Sill
- 7 Pilaster
- 8 Flashing

Objectives

- O1 To minimise the impact of dormers and skylights on the form, appearance and fabric of the principal roof form.
- O2 To ensure that dormers to Victorian and Federation period terraces and cottages are traditional in form, proportions, scale and materials.
- O3 To ensure that new attic spaces do not unnecessarily impact on original significant fabric, especially original ceilings.

Controls

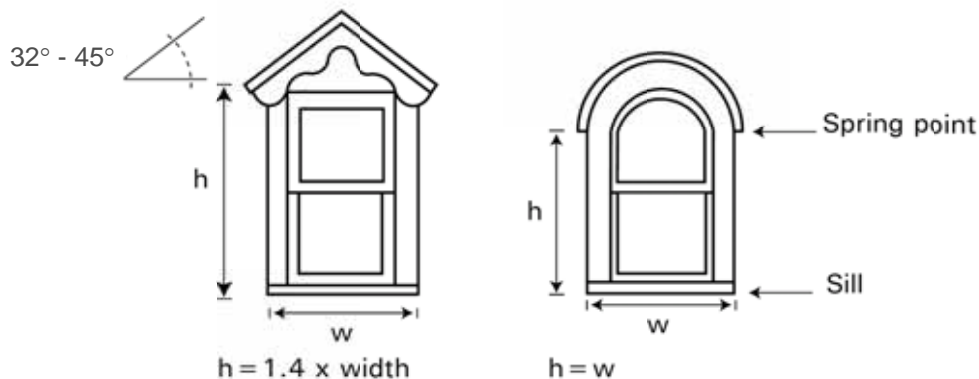
Dormers – general

- C1 Dormers must not be added to street front and side elevations of the principal form of contributory buildings unless documentary evidence sufficiently shows that an original dormer or dormers existed in these locations as part of the original design. In these instances the design of the reconstructed dormer window is to conform to the documentary evidence.
- C2 Attic spaces in a Victorian or Federation period building that contributes to the significance of Paddington may be permitted if the original ceiling to the principal form remains intact except for the provision of a stair or access ladder.
- C3 A dormer may be located within the rear slope of the principal roof form only if this would have no impact or negligible impact on:
 - a) the architectural integrity and style of the main roof form;
 - b) the building's significance;
 - c) the group's significance, where the building forms part of a group; and
 - d) the significance of the heritage conservation area.
- C4 More than one dormer may be located within the rear slope of the principal roof form subject to:
 - a) the width of the roof being greater than 6m;
 - b) each dormer being identical in type, size and no greater than 1.2m maximum width overall; and
 - c) consideration of the impact on the building's significance, on the group's significance where the building forms part of a group, and on the streetscape.
- C5 The design, proportions and materials of new dormers, where permitted, must be based on traditional models and must be appropriate to the architectural style of the building and the building's context (see Figures 12 and 13).
- C6 Dormers must be arranged symmetrically on the roof plane.
- C7 Dormers must not incorporate balconies, balconets or Juliet balconies.
- C8 Pediment infill and side cheeks to traditional and contemporary dormers must not be glazed.
- C9 Pediments may be infilled with flush fitting timber ventilators.

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

- C10 For buildings 4m wide or wider, a dormer, or each dormer where more than one is possible due to roof width, must not exceed 1.2m in width.
- C11 Where buildings are less than 4m wide, a single dormer must not exceed one third of the width of the roof or 1m overall, whichever is the lesser.
- C12 For a dormer with a pitched roof:
- the height of a window is to be 1.4 times its width, as measured from the head of the window to the bottom of the sill; and
 - the roof pitch is to be between 32° and 45°.
- C13 For a round headed dormer, the height of a window measured from the bottom of the sill to the springing point of the rounded head is to be equal to the overall width of the dormer.
- C14 The top of a dormer must be below the main roof ridge by at least 300mm.
- C15 The top of the dormer window sill must be set at least 400mm above the finished floor level.
- C16 The roof of the dormer must be clad with corrugated metal sheeting and flashing that matches the existing roof colour. The roof sheeting and bargeboard must not exceed a 150mm overhang. Dormers must have a timber pilaster facing and no wall cladding below the sill. Cheeks must be clad in timber weatherboards.
- C17 Where dormers are reconstructed on street front elevations (as allowed under C1), they must use traditional windows appropriate to the building style. Documentary evidence must be provided to support the appropriateness of the window type.

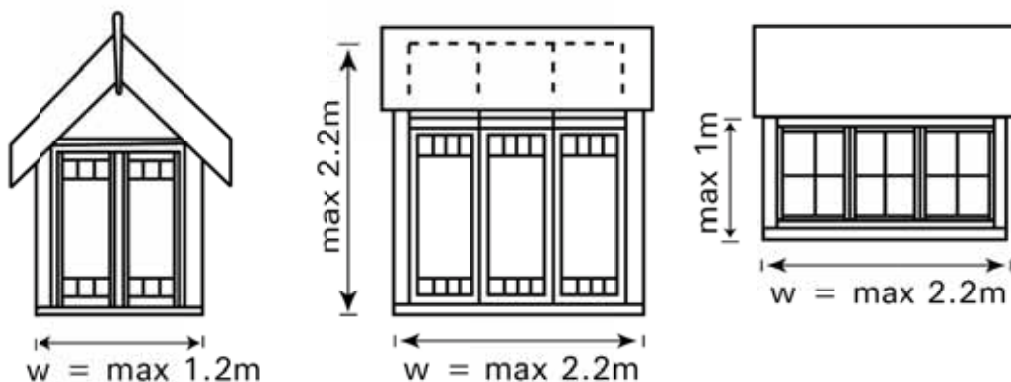
FIGURE 12 Traditional 'Victorian' period dormers



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

- C18 Dormers to Federation period contributory buildings should be appropriate to the architectural style of the building.
- C19 Vertically proportioned Victorian period dormers with double hung or casement windows are permitted if they comply with the proportions and location of C10 or C11, and C12 to C15.
- C20 Horizontally proportioned dormers with casement windows are permitted with eyelid or hipped roof forms if:
- designed appropriately to the building's type;
 - the top of the dormer is located at least 600mm below the main roof ridge line;
 - the top of the sill is set at least 900mm above the gutter line;
 - the dormer width is limited to 2.2m;
 - the window height is limited to 1m maximum or 2.2m maximum depending on the window type (see Figure 13); and
 - the dormer complies with Figure 13.

FIGURE 13 Federation period dormers



Dormers to infill buildings

- C21 A contemporary styled dormer may be located within the rear roof plane of the principal roof form of an infill building where:
- a) there would be no impact or negligible impact on the heritage significance of the adjoining buildings and on the significance of the heritage conservation area;
 - b) the proportions comply with C10 or C11, and C12 to C15; and
 - c) the provisions of C6, C7, C8 and C9 are met.
- C22 More than one dormer may be located within the rear slope of the principal roof form subject to:
- a) the width of the roof being greater than 6m;
 - b) each dormer being identical in type, size and no greater than 1200mm maximum width overall;
 - c) the height of each dormer complying with C12 to C15;
 - d) the provisions of C6, C7, C8 and C9 being met; and
 - e) consideration of the impact on the significance of the adjoining properties and on the streetscape.

Skylights

- C23 Skylights are not to be placed in front or side facing roofs of the principal roof form.
- C24 A single skylight may be placed in the rear facing slope of the principal roof form by itself, or with a single dormer.
- C25 A maximum of two skylights may be placed in the rear facing slope of the principal roof form provided:
- a) they are arranged symmetrically; and
 - b) there is no dormer.
- C26 Two skylights may only be placed non-symmetrically where it can be demonstrated that their location is essential to internal amenity.
- C27 No skylights may be placed in the rear facing slope of the principal roof form where there are two or more dormers.
- C28 Skylights must be of a low profile and should be flush with the roof surface. They should have simple, unobtrusive detailing and be non-reflective. Colouring must merge with the roofing material.
- C29 A skylight on the principal roof form is to not to exceed an area greater than 1.5m².
- C30 Rear roof planes are not to incorporate more than 25% transparent material. This includes the area of skylights and dormer windows.
-

1.5.2 Chimneys

Chimneys are important elements within the heritage conservation area. They add vertical emphasis to the roofscape and richness by the variety of forms and detail.

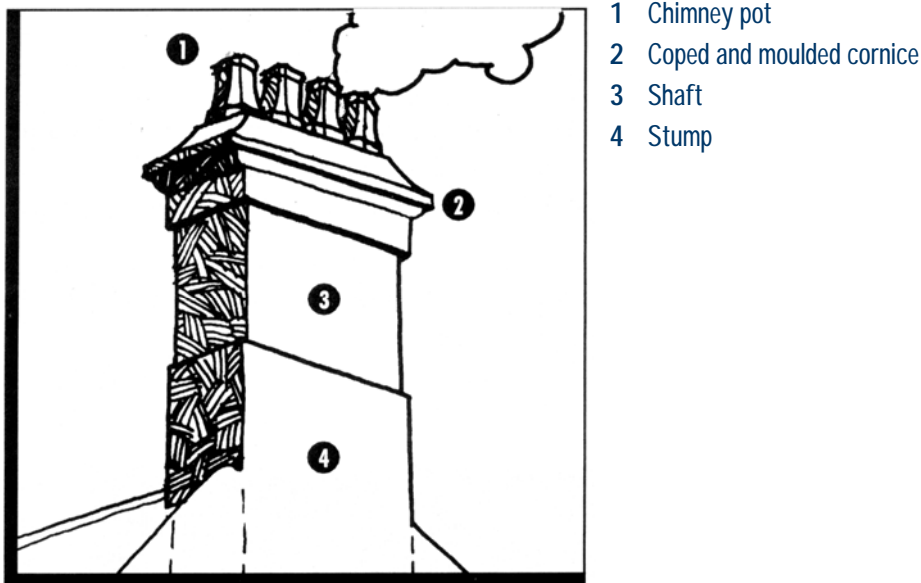
Objectives

- O1 To retain and conserve original chimneys and their details.
- O2 To encourage reinstatement of missing chimney elements.

Controls

- C1 Original chimneys and their details must be retained.
- C2 When works are proposed to the roof of the principal form of the building, missing details from existing chimneys, where substantiated by evidence, are to be reinstated and repairs to existing chimneys are to be undertaken in a traditional manner.

FIGURE 14 Typical chimney stack



1.5.3 Windows, doors, shutters and security

The majority of window types available in the late 19th and early 20th century were double hung timber framed sashes. Windows were commonly rectangular in shape and vertically proportioned. Where a larger opening was desired, windows were set in groups. Rear windows were vertically proportioned and relatively plain.

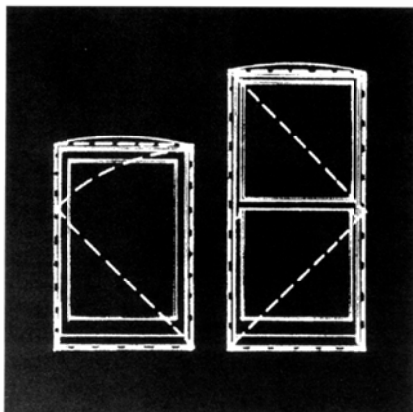
Casement windows became fashionable in the early 20th century. Often these were grouped in threes. Glazing bars, glazing and the number of panes reflected stylistic fashions and advances in the manufacture of the size of sheets of glass. Both casements and double hung windows were sometimes embellished with coloured and patterned glass. This decorative treatment is usually located on the street front location. Rear glazing is comparatively plain.

The front door was the most elaborately detailed timber door of the house. Commonly it featured moulded and recessed panels and good quality hardware. The quality and level of detail diminished in secondary areas of the house. Doors to verandahs at the first floor level were usually timber French doors with solid lower panels.

Louvered timber shutters were commonly used for windows and doors to assist with cooling buildings and providing privacy and security. In two storied or higher buildings, shutters might only have been fitted to the ground floor windows and French doors.

Security devices which conceal the windows and doors to the street front elevations of a building adversely affect the visual character of the building.

FIGURE 15 New windows



Window 1

Window 2

New windows should be vertical in proportion, preferably within the range suggested. The width of a window should not be greater than the height given by the radius of the diagonal, as shown on **Window 1**. The height of the window should not exceed twice the width, as shown in **Window 2**.

These controls are applicable for new windows in existing walls and additions to existing buildings. Greater freedom of interpretation is permitted for infill development.

Objectives

- O1 To retain and conserve original windows, and doors and their associated detailing and joinery components including original shutters on significant elevations of the principal building form, such as street fronts and side elevations facing streets.
- O2 To reinstate traditional windows, doors, and shutters consistent with the architectural style of the building on significant elevations facing streets.
- O3 To retain the visual prominence of windows and door openings visible from the public domain.

Controls

Windows and doors

- C1 Original windows, doors and shutters on the elevations of the principal building form and side elevations facing the street are to be retained.
- C2 When works are proposed to the street front elevations on the principal building form and on side elevations facing the street, unsympathetic windows and doors on those elevations are to be removed and replaced with windows and doors that are consistent with traditional elements of known earlier configuration in terms of size, proportion, materials and detail.
- C3 Traditional shutters to windows and French doors should be reinstated where they have been known to exist previously where visible from the public domain.
- C4 New doors and window openings must be consistent with traditional materials and patterns, use vertically proportioned openings appropriate to the building type and comply with Section 1.4.3 Rear elevations, rear additions, significant outbuildings and yards.
- C5 Where rear wings are extended boundary to boundary at the ground floor, new doors and windows must be vertically proportioned, but may use contemporary detailing.
- C6 New doors replacing a rear window opening at the upper level of a rear wing are to be limited to the size of a set of traditional French doors.

Security

- C7 Security should be provided by the least obtrusive method such as the use of mortice deadlocks, window and door locks, an alarm system or internal security bars, internal timber window shutters or security film attached to the internal face of glazing, and other measures in preference to external security grilles.
- C8 External metal security doors and window grilles are permitted where they use simple, unembellished, rectangular bars in a vertical pattern or a pattern that reflects the configuration of the glazing bars, and are painted in recessive colours that match the colour of the door or window frame.

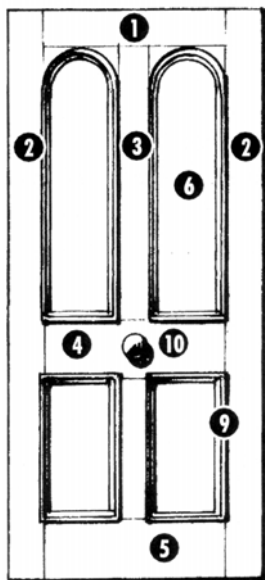
- C9 Highly visible grilles embellished with pseudo period detail over windows and doors are not permitted.
- C10 Roller shutters will not be permitted to windows or doors.
- C11 Motorised window sunscreens are permitted only to ground floor windows not visible from the public domain.

Door types

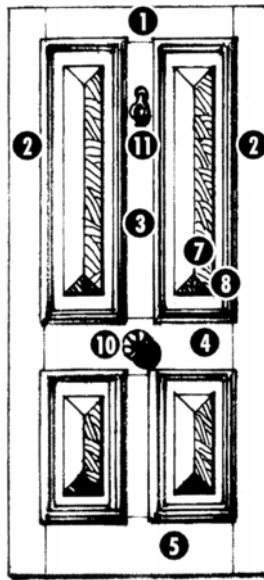
Some common examples of front doors are shown. All are panelled doors with stiles and rails. Type A and Type B are four panel doors, while Type C is a high-waisted Edwardian door.

FIGURE 16 Door types

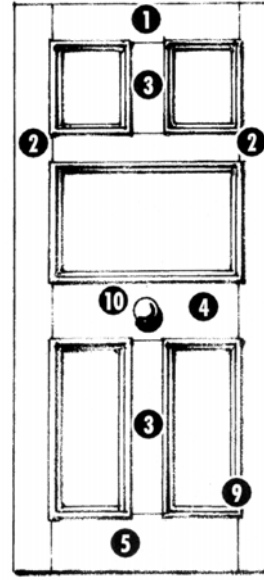
Type A – Mid Victorian



Type B – Late Victorian



Type C – Edwardian



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

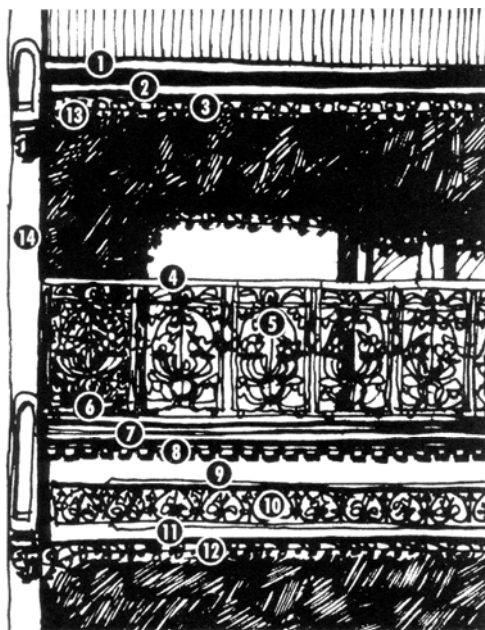
- 1 Top rail
- 2 Stile
- 3 Muntin
- 4 Mid rail
- 5 Bottom rail
- 6 Sunken panel
- 7 Raised field panel
- 8 Bolection mould
- 9 Lamb's tongue mould
- 10 Knob
- 11 Knocker

1.5.4 Verandahs and balconies

Many buildings obtain their visual interest from verandahs and balconies, which create a strong pattern of light and shade by their projection, decorative timber or cast iron and the covering balcony roof. Verandahs that are traditionally located on the front elevation are an important element in the streetscape and should be conserved.

Note: Balconies associated with dormers are not permitted, as addressed in Section 1.5.1 Dormers and skylights.

FIGURE 17 Verandahs and balconies



- 1 Ogee gutter
- 2 Timber mouldings
- 3 Cast iron lace frieze
- 4 Handrail
- 5 Cast iron lace balustrade panel
- 6 Balcony timber floor
- 7 Bead moulding
- 8 Dentils
- 9 Stop-chamfered verandah beam
- 10 Cast iron frieze panel
- 11 Stop-chamfered frieze
- 12 Cast iron lace frieze
- 13 Cast iron bracket
- 14 Fin wall

FIGURE 18 Types of balconies

Suspended balcony

Usually present on Georgian or early Victorian terraces and restored



Balcony between fin walls

Typical for mid or late Victorian and Edwardian terraces



Enclosed balconies

Enclosed balconies are intrusive and they should be re-opened



Objectives

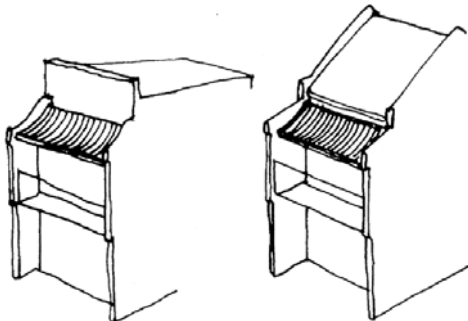
- O1 To retain and conserve original verandahs and balconies and their associated detailing and components.
- O2 To encourage the reinstatement of traditional open balconies and verandahs where verandahs and balconies have been altered or removed.
- O3 To promote sympathetic contemporary design of new rear balconies and verandahs that responds to the historic character of the area.

Controls

- C1 Original verandahs and balconies are not to be altered except for the reinstatement of original detail, and the reversal of unsympathetic alterations. Patterns of replacement cast iron should be based on physical or documentary evidence of original cast iron elements on the building or in the group.
- C2 Verandahs and balconies may be reinstated where they have been known to exist at an earlier date. The design must be consistent with the architectural style, materials and detailing of the building and the group, where the building is part of a group.
- C3 The step down from the main roof to the balcony roof must be retained or reinstated where a new or replacement balcony or reinstatement of a balcony is proposed.
- C4 The heights of original balustrade panels and rails must conform to the heights of original and appropriate balustrades within Paddington. Balustrade heights may only be increased by inserting a fine horizontal bar above the existing balustrade, supported behind the existing balustrade.
- C5 New verandahs and balconies are not permitted at the upper levels if the building is part of an unaltered group of buildings.
- C6 If the building is part of an altered group of buildings, a rear balcony is permitted where:
 - a) the original rear window opening is widened to a maximum of 1.2m to accommodate a pair of traditionally scaled French doors;
 - b) the balcony width does not exceed the width of the door opening by more than 300mm and must not have a depth greater than 600mm;
 - c) the balcony is a similar form to a traditional balcony, but is detailed in a contemporary manner; and
 - d) a glass balustrade is not used.
- C7 New rear upper floor balconies and verandahs must be designed with regard to the amenity of adjoining and adjacent properties. Privacy screens may be required to reduce the impact of new balconies.
- C8 Verandahs and balconies on infill buildings must be of a contemporary design and materials that demonstrate an appropriate response to the relevant aspects of the historic context.

FIGURE 19 Balcony roofs

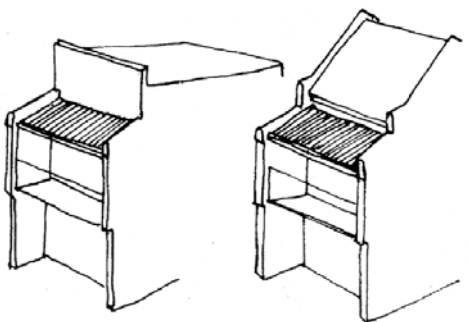
Concave balcony roof
Convex was also common



Ogee balcony roof
This form is often reversed



Skillion balcony roof
This form is rare on late Victorian terraces



Bullnosed balcony roof
This form is common on late Victorian terraces

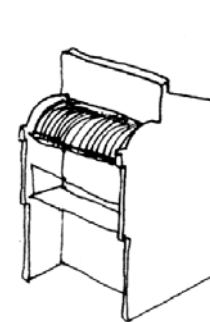
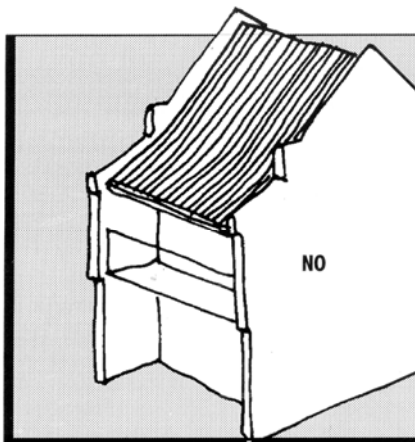


FIGURE 20 Intrusive balcony roof

In the 50s and 60s many terraces were re-roofed, mainly using terra cotta or concrete tiles, removing the separation between the roof and the main balcony roof. Renovators are encouraged to reverse this intrusive trend.



1.5.5 Fences, walls and gates

In Paddington, the majority of houses with a setback from the street originally had a front fence. As well as performing the usual range of functions the fence presented the household to the street. Through pickets and iron palisade fences the passer-by could obtain glimpses of gardens and the house.

Each architectural period or building type had an associated style of fence, so the materials and the design of the front fencing varied. Typical Victorian terraces had an iron palisade fence on a sandstone base. Cottages often had a timber picket fence.

Front fences enriched the visual appeal to the street. Side and rear fences were usually rough sawn timber palings or brick and performed a utilitarian function.

Fences play an important role in forming the character of a house. A well designed fence will complement and enhance the qualities of a building. Too often the appeal of a house will be considerably diminished by a fence of inappropriate design and materials. The blank brick fence on the street front elevation is an example of an unsympathetic fencing type.

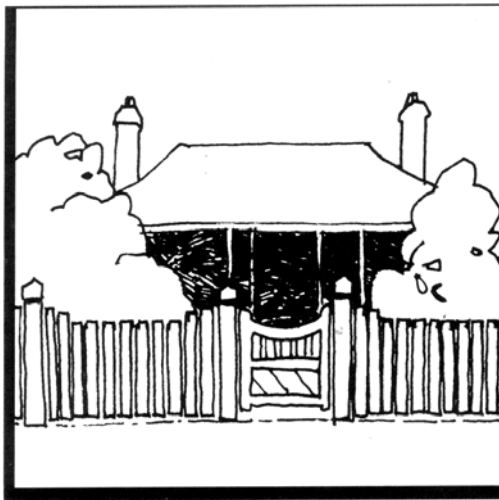
Where groups of buildings were elevated, a boundary wall was constructed using local sandstone, with a traditional fence on top. Often these changes in level occurred beside old quarry sites. Where these street walls are high, they form significant townscape elements.

Note: For garage doors and associated gates refer also to Section 1.5.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities.

Objectives

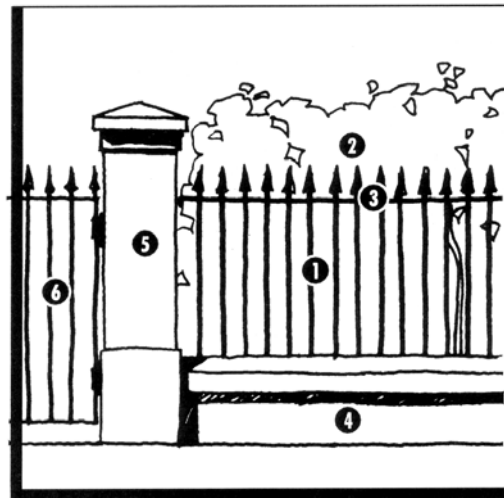
- O1 To retain and conserve original fences and gates.
- O2 To reinstate traditional fences and gates on street frontages and side streets of an appropriate architectural style to existing buildings.
- O3 To maintain traditional heights of fences and their elements.
- O4 To ensure fences and gates for infill development respond in a contemporary manner to the relevant aspects of the historic context.
- O5 To retain views towards the rear of properties from the laneways or over side fences.
- O6 To ensure fences are built with regard to the topography of sloping sites.
- O7 To ensure boundary fences between allotments provide visual privacy without adversely affecting the amenity of adjoining properties in terms of views and sunlight.
- O8 To retain and conserve significant sandstone walls.

FIGURE 21 Picket fences



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

FIGURE 22 Palisade fence



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

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

Controls

General - all areas

- C1 Fences and gates must be constructed to the boundary or, where the adjoining owner's consent has been obtained, on the boundary (except for public land where no encroachment must occur).
- C2 Gates must not encroach over or onto public land when opening and closing.
- C3 Gates must be constructed in line with fences.
- C4 The configuration, finishes and details of original sandstone walls must be retained and conserved. Alterations for the purpose of maintenance, reinstatement or reinstatement of missing elements may occur.

Street front zone

- C5 There is to be no alteration to original fences and gates, except for maintenance, reconstruction or the reinstatement of missing elements.
- C6 When works are proposed to the street front zone, unsympathetic fences, walls and gates must be removed and replaced by fences, walls and gates that are of the form, height, details, materials, finishes and quality appropriate to the architectural character of the building and group, where the building forms part of a group.
- C7 New and replacement fences and gates must be consistent with the architectural style of the building and be an appropriate traditional height. If part of a group, a fence must match the original fence in the group.
- C8 In the street front zone, traditional types of fencing permitted for Victorian or Federation buildings comprise one or a combination of the following:
- a) iron or steel palisades on sandstone or rendered bases;
 - b) timber pickets; and
 - c) low brick fences (for Federation type buildings).
- C9 The configuration, finishes and details of original sandstone retaining walls located in the street front zone are to be retained and conserved.
- C10 Breaching an original sandstone retaining wall to incorporate an opening for parking is not permitted.
- C11 New or replacement fences must incorporate root barriers at the street front boundary where street trees occur.
- C12 On corner sites, new fences and gates must allow good visibility for pedestrian and vehicular traffic. This may be achieved by low fences and gates or designs with at least 50% transparency.
- C13 Fences and gates on infill sites should be a contemporary design and of a form, height, detail, finish and materials that demonstrate an appropriate response to the physical and historical context of the streetscape.

FIGURE 23 Palisade fence in the streetscape



Palisade fences were common for Victorian terraces

FIGURE 24 Boundary masonry fence



Contemporary high masonry walls as front fences are intrusive in the streetscape and they should not be permitted

Side boundary

- C14 Side boundary fencing must be consistent with traditional fence, forms and materials.
- C15 The height of side boundary fencing is not to exceed 1.8m.
- C16 On sloping sites, the height of side boundary fences may be averaged and fences may be regularly stepped.

Rear boundary and side street

- C17 New fences and gates to side and rear streets and rear lanes are to be of a design and height, and are to use materials and details, which are consistent with the building's context and with the controls contained in Table 4 and in Section 1.5.8 Materials, finishes and details.

TABLE 4 Rear boundary and side street fence and gate controls

	Scale	Materials
Fences	<ul style="list-style-type: none"> ▶ Side street fence maximum height of 1800mm, unless building is designed to face both front and side streets. ▶ Side street fence where building is designed to face both front and side, maximum height consistent with architectural style of building and appropriate traditional height. ▶ Rear fence maximum height 1800mm. 	<ul style="list-style-type: none"> ▶ Rear and side fences should be timber palings. ▶ Fully transparent or semi-transparent materials such as lattice are not permitted. ▶ Palisade fences to side streets may be permitted where the building is designed to face both front and side streets. ▶ Bagged or rendered brick walls may be permitted if appropriate to the context.
Rear street or laneway gates	<ul style="list-style-type: none"> ▶ Maximum gate height 1800mm. ▶ Maximum gate width 1200mm. ▶ Minimum gate width 900mm. ▶ Maximum double gates width 2400mm. 	<ul style="list-style-type: none"> ▶ Ledged and braced timber gates. ▶ Timber painted bi-fold gates.
Side street gates	<ul style="list-style-type: none"> ▶ Maximum gate height 1800mm, unless lower height required to match fence height for building designed to face both front and side streets. ▶ Maximum gate width 1200mm. ▶ Double gates maximum width 2400mm. ▶ Minimum gate width for pedestrian gates 900mm. 	<ul style="list-style-type: none"> ▶ Materials to relate to context. ▶ Palisade style gate where palisade fence used.

1.5.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities

Garages, carports and onsite parking areas for motor vehicles were not elements incorporated into Victorian buildings and their sites. Garages emerged as a building structure ~~type~~ with the advent of the motor vehicle just prior to World War I. By the 1930s garages were proliferating and being constructed on the street frontages and rear lanes. Garages were generally of a size allowing single car access only and were treated as secondary or utilitarian buildings with little embellishment. During the late 1960s, double garage doors and roller shutters and carports became common. Two car families and the desire for vehicle security have created pressure for large garages and car spaces within sites in Paddington.

The rear lanes of Paddington are now often lined with garage doors and brick walls. They form an impenetrable and unattractive barrier between private gardens and the public spaces, and have an adverse effect on the character and use of laneways. Their height and mass prevent views towards the rear of buildings, whose forms contribute to the character of the lane. There is an alienation of the pedestrian in these spaces. High solid walls and fences on the rear boundaries can also provide opportunities to screen burglars. This section of the DCP aims to readdress the treatment of these forms.

The demands for car spaces have resulted in a reduction of landscaped area and useable open space to the rear of properties. Consequently, there has been a reduction in trees and a loss of permeable surface, which is increasing the pressure on surface drainage systems. Additionally sandstone kerbing, which forms part of the laneway character, has been removed to provide driveway crossovers.

The pressure for parking has also resulted in proposals for alternate means of providing onsite parking. One alternative involves the use of car stackers. There may be certain circumstances where a stacker arrangement may be acceptable due to the existing site and context characteristics and the scale and form of an existing building. However, generally car stackers are not acceptable in Paddington. Stackers require a substantial surge in electrical power to operate and are therefore environmentally unacceptable, lead to vehicles queuing in laneways and streets due to delays in operating the stacker system which can cause impacts on traffic and pedestrian movements, generally require out of scale garage structures to accommodate the stackers, and involve excessive excavation for basement stackers.

Objectives

- O1 To conserve original elements and structures on street frontages and laneway boundaries, including coach houses, stables and rear lane toilets.
- O2 To ensure that contributory buildings rather than vehicular access and parking structures remain the dominant element in the streetscape.
- O3 To improve the character of laneways where unsympathetic earlier development such as high brick walls and full width garages has eroded the quality of these urban spaces.
- O4 To ensure that the designs of garages, carports, fences and gates are sympathetic in their massing, form and scale to the relevant aspects of the historic context and setting of the building and allow visual connectivity to the principal building form of a significant group.

-
- O5 To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.
 - O6 To provide off street car parking and servicing facilities where feasible.
 - O7 To retain sandstone kerbing on streets and laneways where feasible.
 - O8 To ensure that the amount and quality of deep soil landscaped area and private open space are not compromised by providing on-site parking and servicing areas.
 - O9 To minimise vehicle and pedestrian conflicts.
 - O10 To ensure there is no net loss of vehicle parking spaces in the area.
 - O11 To ensure that use and quantity of on street parking spaces is not adversely affected.
 - O12 To prevent vehicle car stackers.
 - O13 To minimise overshadowing, loss of privacy and the impact of building bulk on adjoining properties.
 - O14 To minimise excavation.

Controls

General

- C1 Onsite parking areas, parking structures and servicing areas such as loading facilities are not a mandatory requirement. In addition, and subject to circumstances listed in the following controls, on-site parking will only be permitted or may only be required where:
 - a) the parking area, servicing area or structure will not have a detrimental impact on:
 - the amenity of adjoining properties;
 - the architectural character or significance of a building, including original coach houses, stables or rear lane toilets (where the toilets occur on adjoining properties);
 - the character of a streetscape or laneway; or
 - the health of a significant tree;
 - b) vehicle entries and exits will not have a detrimental impact on pedestrian movements, traffic movements, Council infrastructure or service authority infrastructure;
 - c) the parking area, servicing area or structure will comply with the current Australian Standard 2890.1-2004;
 - d) a driveway will comply with AS 2890.1 - 2004;
 - e) extensive excavation is not required and the excavation controls in Section 1.4.7 are met;
 - f) private open space and deep soil landscaped area controls are met;

- g) there are adequate sight distances to allow safe vehicle movement into and from the site;
 - h) there is no net loss of vehicle parking spaces in the immediate area; and
 - i) the use and quantity of on-street parking spaces is not adversely affected.
- C2 No further vehicle crossings are permitted at street frontages that form part of the street front zone.
- C3 No parking is permitted on that area of the site which forms part of the street front zone or within or beneath the principal building form.
- C4 Vertical car stackers are not permitted.
- C5 The design and location of car parking spaces and structures must allow an 85th percentile vehicle to manoeuvre into and out of a space without the loss of on-street parking opposite or abutting the proposed vehicle entry. This is particularly relevant where the street or lane is less than 5m between kerbs.
- Note: Vehicle turning paths are to be determined in accordance with Australian Standard 2890.1.2004. The 85th percentile vehicle is a standardised vehicle based on the significant characteristics of various vehicle types operating on Australian roads. More information about the 85th percentile vehicle, including its dimensions, can be found in AS 2890.1.2004.
- C6 Garages and carports must comply with the dimensions, settings, forms and materials shown in Tables 5 and 6.

Street front zone

- C7 A single uncovered car space, single carport or single garage, may be permitted if:
- a) an approved vehicle crossing exists on the street frontage;
 - b) the existing building is setback from the side boundary which adjoins another building by a minimum of 3m in the case of a proposed uncovered car space or carport, and a greater distance in the case of a proposed garage;
 - c) the car space, carport or garage is setback behind the outer front wall of a building in the street front zone, excluding any projecting balconies or decks; and
 - d) the general controls C1-C6 can be met.
- C8 Where parking is permitted under C7, new garage and carport structures are to be of a design and in materials that respond to the relevant aspects of the historic context. An appropriate contemporary design is permitted and should not be an historic imitation.

Rear lane or rear street

- C9 Rear lane or rear street vehicle access and associated on-site parking are permitted if:
- a) the distance from the rear of the building, whether existing or proposed, to the rear boundary is 10m or more;
 - b) the block width is 3.4m or more;
 - c) the lane or street width between kerbs is 4.8m or more, but if less the applicant can demonstrate to Council that access can be achieved by compliance with C6 and C1(d); and
 - d) the general controls of C1-C6 can be met.
- C10 Where rear lane or street parking is permitted under C9, and the property is 4.7m or more in width, proposals must provide an acceptable interface between the private and public domain by incorporating elements such as pedestrian gates or fencing a minimum of 1200mm wide along rear boundaries. Where possible, gateways on adjoining properties should be grouped.
- C11 Where rear lane or street parking is permitted under C9, double garages, double carports, double car spaces are permitted only where the property is at least 7.1m wide and a 1.2m wide gateway is provided. Structures must not exceed a width of 6m.
- C12 Any loss of on-street parking due to construction of a new driveway access must be compensated by an equivalent number, or more, of onsite parking spaces.
- C13 Laneway garages with roof landscaping are permitted only where:
- a) the property slopes steeply to the rear;
 - b) the floor level of the roof landscaping is below the floor level of the existing lowest floor of the principal building form;
 - c) the roof is non-trafficable except for garden maintenance purposes;
 - d) there is compliance with the deep soil landscaped area requirement; and
 - e) the roof landscaping area, including planter boxes, parapets and landscaping will not adversely impact on adjoining and adjacent properties.

Residential parking rates

- C14 For residential parking requirements refer to Chapter E1 Parking and Access.
- C15 Onsite parking must comply with the provisions of C1-C13. Maximum parking may not be permitted where non-compliance with the provisions of C1-C13 will occur.

Retail, commercial and other non-residential parking and servicing rates

- C16 For retail, commercial and other non-residential development, the average number of onsite parking spaces and servicing facilities must comply with the controls in Chapter E1 Parking and Access.

- C17 Onsite parking and servicing facilities must comply with the provisions of C1-C13. Maximum parking may not be permitted where non-compliance with the provisions of C1-C13 will occur.

TABLE 5 Dimensions for garages and carports

Rear lane, rear street and existing street-front access locations (unless otherwise specified)

Garage carport type		Width	Height		Door			Piers	
		Max	Max to top parapet ¹	Max wall height below eave	Height	Max width	Min width ²	Min width	Max width
Garage - flat roof parapet form ³	Single space	4340	2800	2800	2200	3400	2400	350	470
	Double space	6000	2800	2800	2200	5000	N/A	470	600
Garage - pitched roof form ⁴	Single space	4340	N/A	2700	2200	3400	2400	350	470
Garage - with garden roof ⁵	Single space	4340	3000	3000	2200	3400	2400	350	470
	Double space	6000	3000	3000	2200	5000	N/A	470	600
Carport - flat roof form ³	Single space	4340	N/A	2700 ⁶	2200	3400	2400	350	470
	Double space	6000	N/A	2700 ⁶	2200	5000	N/A	470	600
Carport - pitched roof form ³	Single space	4340	N/A	2700 ⁶	2200	3400	2400	350	470

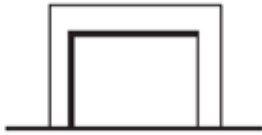
Notes:

All dimensions in millimetres

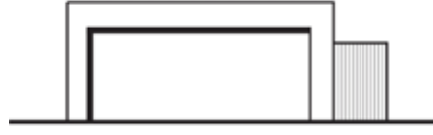
- Top of parapet from lane or street level
- Doorway width will vary depending on road/lane width. Refer to C5 in Section 1.5.6. The minimum acceptable doorway width is 2400mm.
- Double space garage and carport (adjoining or tandem) not permissible in front yard
- Pitched roof form only permitted for single space garage and single space carport
- Landscaped roof form only permitted in rear lane and rear street
- Column or pier height for carport

FIGURE 25 Garage and carport design diagrams

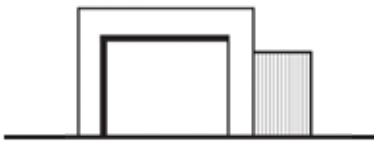
Laneway garage



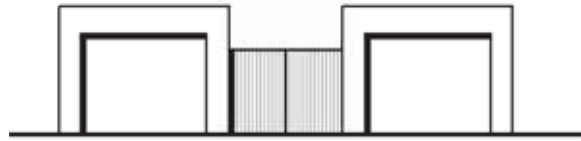
Laneway double garage – with side gate/fence



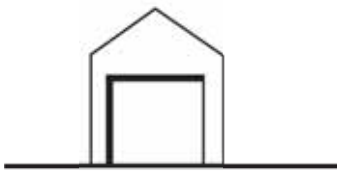
Laneway garage – with side gate/fence



Grouped garages – with side gates/fences



Laneway garage – with gabled roof form



Laneway garage – with roof garden

**TABLE 6** Setting, form and materials for garages and carports rear street

	Setting	Form	Materials
Rear lane and rear street garages parapet and gabled roof form	<ul style="list-style-type: none"> ▶ Build on rear boundary. ▶ Minimise ramp up to garage. ▶ Provide an acceptable interface on laneway (refer to C10). 	<ul style="list-style-type: none"> ▶ Horizontal parapet (flat roof) or pitched roof form. ▶ Corner sites to have pitched roof form. ▶ Pitched roof to match appropriate traditional roof pitch. ▶ Double garages to have horizontal parapet form only. ▶ A masonry to door ratio 1:1 is preferred. 	<ul style="list-style-type: none"> ▶ Rendered and painted masonry walls. ▶ Corrugated steel roofing. ▶ Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ▶ Roller shutter and panel lift doors only if set within a masonry surround. ▶ Paint finish to all doors (dark colour recommended)

	Setting	Form	Materials
Rear lane and rear street garages with garden roof	<ul style="list-style-type: none"> ► Build on rear boundary. ► Minimise ramp up to garage. ► Provide an acceptable interface on laneway (refer to C10). ► Not on corner site. 	<ul style="list-style-type: none"> ► Flat roof form only. 	<ul style="list-style-type: none"> ► Rendered and painted masonry walls. ► Concrete slab to roof garden. ► Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ► Roller shutter and panel-lift doors only if set within a masonry surround. ► Paint finish to all doors (dark colour recommended). ► Simple timber or metal balustrade set behind masonry parapet if required.
Rear lane and rear street carport	<ul style="list-style-type: none"> ► Build on rear boundary. ► Minimum ramp up to carport. ► Where site widths allow, a row of more than two carports must be interspersed with fencing or pedestrian gates. 	<ul style="list-style-type: none"> ► Flat or pitched roof form. 	<ul style="list-style-type: none"> ► Timber or metal posts or masonry reveals. ► Timber, metal or masonry fascia. ► Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ► Paint finish to all posts, reveals and fascias.

	Setting	Form	Materials
Single garage or carport with existing street front zone access	<ul style="list-style-type: none"> ▶ Behind outer front wall of building (refer to C8 for other criteria). ▶ Minimum ramp up to garage or carport. 	<ul style="list-style-type: none"> ▶ Horizontal parapet (flat roof) or pitched roof form. ▶ Pitched gabled roof form to match appropriate traditional gable roof pitch. ▶ A masonry to door ratio 1:1 is preferred. 	<ul style="list-style-type: none"> ▶ Garage walls to be rendered and painted masonry. ▶ Roof material to be slate, terracotta tile or corrugated steel appropriate to the building with which the garage or carport is associated. ▶ Timber and metal posts to be paint finished. ▶ Timber or metal bi-fold doors, panel-lift doors or roller shutters. ▶ Roller shutter and panel-lift doors only if set within a masonry surround. ▶ Paint finish to all doors (dark colour recommended).
Rear lane and rear street garage with loft	<ul style="list-style-type: none"> ▶ Build on rear boundary. ▶ Minimise ramp up to garage. ▶ Provide an acceptable interface on laneway or street (refer to C10). 	<ul style="list-style-type: none"> ▶ Gable ended to rear laneway, rear street and rear yard along allotment axis. ▶ Single loft only. ▶ Traditionally proportioned double hung sash windows. ▶ Skylights to be flat version. 	<ul style="list-style-type: none"> ▶ Rendered and painted masonry walls. ▶ Corrugated steel roof. ▶ Paint finish to all laneway and street doors (dark colour recommended). ▶ Timber windows to loft.

1.5.7 Lofts over garages and studios

There is a demand for additional structures located over single storey garages and studios located at the rear of properties. Lofts provide benefits such as added accommodation, surveillance to laneways, increased public and private security and safety, and in some instances improvements to a laneway appearance.

However, there are many parts of Paddington where loft structures are inappropriate. To determine whether a loft structure over a single storey garage or a studio would be acceptable, consideration must be given to the significance of the existing rear building form and lot size, the relationship to the adjoining properties, the laneway characteristics and impacts on privacy.

Objectives

- O1 To ensure that loft structures over garages or studios are sympathetic in their location, massing, form and scale to the traditional rear elevations, yards, and laneways.
- O2 To ensure that loft structures over garages or studios do not detract from the significance of unaltered groups of buildings.
- O3 To ensure that loft structures over garages or studios do not impact on the privacy of adjoining properties.
- O4 To ensure that loft structures do not result in a non-compliance with the private open space and deep soil landscaped area requirements.
- O5 To ensure that loft structures are appropriately orientated to minimise overshadowing on adjoining/adjacent open space.
- O6 To minimise the visual impact of loft structures when viewed from public areas and private land.

Controls

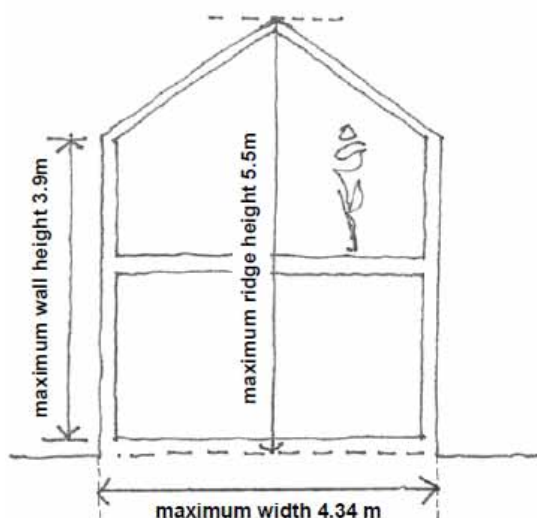
- C1 Loft structures may be permitted where:
 - a) the site dimensions are a minimum of 30m long and 5.24m wide and where the structure will not adversely impact on the traditional character of the rear elevations, yards, and laneways;
 - b) the structure will not adversely impact on the amenity, visual privacy and overshadowing of the property, neighbouring properties and public open space (the controls in Section 1.4.5 Building height, bulk, form and scale apply);
 - c) the structure does not require the footprint of the garage or studio to be extended so that the controls in Section 1.4.8 Private open space, swimming pools, lightwell courtyards and landscaping cannot be satisfied. Where there is an existing non-compliance with these controls, the existing private open space and deep soil landscaping is not to be further reduced;
 - d) all access to the loft is provided internally;

- e) habitable room windows within the loft with a direct sightline to the habitable room windows in the existing building on the site and neighbouring buildings have a separation distance of at least 9m;
- f) the structure extends over only a single space garage or studio;
- g) the loft and garage (or studio) structure is a maximum of 4.34m wide;
- h) the roof structure is gable ended to the laneway, with a maximum ridge height of 5.5m and maximum wall height of 3.9m (on or adjacent to a side boundary);
- i) windows are located only in the gable ends and is a single double hung sash window or inward opening window of traditional proportions, centrally located;
- j) does not include balconies, decks, or other similar cantilevered structures;
- k) a maximum of two skylights per roof plane, provided they comply with controls C28, C29 and C30 in Section 1.5.1 Dormers and skylights; and
- l) the ground floor level of the principal building form is higher than the natural ground level at the rear boundary.

C2 Loft structures will not be permitted:

- a) over garages or studios in the street front zone;
- b) if the subject property is part of an original row of houses, comprising an unaltered group, and the proposal demonstrates an adverse impact on this group;
- c) if the rear of the property is orientated towards the north between NNE and NNW (true north) (see Appendix 1);
- d) with a dormer window; and
- e) over a multiple space garage.

FIGURE 26 Loft structure design example including dimensions



1.5.8 Materials, finishes and details

Buildings in Paddington were constructed from a distinct and limited range of materials. Similarly, there is a pronounced repetition of detailing in surface treatments and building components.

Materials, finishes and detailing are two important elements which unite the area and contribute to Paddington's character. The repetitive combination of materials and the manner in which they were used for specific parts of buildings also forms part of Paddington's significant character.

The use of modern day materials and contemporary design approaches can be successfully employed in Paddington provided the relevant aspects of context are respected.

The table following the objectives and controls below sets out traditional external materials found within Paddington. It lists materials suitable for new development, alterations and additions. Additionally it lists materials which are intrusive elements, either by their very nature or if used in inappropriate situations.

Objectives

- O1 To retain and conserve traditional materials, finishes and details.
- O2 To promote high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type, and historic context.
- O3 To conserve original external finishes.

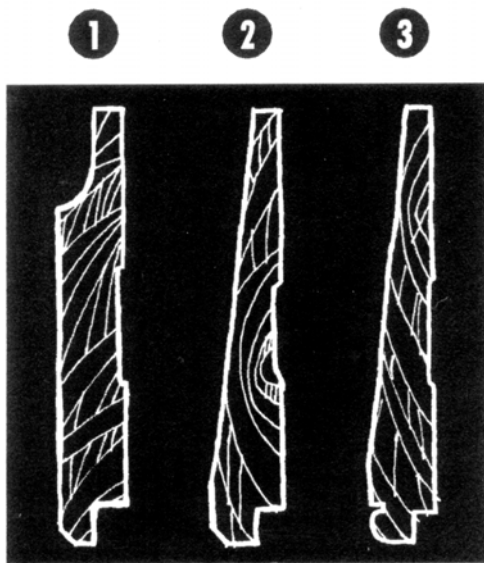
Controls

- C1 Surviving original materials, finishes, textures and details on street front elevations are to be retained and conserved.
- C2 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished by other mediums must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.
- C3 Render must not be removed from the exterior face of buildings unless it is proposed to re-render the surface immediately. Where original render has been removed from the exterior face of a building, new render must be applied and painted. Special consideration will be given to a building in a group.
- C4 New materials, finishes, textures and details on the principal building form and elevations visible from a public space, must be traditional and appropriate to the architectural style of the building. Intrusive materials are not permitted.

Table 7 below sets out traditional external materials found within Paddington and those materials permissible for new development, including infill development and alterations and additions.

- C5 New external materials and details to additions must complement the architectural character of the existing building and minimise the apparent bulk of the addition.
- C6 Infill buildings must use materials, finishes, textures and details appropriate to the building type and style. They must be similar to, but should not copy, the characteristic materials, finishes and textures of buildings within the streetscape.

FIGURE 27 Traditional cladding profiles



- 1 Rusticated weatherboard
- 2 Chamfered boarding
- 3 Beaded boarding

TABLE 7 Materials and details

Building component	External building materials
Roofs	
Traditionally	<ul style="list-style-type: none"> ► Welsh slate and South Australian slate. Later Victorian or Edwardian terraces occasionally had traditional ornamental patterns which may have been in contrasting colours. ► Corrugated galvanised iron in short lengths and associated details and fixings. ► Unglazed terracotta tiles on Federation period buildings and post-Federation buildings.
New roofs to existing buildings - replacement and additions	<ul style="list-style-type: none"> ► Galvanised corrugated steel with associated galvanized gutter details and fixings. ► Pre-painted corrugated steel in light to mid grey tones, similar in appearance to traditional corrugated iron. ► Traditional roof materials as outlined above.
Roofs for infill development	<ul style="list-style-type: none"> ► Traditional roof materials as outlined above - copper sheeting, zinc sheeting. ► Contemporary corrugated profile sheeting in appropriate colours subject to low reflectivity.
Intrusive roofs for existing buildings - replacement and additions, and infill development	<ul style="list-style-type: none"> ► Concrete roof tiles. ► Metal roofing sheets or panels in inappropriate colours. ► Tray profile metal sheeting (including flat zinc sheets). ► Terracotta tiles on pre-Federation period buildings. ► Glass (other than permitted in skylights).
Walls	
Traditionally	<ul style="list-style-type: none"> ► Sandstone blocks for walls or as a base course to brick walls. ► Timber weatherboards (depending on the building type). The profiles vary depending on the construction date. ► Brick, which was usually rendered in Victorian era buildings and was often inscribed with ashlar coursing. ► Face brickwork on Edwardian and late Federation style buildings. The associated details may include tuck pointing on the principal elevation and areas of roughcast render. ► Corrugated galvanised iron, zinc coated corrugated steel ripple iron and weatherboards on sides of dormer windows and outbuildings.

Building component	External building materials
New walls to additions - additions and infill development	<ul style="list-style-type: none"> ▶ Rendered brick, with or without inscribed ashlar coursing where appropriate. ▶ Timber weatherboards. ▶ Fibrous cement sheeting with a rendered and painted finish - for rear additions but only if window reveals of minimum 100mm external depth are achieved.
Intrusive walls for existing buildings - additions and infill development	<ul style="list-style-type: none"> ▶ Stripped sandstock brickwork. ▶ Circular pattern render (mock Spanish) or rough textured render.
Windows	
Traditionally	<ul style="list-style-type: none"> ▶ Timber framed, double hung sash windows, plain or multi-paned windows. ▶ Plain glass, traditional patterned or coloured glass in some building types.
New windows to existing building (replacement and additions) and infill development	<ul style="list-style-type: none"> ▶ Timber frames. ▶ Steel frames on rear ground floor only. ▶ Metal frames for ground floor shops and commercial premises where appropriate. ▶ Plain clear glass. ▶ Coloured and patterned glass for replacement in appropriate situations. ▶ Fine metal frames in neutral tones to infill buildings.
Intrusive windows	<ul style="list-style-type: none"> ▶ Metal frames (including steel) to the principal building form and original secondary wings. ▶ Window walls. ▶ Bubble glass. ▶ Timber on metal frames not reflecting traditional proportions. ▶ Roller shutter security and sunscreen windows.

Building component	External building materials
Doors	
Traditionally	<ul style="list-style-type: none"> ► Timber solid core; principal doors are often panelled; utilitarian doors are often ledged and braced. ► Etched or frosted glass in the top panels of late Victorian style doors and small coloured glass panes in Federation style doors.
New doors to existing building (replacement and additions) and infill development	<ul style="list-style-type: none"> ► Solid core framed timber panelled doors to match original doors are required for reconstruction work. ► Solid core timber framed, glazed timber-framed doors, glazed steel frame in appropriate locations.
Intrusive doors	<ul style="list-style-type: none"> ► Fully glazed doors to the street front elevation of residential properties. ► Hollow core and timber doors with detail and panels are inappropriate to the architectural style of the building. ► Roller shutter doors to residential houses, retail and commercial premises.
Shutters	
	<ul style="list-style-type: none"> ► Timber louvred shutters are applicable for windows and French doors on some building types.
Verandahs	
Traditionally	<ul style="list-style-type: none"> ► Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles. ► Slate, timber and sandstone edging. ► Cast iron posts of a flat profile or circular in section, cast iron friezes. ► Timber posts and associated timber details for early Victorian buildings and Federation period buildings.
New verandahs - reconstruction. Infill development	<ul style="list-style-type: none"> ► Traditional materials for reconstruction. ► Materials similar to traditional materials for infill but without elaborate detailing.
Intrusive verandahs	<ul style="list-style-type: none"> ► Pebble-crete, modern concrete, large form modern tiles for original building types. ► Perspex or similar type material roofs. ► Glass roofs to street elevations.

Building component	External building materials
Balconies	
Traditionally	<ul style="list-style-type: none"> ▶ Corrugated iron or slate roofs where appropriate to the style of the building. ▶ Timber for floors and timber framing for the underside of verandah roofs. ▶ Cast iron friezes and balustrade panels with iron or timber handrails for Victorian period buildings. ▶ Timber balustrades for early Victorian buildings and Federation period buildings.
New balconies - reconstruction and infill development	<ul style="list-style-type: none"> ▶ As with traditional materials for reconstruction on original building types or with modern-day equivalents. ▶ Masonry and metal.
Intrusive balcony materials	<ul style="list-style-type: none"> ▶ Smooth, textured or profiled face brick and exposed cement blocks. ▶ Corrugated and other profiled metal sheeting. ▶ Wire fencing. ▶ Fibrous cement sheeting. ▶ Glass balustrading.
Fences	
Traditionally	<ul style="list-style-type: none"> ▶ Occasionally rendered masonry with inscribed ashlar coursing. ▶ Timber post, rail and paling. ▶ Iron palisade, on sandstone or rendered bases. ▶ Timber pickets. ▶ Brick and timber fences or brick with iron inserts on Federation period buildings.
New fences - additions and infill development	<ul style="list-style-type: none"> ▶ As with traditional fences but with consideration to building style and context. ▶ Appropriate traditional materials for reinstatement of fences on original building types. ▶ Contemporary interpretation of traditional fence details and materials such as iron palisade and timber for infill development.
Intrusive fences	<ul style="list-style-type: none"> ▶ Smooth, textured or profiled face brick, exposed cement blocks, tintree or sheet metal fences. ▶ Full height brick fences. ▶ Materials and forms that are appropriate to the style of the building.

1.5.9 Exterior colours

Colour schemes make important contributions to the character of individual buildings and groups of buildings. Colour schemes can influence the cohesiveness of a group of buildings and an entire streetscape. They can be used to enhance important building features and reduce intrusive features. The use of historic based colour schemes is appropriate where an original colour scheme contributed to the architectural style of a building.

Exterior colours used on buildings constructed between 1850-1895 and 1895-1915, and even during the Inter-War period were from a comparatively narrow range. These colours were used to enhance the architectural style and to enhance the natural colours of construction materials. A range of exterior colours was used on buildings constructed in the early, mid and late Victorian period and in the Edwardian period. Colours were often used to enhance the architectural style and to highlight particular features and building components.

In determining a colour scheme the architectural style of the building must be considered. Georgian style buildings tended to have simply decorated exterior surfaces with only two or three colours. By the late Victorian period, when buildings were designed with a profusion of decoration, six or eight colours may have been used. Edwardian and Federation buildings used one or two lighter tones with a darker contrasting colour to enhance the unpainted brickwork. A wider range of colour finishes and a higher level of gloss were used for door and window joinery, verandah posts, valances, bargeboards and ornamental work.

For signwriting, trimmings and metal finishes typical colours included light brown, rich brown, Indian red, chrome green, and in rare instances Prussian blue, black and dark tints, and slate grey.

Special roof paints were available in the 19th century in a variety of colours. Common colours for roofs that were originally painted were light stone slate grey and Indian red. Original colours schemes may be determined by the careful scraping of protected difficult to paint areas. They may survive under hardware, behind eaves, under window sills and on the more protected elevations of a building. Care should be taken to distinguish layers of paint finishes from undercoats.

Old photographs can provide valuable evidence of the original paint treatment, particularly in regard to the use of contrasting colours and tonal relationships for the various elements of the building.

Objectives

- O1 To promote colour schemes that are appropriate to the character of the individual buildings, groups of buildings, the historic context.

Controls

- C1 Colour schemes must be appropriate to the building type and style.
- C2 The use of fluorescent paints and primary colours are not permitted.
- C3 New buildings and additions in both the residential and commercial areas are to use colour schemes that have hue and tonal relationships with traditional colour schemes.
- C4 The intensity and hue of colour must relate to the style of the building and the streetscape context.
- C5 The whole face of the dividing party wall between attached buildings including terraces must be painted one colour. Painting with different colours to the centreline of a party wall is not permitted.
- C6 Matching buildings in a terrace row must be painted colours that are consistent in tone with the group.
- C7 Where terraces step down a hill, the colour of the front elevations of a terrace and its lower party wall including the return face and chimney above the roof line must be the same colour.
- C8 Where terraces are set back in plan, the forward terrace must be the colour of the exposed party wall, including the return face, up to the adjacent party wall.
- C9 Where it is proposed to introduce new exterior paint colours or modify the existing external paint scheme a colour board to be submitted to Council.

Note: Section 1.5.8 Materials, finishes and details specifies that original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished by other mediums must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

1.5.10 Gardens and trees

The private gardens in Paddington have a considerable effect on the townscape quality. Both streets and lanes are enhanced by significant landscaping from adjacent private properties. Development, including excavation and landfill, can impact on the conditions in which trees grow. Remnant established gardens, parks and street trees make an important contribution to the character of the area.

Objectives

- O1 To retain traditional planting schemes and hard landscape elements where they exist.
- O2 To promote landscaping that is consistent with the character of the individual building, the characteristics of a group of distinctive buildings and the character of the heritage conservation area.
- O3 To ensure that front gardens are planted with a species selection that relates to the building type and is appropriate to the size and aspect of the garden space.
- O4 To create zones of rear planting with appropriate species of trees and shrubs.
- O5 To ensure that trees and shrubs do not have an adverse impact on the fabric of buildings and do not have an unreasonable impact on the amenity of occupiers or properties such that would warrant refusal or modification.

Controls

- C1 Significant gardens, or remnants of gardens with original planting schemes and hard landscape elements, such as paving and associated decorative elements, are not to be removed.
- C2 Significant trees are to be retained in place.
- C3 Front gardens should include original pathways and low formal planting which is appropriate to the building type, and allows views of the street front elevation to be maintained.
- C4 Rear gardens are to include one medium sized tree.
- C5 New trees must be a species which is suitable for a Paddington garden. The tree selection should have regard to matters such as size and orientation of the garden.
- C6 Excavation and landfill must not impact on the current and future health of significant trees that are located on the development site or on adjoining sites.

1.5.11 Satellite dishes, aerials and other site facilities

Paddington's roofscape is an integral component of its overall significance. The introduction of unsympathetic and uncharacteristic elements such as satellite dishes, solar hot water devices and aerials can have a detrimental impact on the aesthetic significance of individual buildings and on the area generally.

The fixing of these structures on roofs and chimneys can also contribute to physical damage and possible loss of original fabric and detail.

Objectives

- O1 To retain the character of the original roofscape of Paddington.
- O2 To protect the original fabric and details of roofs and chimneys.
- O3 To ensure that satellite dishes, air handling systems, external hot water heaters, air conditioning units, aerials and other site facilities do not detrimentally impact on the character and significance of individual buildings and the streetscape.

Controls

Satellite dishes, aerials and similar devices

- C1 Satellite dishes, aerials and other similar devices:
 - a) are to be designed and scaled to minimise their visual impact and impact on the amenity of adjoining properties;
 - b) must not be located on any part of a roof or chimney which is visible from the street frontage or the public domain; and
 - c) must not have a detrimental impact on the architectural style or significance of the building to which they are attached.

External condenser and air conditioning units

- C2 Condensers and units must be located:
 - a) behind the outer front wall of the building and not be visible from the public domain;
 - b) a minimum of 3m from all other property boundaries (including party walls) and not less than 5m from a bedroom window in an adjoining residential property; and
 - c) at existing ground level or at the ground level above a basement level or part underground level (but not on a roof).
- C3 Condensers and units must not be visible from an adjoining property.
- C4 External conduits must not exceed 3m in length and not be visible from the public domain.
- C5 External conduits must be bundled and concealed by matching the colour of the external surfaces of the building.

-
- C6 Condensers, units and conduits must not have a detrimental impact on the architectural style or significance of the building to which they are attached.

Internal air conditioning systems and packaged air conditioning systems

- C7 Any associated wall opening must be:
- a) behind the front setback and not be visible from the public domain; and
 - b) no higher than 600mm above the ground level abutting the wall containing the new opening.

Site facilities

- C8 Site facilities, including mail boxes, external storage facilities, clothes drying areas and laundry facilities, should be unobtrusively integrated into new development.

Note: Information relating to specific requirements for garbage and recycling is in Part E of this DCP, Chapter E5 Waste Management and in Council's DA Guide.

C1.6 Public domain

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

Historically, the streetscapes of Paddington were characterised by a restricted use of materials, including paving, kerbing, street trees and street furniture. The simplicity of this palette allowed the built form to dominate, with embellishment being restricted to the often intricate detailing within the architecture.

The public domain plays a significant role in determining the overall character of the HCA. In addition to the following provisions, the general development objectives and controls in Section C1.4 also apply within the public domain.

1.6.1 Kerbs and gutters

The texture and colour provided by the sandstone kerbs and gutters in Paddington is an important characteristic of many streets and further defines the simplicity of the street geometry. Sandstone kerbs and gutters were deliberately introduced by the Paddington Council after 1871 as part of a works program aimed at improving the standard of public roads. These features therefore have historical and social significance as well as aesthetic significance.

Objectives

- O1 To retain the original sandstone kerbs and gutters.
- O2 To limit the range of materials used in kerbs and gutters to sandstone and concrete.
- O3 To ensure a homogeneity of colour and texture in materials when introducing or replacing kerbs and gutters.
- O4 To replace existing sandstone kerbs at the end of their useful life with new sandstone kerbs.
- O5 To re-establish sandstone kerbs and gutters where possible.

Controls

- C1 All original sandstone kerbs and gutters should be retained and, where possible, reinstated. If sandstone kerbs and gutters are required to be removed (for example in instances of new crossovers) they should be stockpiled for reuse in new works.
- C2 Where new sandstone kerbing is used it should be detailed to match the existing kerbing.
- C3 Where concrete kerbs are to be used, preference should be for precast segmental elements.

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- C4 Damaged original sandstone kerbs and gutters should be restored where possible or replaced with new sandstone kerbs and gutters.
 - C5 Vehicle crossings and chicanes are discouraged as they interrupt the original line of the streets and sandstone kerbing.
 - C6 Maintain the line of kerbs parallel to the building line to preserve the character of the streets.
 - C7 Where footpaths are widened, original sandstone kerbs should be left in their original position so that the earlier street form can be understood.
 - C8 The profile of all new kerbs should reflect the traditional kerb detail.

1.6.2 Views and vistas

Paddington is characterised by panoramic views and closed vistas. Panoramic views result from the suburb's dramatic topography and position in relation to the harbour and City skyline.

The closed vistas are created by the street configuration which is strongly defined by the terraces with their zero setbacks from street and lane junctions.

The skylines along the southern and eastern edge of the study area are formed by the profile of buildings on the Oxford Street and Jersey Road ridges. Landmarks do not feature on the horizon with notable exceptions such as the Royal Hospital for Women chimney and occasional contemporary multi-storey buildings.

Downhill panoramic views from points west of Cascade Street can extend as far as the Harbour especially from elevated viewpoints. Views of the harbour do not occur from points below the level of the Scottish Hospital or from east of Cascade Street.

Views of the City skyline and especially known landmarks such as Centrepoint Tower can be seen from many of the streets with east-west and north-west orientation. Views towards Paddington from New South Head Road and from the ridge along Jersey Road are panoramic and reveal the close-textured fabric of Paddington.

Closed vistas are characterised by the stepped alignments of terrace houses following a change in street direction or up a slope and punctuated by gable walls and corner shops on corners. The closed vista skyline is notable for the fine serrated profile of gabled parapet walls and chimney stacks.

Objectives

- O1 To retain existing vistas and create opportunities for new views where possible.
- O2 To ensure street tree planting enhances views both to and from Paddington.

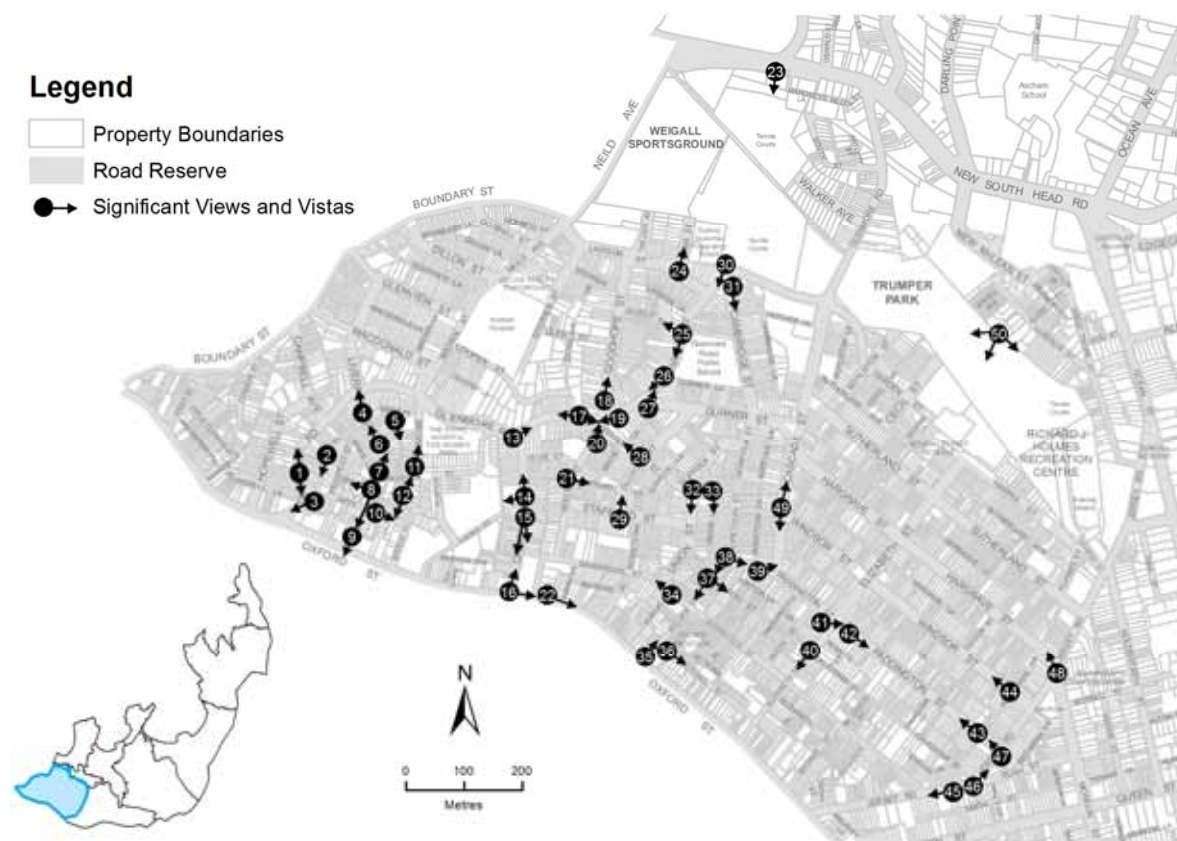
Controls

- C1 New development and street tree planting should respect existing view corridors.
- C2 New development in the public and private domain should be designed and located to minimise the impact on existing vistas or improve existing vistas where possible.
- C3 Removal of trees and demolition of contributory buildings, in whole or part, for the sole reason of creating or improving views and vistas will not be supported.

Significant views and vistas

MAP 2 Significant views and vistas

Note: The following diagrams show a selection of significant views and vistas. These diagrams are not intended to represent all the significant views and vistas.



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- | | |
|--|---|
| 1 (a) Glenmore Road - View north from Mary Place
(b) Glenmore Road - View south to Gipps St corner | 26 Glenmore Rd - Looking south to the corner of Gurner St and Five Ways |
| 2 Mary Place - View south | 27 Corner Glenmore and Gurner Rds - Looking north |
| 3 Gipps St - View to Oxford St from Bethel Lane | 28 Broughton St - View to Five Ways |
| 4 Liverpool St - View north from Mary Place | 29 Stafford St - View from Duxford St |
| 5 Laneway west of Brown St - View from Mary Place | 30 Corner of Glenmore Rd and Cambridge St |
| 6 Liverpool St - View north | 31 Cambridge St - View from Glenmore Rd |
| 7 Liverpool St - View north from Rowe Lane | 32 Union St - View from Broughton St |
| 8 (a) Spring St - View from Shadforth St to Prospect St
(b) Shadforth St - View to Oxford St from Spring St | 33 Union Lane - View from Broughton St |
| 9 Shadforth St - View to Oxford St from Gipps St | 34 Underwood St - View from William St |
| 10 Gipps St - View east from MacLaughlin Pl | 35 William St - View north from Victoria St |
| 11 Brown St - View north from Walker Lane | 36 Victoria St - View to Elizabeth St |
| 12 (a) Elfred St - View from Walker Lane to the south
(b) Elfred St - View north | 37 (a) William St - View from Duxford St looking south
(b) Dudley St - View from William St |
| 13 Glenmore Rd - View east from Ormond St | 38 (a) William St - View south from Paddington St
(b) Paddington St - View from William St |
| 14 (a) Ormond St - View north
(b) Ormond St - View to the front wall of Engehurst | 39 Cnr Paddington St and Cascade St - View east from Paddington St |
| 15 (a) Ormond St - View south-east
(b) Ormond St - View south | 40 Elizabeth St - View south from Caledonia St |
| 16 (a) Oxford St - Looking west from Ormond St
(b) Ormond St - View from Oxford St | 41 Paddington St - Close view from Elizabeth St |
| 17 (a) Glenmore Rd - View west from Five Ways
(b) Five Ways - Looking east from Glenmore Rd | 42 Paddington St - Looking east from Elizabeth St |
| 18 Goodhope St - View north from Five Ways | 43 Paddington St - View east from Jersey Rd |
| 19 Five Ways - View west along Glenmore Rd | 44 Windsor St - View west from Point Piper Lane |
| 20 Five Ways - View north from the corner of Heeley St | 45 Jersey Rd - Looking south from Underwood St |
| 21 Olive St - View from Heeley St | 46 Jersey Rd - View north from Rush St |
| 22 Oxford St - Looking west from Underwood St | 47 Cnr Paddington and Jersey Rds |
| 23 Paddington from New South Head Rd | 48 Cnr Jersey Rd and Hargrave St |
| 24 Alma St - View from Lawson St | 49 (a) Cascade St - View north from Windsor St
(b) Cascade St - View south from Windsor Lane |
| 25 (a) Hoddle St - View west from Glenmore Rd
(b) Glenmore Rd - Looking south from Hoddle St | 50 Trumper Park - Panoramic view |
-

1.6.3 Public art

Paddington has a special cultural, social and educational value associated with the 1950s Bohemian movement and a number of outstanding Australian 20th century artists. The large number of art galleries and resident artists in the suburb are symbolic of Paddington's importance to the art world.

This cultural component of Paddington can be expressed through the incorporation of art works within its public domain.

Although the built form of Paddington maintains a remarkable uniformity, there is a wealth of incidental decoration within the articulation of the buildings. The detailing within a row of terraces was typically the work of a single builder, and as such, this handiwork now stands as a signature of that builder. Similarly, there is a richness of individual expression within the built form of Paddington that could be replicated within public spaces.

Note: Provision of public art is subject to Council's Public Art Policy.

Objectives

- O1 To enrich and enliven the experiential quality of the public domain through the provision of high quality works of contemporary art.
- O2 To provide opportunities for professional artists and the community to develop and manifest skills and capabilities.
- O3 To reinforce the unique qualities of Paddington through the provision of site-specific art work.

Controls

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

Appendix 1: Orientation of lots in the Paddington HCA

Note: This map is indicative only.



Chapter C2

Woollahra Heritage Conservation Area

Part C ► Heritage Conservation Areas

DRAFT FOR EXHIBITION

Version: UPC October 2014

Chapter C2 ► Woollahra HCA

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C2.1 Introduction

2.1.1 Background

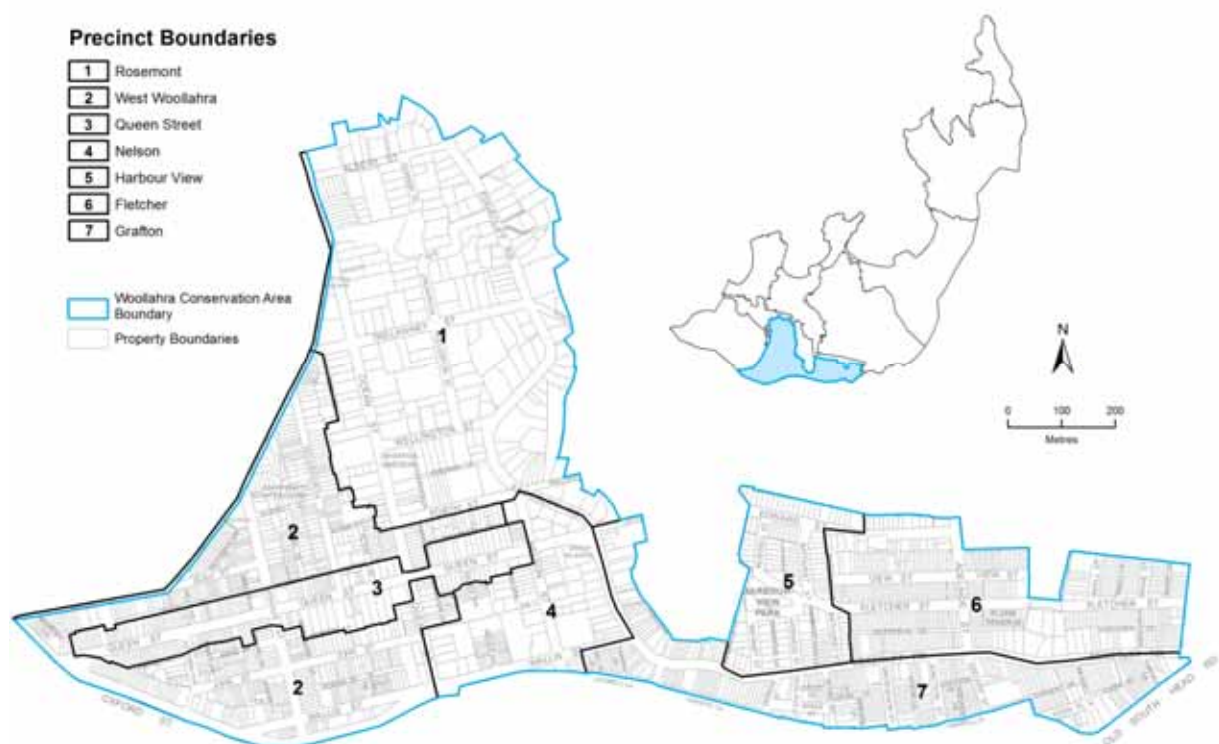
The Woollahra Heritage Conservation Area (Woollahra HCA) is a place of outstanding local heritage significance. The special character of the Woollahra HCA derives from its unique historic background and the expression of this background in its interrelationship of buildings, their settings, landscaping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

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

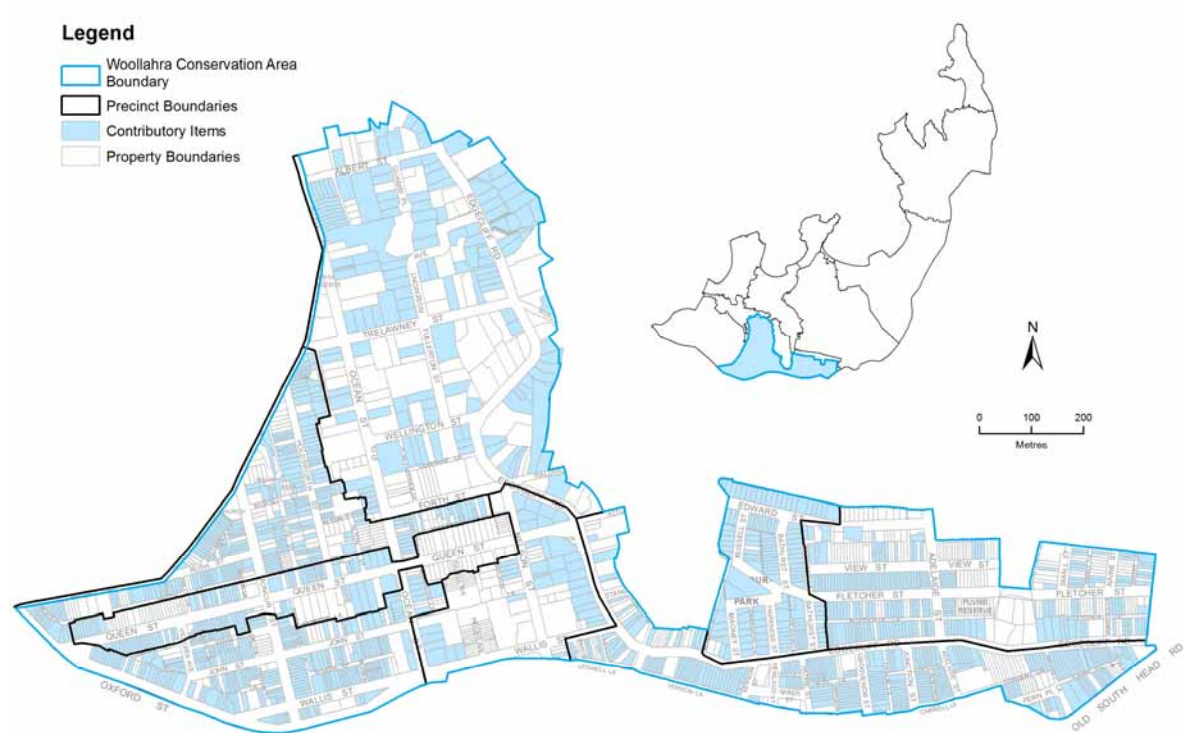
2.1.2 Land to which this chapter applies

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

MAP 1 Land to which this chapter applies



MAP 2 Contributory items



2.1.3 Development to which this chapter applies

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

2.1.4 Objectives

The objectives are:

- | | |
|----|---|
| 01 | To facilitate the implementation of the objectives and provisions relating to heritage conservation contained in Woollahra LEP. |
| 02 | To acknowledge and conserve the heritage significance of the Woollahra HCA, including the character of individual precincts. |
| 03 | To encourage the retention and conservation of contributory items. |
| 04 | To encourage appropriate development of contributory items. |
| 05 | To provide controls to protect the identified heritage values and significant character of the Woollahra HCA. |
| 06 | To encourage contemporary design that responds appropriately to that character of the Woollahra HCA. |

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

2.1.5 Relationship to other parts of the DCP

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

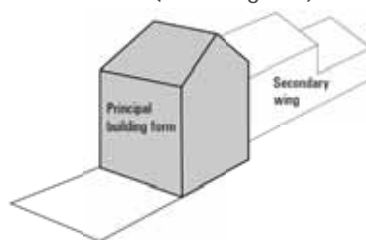
- Part B: Chapter B3 General Development Controls, but only if the proposal is for a dual occupancy development (refer to Section B3.8 Additional controls for development other than dwelling houses).
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

2.1.6 Definitions

The definitions below define words and expressions for the purpose of this chapter.

These definitions apply in addition to the definitions in Part A Chapter A3 of the DCP, the EP&A Act and the Woollahra LEP.

ancillary development	a building or structure, other than a dwelling house, dual occupancy, semi-detached dwelling, mixed development, attached housing, multi-dwelling housing, residential flat building or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.
despoil	is to irreparably alter the original external material finish of a building or place within a heritage conservation area (i.e. by applying a finish such as painting, rendering or bagging masonry).
principal building form	the original front building section and main roof, which contains the main rooms (see diagram).



2.1.7 How to use this chapter

Steps to be considered for all development

Step 1 Understanding the context

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

Step 2 Understanding your site

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

Step 3 Addressing the objectives and controls

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

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

C2.2 Understanding the context

2.2.1 Description of Woollahra Heritage Conservation Area

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

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

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

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

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

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

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

The precincts are shown collectively in Map 1.

2.2.2 The significance of the Woollahra Heritage Conservation Area

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

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

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

Such fabric includes:

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

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

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

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

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

2.2.3 Building types

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

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

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

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

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

2.2.4 Contributory items and contributory groups

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

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

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

2.2.5 Desired future character of the Woollahra HCA

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

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

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

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

The desired future character objectives for the Woollahra HCA are:

- O1 To retain its heritage significance and its recognition as a rare and distinctive urban area.
- O2 To retain and promote evidence of the historical development of the Woollahra HCA and its individual precincts and enables the interpretation of that historical development.
- O3 To maintain the residential character that has been predominant from the earliest phase of its development.
- O4 To maintain the character and significance of its identified precincts.
- O5 To retain the distinctive building types characteristic of the area and its precincts.
- O6 To continue to cater for a variety of uses and building types within a predominantly residential area.
- O7 To exhibit contemporary design excellence.

2.2.6 Conservation philosophy and management policy

This chapter adopts the conservation philosophy embodied in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the Burra Charter).

The Burra Charter is widely accepted by government agencies and private industry as the standard philosophy for heritage conservation practice in Australia. The Burra Charter sets down principles, processes and practices for the conservation of significant places. Certain terms used in the Burra Charter are also used in this chapter.

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

Objectives

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

Processes

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

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

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

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

2.2.7 Contemporary design in Woollahra

Part of the cultural significance of the Woollahra HCA stems from its ability to demonstrate the important historical phases of its development between the mid-19th and mid-20th centuries. The surviving built and natural fabric of the Woollahra HCA retain the potential to reveal further evidence of ways of life and of building and land uses which have now changed or disappeared.

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

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

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

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

C2.3 Precincts

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

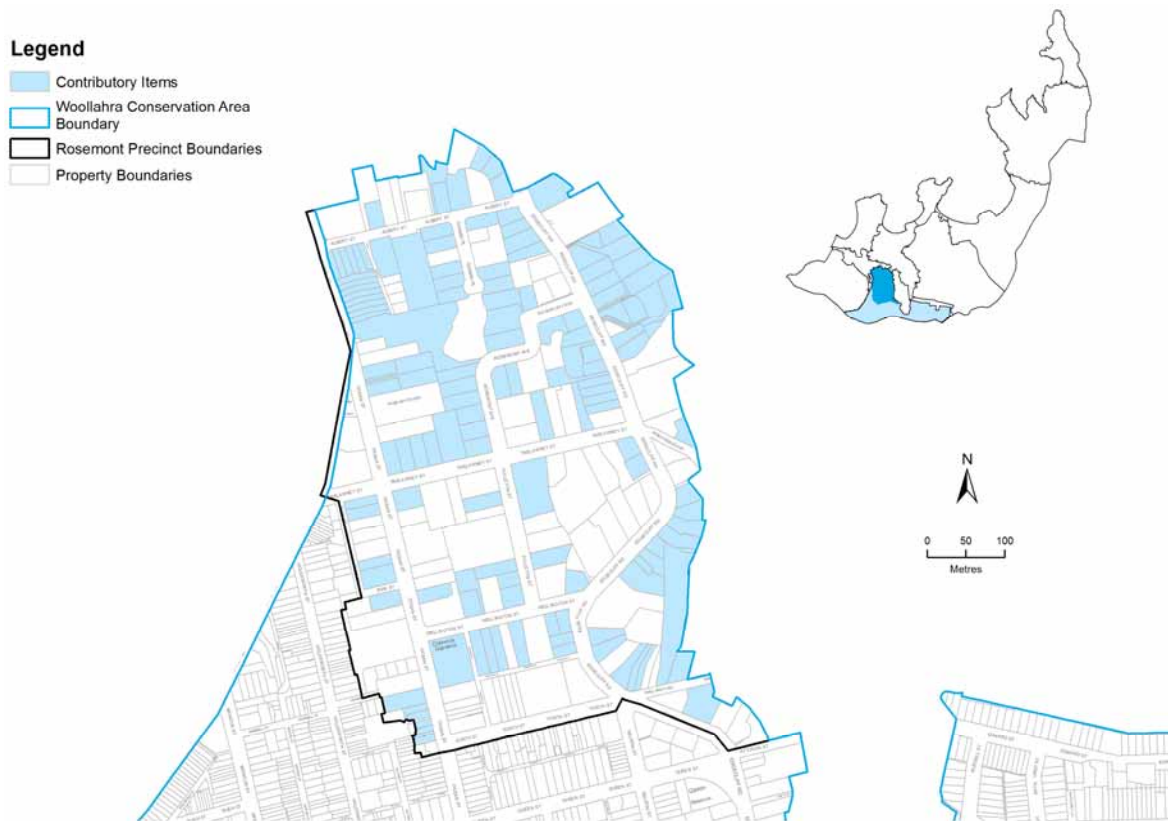
The Woollahra HCA is divided into seven precincts reflecting the varied development patterns that resulted from the large and unusual leasehold landholding of the area known as the Point Piper Estate. The identified precincts have different settlement patterns that demonstrate the distinguishing character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

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

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

2.3.1 Rosemont Precinct

MAP 3 Rosemont Precinct – contributory items



Significant characteristics

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

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

Objectives

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

2.3.2 West Woollahra Precinct

MAP 4 West Woollahra Precinct – contributory items



Significant characteristics

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

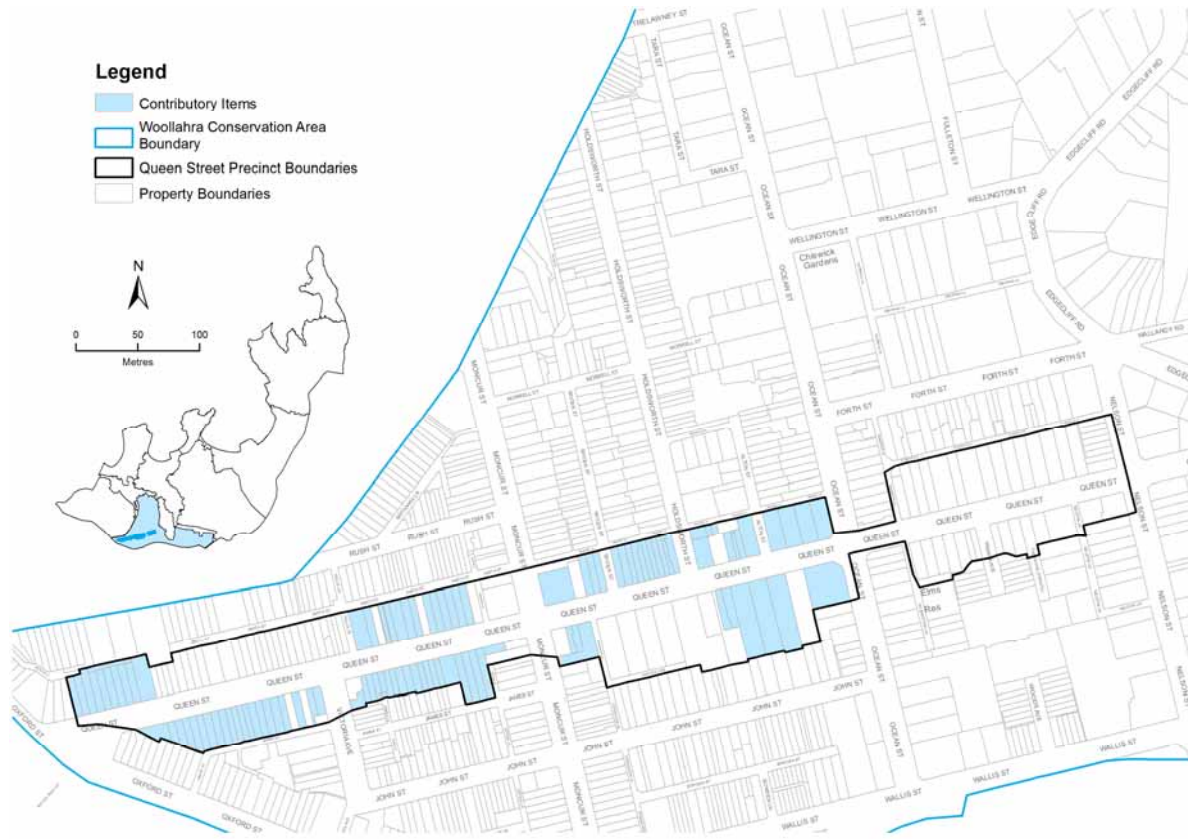
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- variously sized groups of two and three storey semi-detached and terrace houses. Generally, these houses are built with front verandahs and small front gardens, but some smaller examples are built to the front boundary with a cast iron palisade fence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

- O1 To ensure the conservation of the culturally significant landscape elements and street tree plantings.
- O2 To conserve the strong pedestrian character of the precinct as reflected in the narrow streets and inter-connecting lanes.
- O3 To encourage rear lane access for parking.
- O4 To encourage new development, including infill to complement the predominantly Victorian character of the precinct.
- O5 To ensure the preservation of original front fences.
- O6 To retain and conserve contributory items.

2.3.3 Queen Street Precinct

MAP 5 Queen Street Precinct – contributory items



Significant characteristics

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

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

The western section has:

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

The eastern section has:

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

Objectives

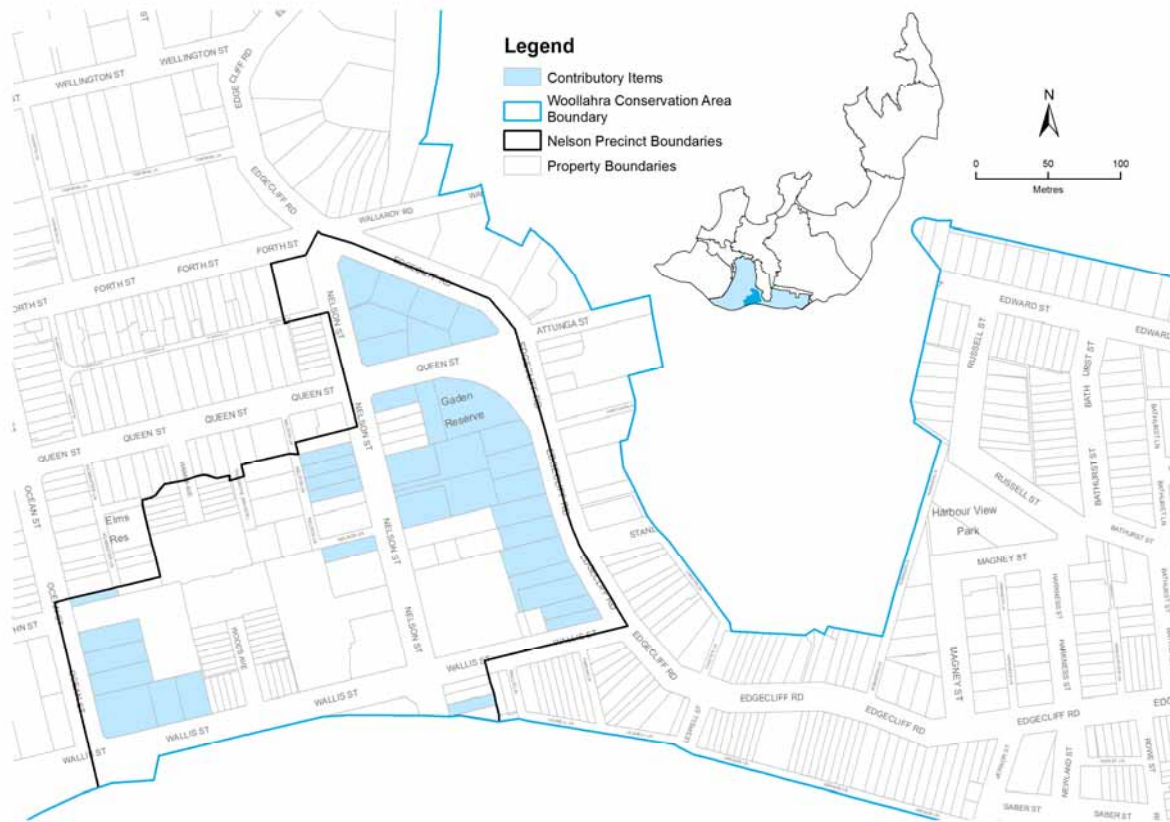
- O1 To improve and conserve the existing built form and cohesive main street character of Queen Street.
- O2 To conserve the layout and size of existing front gardens due to their streetscape significance and contribution to the HCA.

Controls

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

2.3.4 Nelson Precinct

MAP 6 Nelson Precinct – contributory items



Significant characteristics

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

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

Objectives

- O1 To ensure the conservation of the landscape garden settings of the substantial houses and former estates.
 - O2 To protect the heritage values of the early significant houses.
 - O3 To preserve the public domain amenity in Waimea and Woods Avenue.
 - O4 To preserve the heritage values of the dwellings in Waimea and Woods Avenue.
-

Controls

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

2.3.5 Harbour View Precinct

MAP 7 Harbour View Precinct – contributory items



Significant characteristics

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

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

Objectives

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

2.3.6 Fletcher Precinct

MAP 8 Fletcher Precinct – contributory items



Significant characteristics

- ▶ Topographically, a plateau above Cooper Park that slopes slightly to the precinct's western boundary at Bathurst Street. The wide streets and elevated position allow the penetration of sunlight to private and public space.
- ▶ An original Victorian rectangular grid street layout, with rear access lanes and rows of long narrow lots which run perpendicular to street frontages. The grid is separated by the site of the former Fletcher Foundry. The grid ends abruptly at its border with Cooper Park from which winding pathways drop dramatically to the gully:
 - short streets run north - south from Fletcher Street to the boundary of Cooper Park, with houses in these streets addressing the street not the park;
 - no rear lane occurs between Fletcher and View Streets. Instead the lots run from one street to the other resulting in groups of houses facing Fletcher Street sitting beside the rear boundaries of houses facing View Street; and
 - street corners are often defined by the side elevations of houses, the result of the subdivision pattern. Typically, these long, painted masonry elevations have few windows.

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- Instances of divided streets, with the upper level running on an exposed sandstone bedrock shelf or above a sandstone retaining wall which results in some:
 - sections of footpath raised above the street;
 - houses set above the street on level terraces retained by sandstone or brick walls, with a narrow opening allowing access up to the front door; and
 - culturally significant sandstone kerbs and gutters.
 - Views to Cooper Park that can be gained from the pedestrian Adelaide Parade, and from Adelaide, Raine and Short Streets. Fletcher and View Streets provide long vistas across to Victorian villas and early pine trees in Edgecliff Road as well as to Sydney Harbour beyond.
 - The eastern and western sections of the precinct, divided by Reddam House and Holy Cross College Primary School, which occupy part of the original site of Fletcher's Foundry. The western streetscapes of Fletcher Street and View Street are characterised by:
 - single storey Victorian and Federation houses, some combined in consistent groups of detached, semi-detached or terrace houses with occasional two storey Victorian dwellings;
 - cohesive rows of Victorian and Federation terrace houses in Adelaide Street;
 - houses on the northern edge, in Adelaide Parade and some in View Street are oriented to face the view rather than the street;
 - recent intrusive developments in Fletcher and View Streets, have included garages to the main street frontage, or rear additions of inconsistent architectural style, orientated to the view and the northern aspect; and
 - the eastern end of the precinct retains individual single storey cottages, terrace like forms and small groups of two storey terrace houses. Small single storey timber and stone cottages from the Victorian and Edwardian periods are rare in the Woollahra HCA.
 - The southern boundary of the precinct formed by Edgecliff Road and characterised by single storey and two storey Victorian and Federation housing, some in semi-detached pairs or small groups, and a group of commercial buildings near Grosvenor Street. This section also includes several Inter-War flat buildings.
 - The precinct's contributory items that vary in architectural style, type, height and scale. This variety demonstrates the gradual nature of the phases of development in the precinct during the late Victorian, Federation and the Inter-War periods.
 - A limited palette of dwelling materials and details including:
 - dwellings with dark dry-pressed face brick walls and a combination of moulded detail and timber fretwork, or painted stucco with moulded Italianate details, cast iron filigree fringes and valances. Some combine Victorian and Federation detailing in transitional style representative of the turn of the 20th century;
 - a small number of houses, now rare within the precinct, with sandstone walls or clad with painted timber weatherboards;
 - roofs that are generally steeply pitched and clad with slate, terracotta tile or corrugated iron roofs, depending on architectural style and period of construction; and
 - Inter-War flat buildings with terracotta tiled roofs and face brick, usually without decorative brickwork panelling.
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- Original low front fences that allow views through small gardens to the dwellings and that are either:
 - cast iron palisades on sandstone or rendered brick bases, or timber picket fences to the Victorian and Edwardian dwellings; or
 - low masonry fences to Inter-War period flat buildings.
 - Retail buildings including remnant corner shops typical of a Victorian subdivision and now converted to form residences. Along Edgecliff Road, some Victorian houses have been altered to form shops and commercial premises. Some Federation and Inter-War buildings were specially designed for the purpose.
 - Contributory items including the synagogue in Fletcher Street, Seventh Day Adventist Church and the Holy Cross School in Edgecliff Road.

Objectives

- O1 To ensure the preservation of public and private views of Cooper Park.
- O2 To ensure the preservation of cast iron palisade fences on sandstone bases that characterise Victorian and Edwardian houses.
- O3 To ensure the retention and conservation of contributory items.
- O4 To ensure development, including infill, is to complement the predominantly Victorian and Federation single storey, semi-detached and terrace houses that characterise the precinct.
- O5 To encourage low front fences consistent with the architectural style and period of the building.

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

Objectives

- O1 To ensure that rear parking does not dominate the street frontage for sites with rear access to a primary street.
- O2 To ensure that rear alterations and additions to houses with a rear frontage to a primary street do not dominate the streetscape.

Controls

- C1 Where the rear of a property faces a primary street (such as between Adelaide Parade and View Street and Fletcher and View Streets) a single car parking space is permitted at the rear of the property only if:
 - a) a cross over exists;
 - b) the rear of the dwelling is at least 10m from the rear boundary;
 - c) the property is at least 5.2m wide;
 - d) the fence and portal to the car parking space are designed in accordance with the criteria for a single carport in Section 2.5.8, with a single pedestrian gate;

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- e) a pedestrian gate is adjacent to a minimum 0.5m wide deep soil landscaped area at the street front; and
 - f) the vehicular gate must be at least 80% transparent.
- C2 Where the rear of a property faces a primary street (such as between Adelaide Parade and View Street and Fletcher and View Streets) development at the rear of the dwelling is to:
- a) be clearly secondary in form to the principal form of the contributory items, or adjacent contributory items;
 - b) be 300mm below the ridge of the principal roof form to a single storey dwelling or less than the height of the principal eaves line if the principal form is a two storey dwelling;
 - c) be limited to the rear setback consistent with the group of contributory items to which it belongs or if an individual property, respectful of the consistent pattern of rear development in the vicinity;
 - d) be limited to the front setback of adjacent dwellings that face the other street front, to maintain the side setbacks consistent with the contributory group to which it belongs or, if an individual property, is to respect the consistent pattern of rear development in the vicinity;
 - e) to maintain storey heights consistent with the original rear forms adjacent; and
 - f) to have a parapet roof form if the rear roof forms of the adjoining dwellings in the group to which it belongs are inconsistent in form.
- C3 Where no rear access lane exists and the rear of the dwelling is orientated to a street (such as Adelaide Parade, and Fletcher and View Streets) garages to the rear of lots are permitted only if:
- a) the rear of the dwelling is located at least 10m from a street front;
 - b) the width of the property is at least 12m;
 - c) the garage is clearly secondary in form to the main house so that adjacent houses fronting the street remain the dominant forms;
 - d) a maximum of two separated car parking spaces or garages without lofts are permitted if the fence and portals to the car parking spaces are:
 - are integrated visually with the street wall
 - leave 50% of the width of the street frontage available for pedestrian access
 - allow for landscaping to be viewed above the wall in accordance with the criteria for a double carport in Section 2.5.8 with a single pedestrian gate.
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2.3.7 Grafton Precinct

MAP 9 Grafton Precinct – contributory items



Significant characteristics

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

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

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

Victorian

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

Federation

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

Inter-War flat buildings

- Walls are face brickwork with patterned or polychrome details and stepped parapets influenced by Art Deco architecture.
 - Altered buildings have painted rendered walls, terracotta tiled roofs and double hung painted timber sash windows.
 - Typical cast iron palisade fences set on sandstone or rendered brick bases. Some houses, depending on their style, have timber picket or brick fences. Residential flat buildings in the Grafton Precinct are generally built to the street alignment or are set behind sandstone walls which retain narrow garden beds.
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- ▶ The retail centre along Edgecliff Road, including corner shops from the Victorian period and commercial buildings from the Inter-War period.
- ▶ The significant public buildings including the Holy Cross Catholic Church, Reddam House School, formerly Holy Cross College, and the synagogue and Jewish community centres in Saber Street.

Objectives

- O1 To ensure the retention and conservation of the significant public buildings.
- O2 To ensure new development, including infill, complements the predominantly late Victorian Edwardian and Inter-War character of the precinct.
- O3 To ensure original palisade front fences on sandstone bases are preserved.

C2.4 Building type controls

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

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

Building types

The building types in this section are:

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

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

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

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

2.4.1 Single storey residential buildings

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

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

Objectives

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

Controls

- C1 Upper floor additions to the principal building forms of single storey housing will be permitted only where the upper floor can be contained wholly within the existing roof space without change to the roof pitch or eaves height. Dormer windows may be incorporated in the rear roof plane provided they comply with the controls in Section 2.5.5.
- C2 Rear additions to single storey housing should not dominate the principal building form. The addition should have an appropriate traditional roof form that relates to the principal building form and must not exceed a height 300mm below the ridge level of the principal building.
- C3 Where additions are proposed to single storey housing, pavilion-type forms are preferred. This is unless the building belongs to a significant group and such a form would have an adverse impact on the group. The linking structure should be located below the principal eaves line, and should use lightweight construction to differentiate the new work from the original.
- C4 Boundary-to-boundary additions are permitted on the ground floor if the proposal will not adversely affect the privacy, ventilation, light or amenity of an adjoining property.
- C5 Double storey additions at the rear of single storey housing are not to be visually disruptive to their setting. The two storey section should be linked by a lightweight link structure located below the eaves line of the principal building form.
- C6 Additions to contributory items must not compromise or dominate the principal building form of the building.

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

FIGURE 1 Typical single storey housing



FIGURE 2 Design suggestions for rear additions to single storey housing

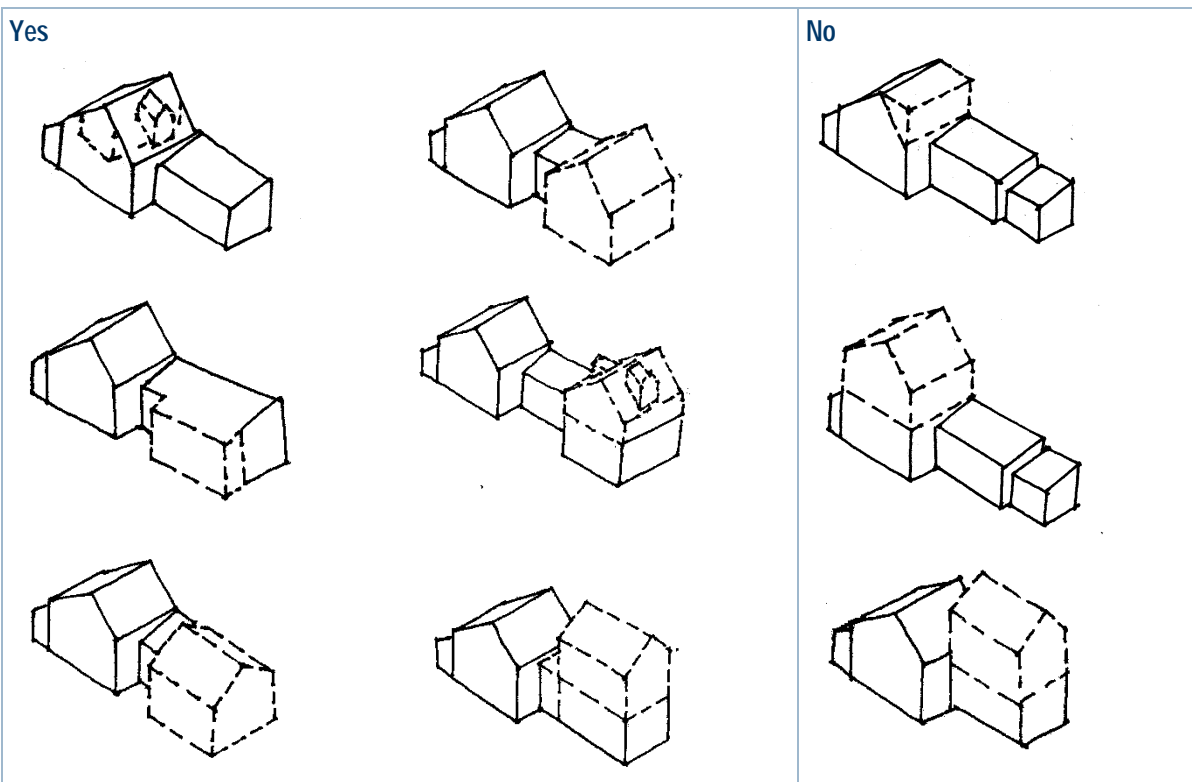
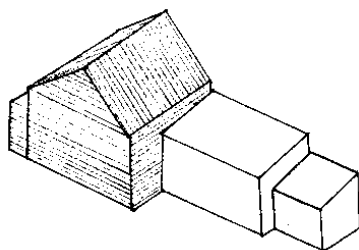


FIGURE 3 Single storey housing – principal building form shown hatched



2.4.2 Multi-storey dwelling houses

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

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

Objectives

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

Controls

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

FIGURE 4 Typical free standing multi-storey terrace dwelling houses

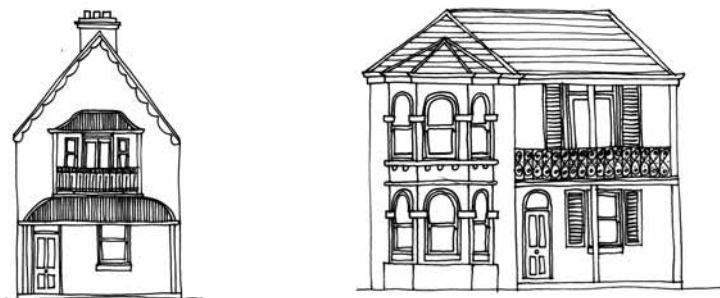
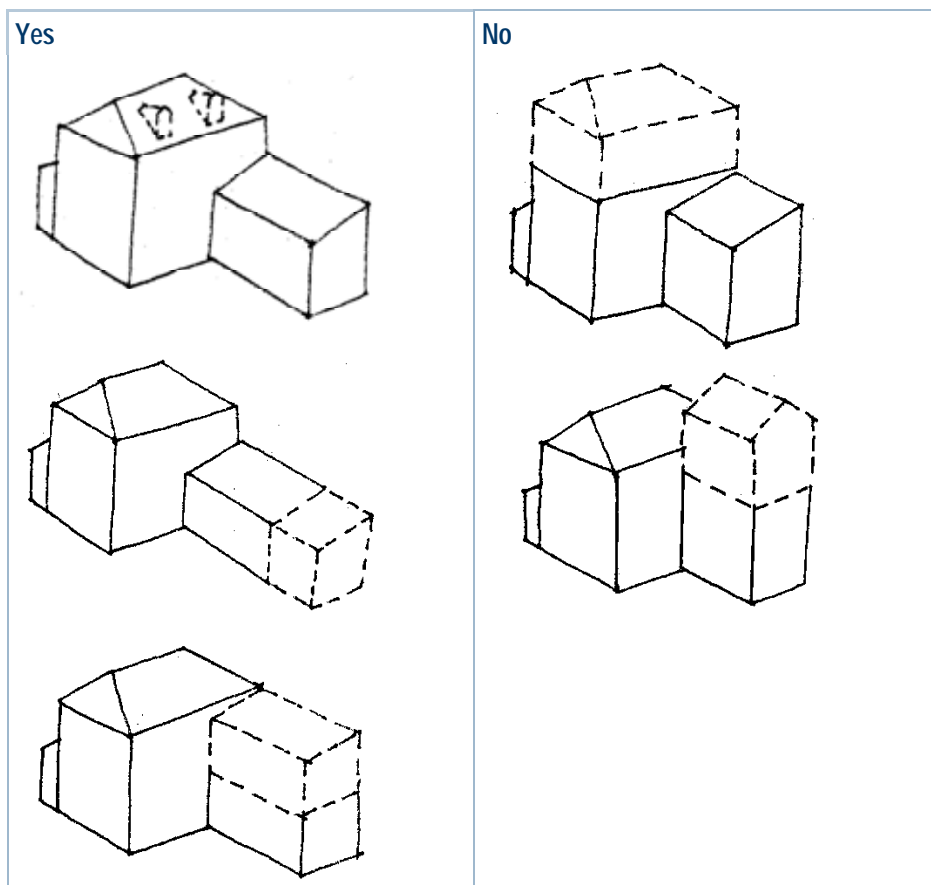
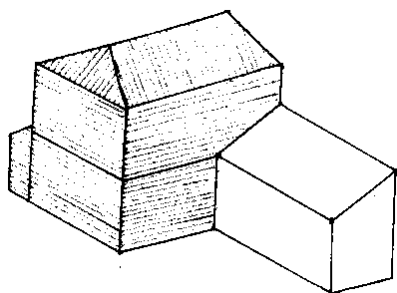


FIGURE 5 Design suggestions for rear additions to multi-storey dwelling houses**FIGURE 6** Multi-storey dwelling houses. Principal building form shown hatched.

2.4.3 Semi-detached dwellings

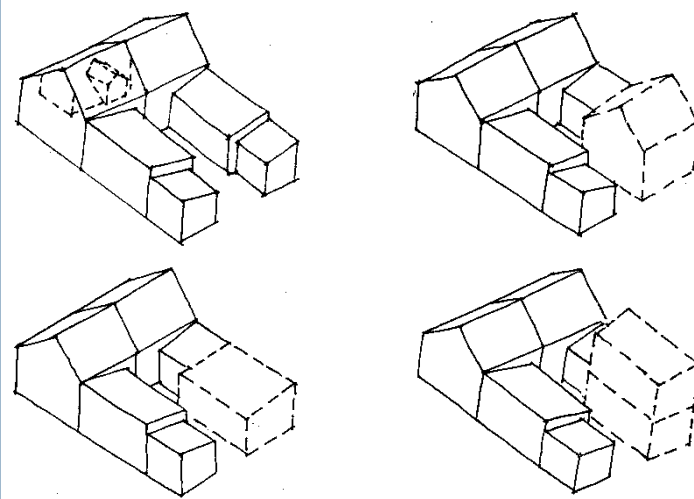
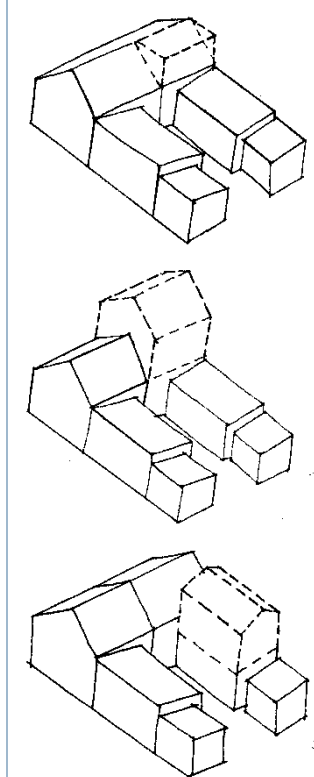
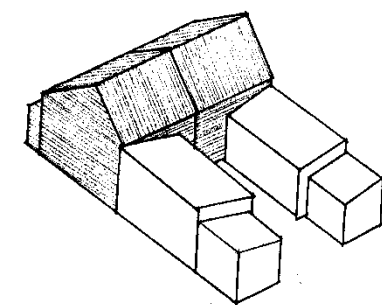
Semi-detached dwellings are usually single storey cottages built in brick with hipped or gabled roof forms and a skillion roofed wing at the rear. Rare stone and timber examples exist with simple gabled roof forms. Semi-detached dwellings are usually designed as a symmetrical pair but some asymmetrical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

Objectives

- O1 To ensure that the original symmetrical characteristics of pairs of semi-detached dwellings are retained and enhanced.
- O2 To retain the curtilage, setting and principal building form, including original layouts and roof forms of the principal building form.
- O3 To ensure that additions are of a scale that does not dominate or compromise the principal building form.
- O4 To ensure that additions are of a scale that is compatible with the other pair in the semi-detached dwelling.

Controls

- C1 Alterations and additions to one house of a semi-detached pair must not compromise the uniformity and geometry of the principal or street front elevation. Alterations and additions must not dominate the other house in the pair, particularly when the other house is unaltered.
- C2 Two storey additions to the rear of a single storey wing of a semi-detached pair must be linked to the principal building form by a lightweight structure. The addition must not exceed a height 300mm below the ridgeline of the principal building form of the building.
- C3 It is preferred that rear additions to single storey semi-detached dwellings include the first floor partly within the roof volume.
- C4 Additions to the rear of multi-storey semi-detached dwellings are to be limited in height to the gutter line of the principal building form.
- C5 Additions must not dominate the original principal building form of the building.

FIGURE 7 Semi-detached dwelling types**FIGURE 8** Design suggestions for rear additions to semi-detached dwellings**Yes****No****FIGURE 9** Semi-detached dwelling. Principal building form shown hatched.

2.4.4 Terrace style housing

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

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

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

Objectives

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

Controls

- C1 Alterations and additions to terrace houses must be consistent with the height, alignment, form, scale, breezeway pattern and architectural character of the group.
- C2 Additions to terrace houses must retain the profiles of original party walls and parapets.
- C3 Original side elevations of terraces, including side entrance doors, windows and other details are to be retained.
- C4 Minor alterations to the sides of terraces may be permitted if they do not significantly impact on the principal building form and the patterns of openings.
- C5 Additions to a terrace must not extend beyond the established rear building setback at any level of the group or row.

- C6 The overall length of any addition must be less than the length of the principal building form and must appear secondary to the principal building form.
- C7 The height of an additional storey to the rear of a single storey terrace must be 300mm below the ridgeline of the principal roof form. The linking structure should be located below the principal eaves line, and should use lightweight construction to differentiate the new work from the original.
- C8 The height of an addition to the rear of a double or triple storey terrace must be below the gutter line of the principal building form of the terrace.
- C9 Where an unaltered group of terrace houses contains single storey skillion rear forms, additions will not be permitted.
- C10 Boundary to boundary extensions are permitted on the ground-floor level if:
- a) the proposal would not adversely affect the privacy, ventilation, light or amenity of the adjoining property; and
 - b) the proposal would not disrupt an existing significant pattern of a group of buildings.
- C11 Where a terrace property is more than 3.3m wide, breezeways must not be enclosed at the first floor level. Where properties are 3.3m wide or less breezeway enclosures must be expressed as subservient structures using features such as low flat roof forms or transparent materials.
- C12 The roof of an extension or the new roof of an existing component of a terrace must be a skillion or gable form appropriate to the building type.
- C13 Additions to a terrace must retain traditional solid-to-void ratios on elevations visible from the public domain and must not incorporate large expanses of glass on the upper levels.

FIGURE 10 Typical terrace house types





FIGURE 11 Design suggestions for rear additions to terrace houses

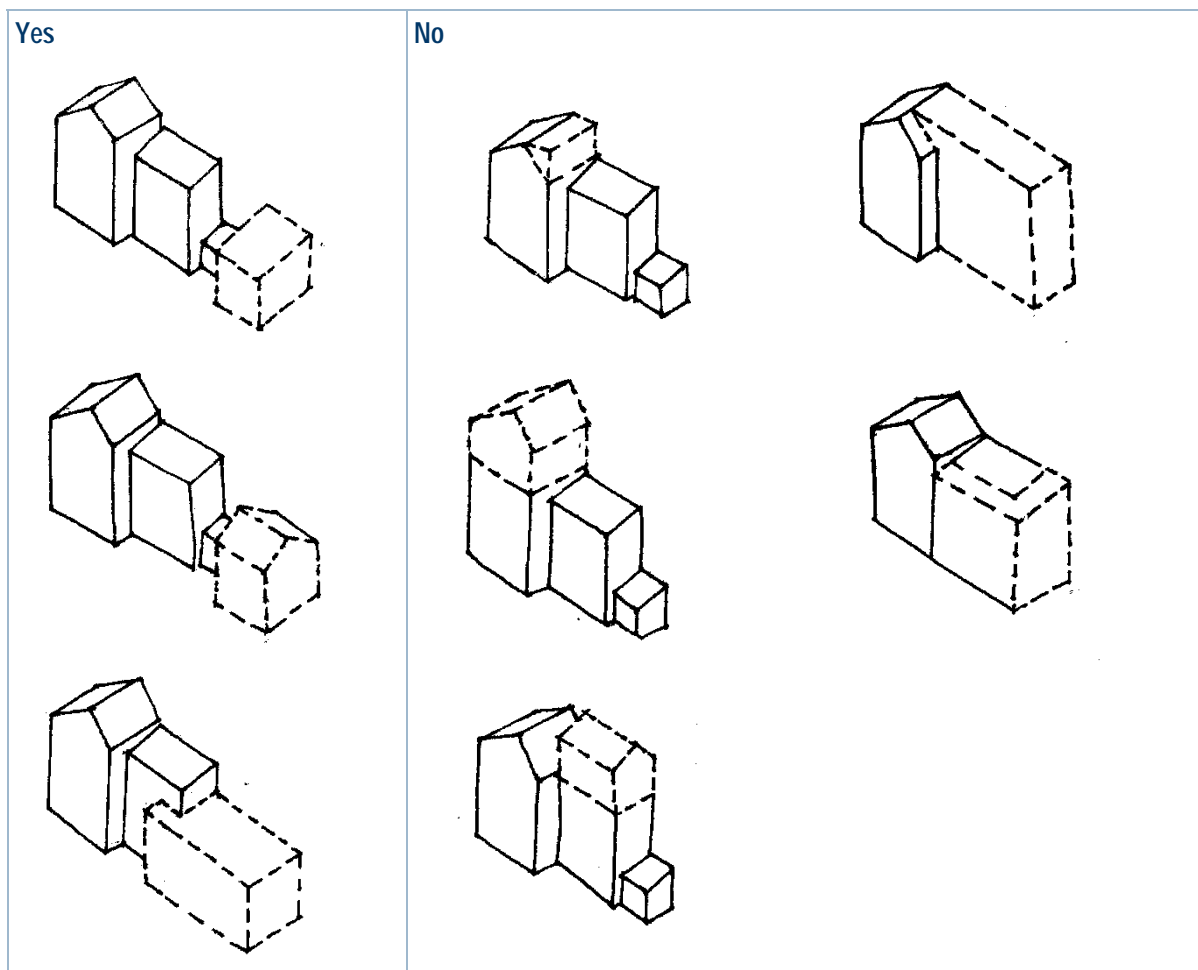
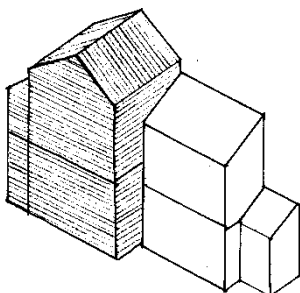


FIGURE 12 Terrace house. Principal building form shown hatched.



2.4.5 Inter-War flat buildings

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

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

Objectives

- O1 To ensure that the original characteristics of Inter-War flat buildings are retained and protected.
- O2 To ensure those services upgrading and fire safety works are carried out in a way that retains and conserves the distinctive characteristics of the building.
- O3 To allow sympathetic additions to the external façade of Inter-War flat buildings that conserve the distinctive or original characteristics of the building.
- O4 To encourage redevelopment or modification of intrusive development.

Controls

Streetscape

- C1 Contributory and/or characteristic street front gardens are to be maintained.
- C2 There shall be no structures, including secondary fencing, erected in the front gardens which detract from the feeling of openness or impact upon the principal elevations of the buildings.
- C3 There shall be no alterations or additions to the original forms, details or materials of the principal elevations of the buildings.
- C4 All car parking and garage structures are to be located at the rear with access from the rear lane or side driveway.

Landscaped area

- C5 The landscaped areas shall not be reduced in area or screen the principal elevation of the building.

Alterations and additions

- C6 Alterations and additions to an individual flat must not adversely affect the cohesiveness of the principal building form of the building.
- C7 Additions should not significantly change the overall form of the building. Additions should not be visually disruptive to the form or character of the building.
- C8 Alterations to windows and external doors are not permitted except where they are not visually prominent, such as to rear ground floor flats or below street level.
- C9 Enclosure of balconies and verandahs is not permitted.
- C10 Proposed alterations to improve accessibility, including lifts, ramps and stairs, must retain the original character and design of the building and setting.
- C11 Original timber staircases must be retained and smoke isolated if necessary.

Roofs

- C12 The original roof form of the building is not to be altered.
- C13 Roofs must not be re-pitched to allow for the introduction of an attic storey.
- C14 Skylights are not permitted where visible from the public domain.
- C15 Dormers are not permitted.

Fences and gates

- C16 Fences and gates at the street frontage must be between 400mm and 900mm in height and consistent in design with the style, form, materials, finishes and character of the building. Appropriate materials are generally masonry for fences and wrought iron for gates.
- C17 Fencing behind the front outer wall of the building must be timber paling.

Ancillary development

- C18 Ancillary development must be no higher than one storey and located between the principal building and the rear boundary. They should be constructed of material in the style and character of the principal building and with traditional forms of ancillary development.
 - C19 Shade structures, including awnings and canopies, are not permitted to the principal elevation of the building.
 - C20 Privacy screens must be discreet, must not be visible from the street and must not adversely affect the overall character of the building.
-

Extended materials

- C21 Materials for repair or replacement must match the original material in type, profile and colour.
- C22 Original face brick, terracotta or decorative concrete panels on external elevations are not to be rendered, painted or coated.
- C23 Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.
- C24 Concrete tiles and metal roofing are not permitted.
- C25 Aluminium windows are not permitted as replacements for timber windows, but may replace steel windows if they match the original windows in all other respects.

FIGURE 13 Typical Inter-War flat building



2.4.6 Retail and commercial buildings

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

Objectives

- O1 To ensure that new development within business zone reinforces the 'main street' character.
- O2 To ensure that the original characteristics of the retail buildings identified as contributory items are retained and enhanced, even when they have subsequently been converted for other uses.
- O3 To retain good representative examples of significant architectural styles, including original shopfronts.

Controls

- C1 Retail and commercial buildings are to:
 - a) be a traditional form with shops at ground level and housing or commercial spaces above;
 - b) be built to the street alignment and to side boundaries at all levels, unless the predominant character is otherwise;
 - c) be no higher than adjoining significant retail buildings. If no retail buildings adjoins, they are to be no higher than the predominant height of adjacent contributory items; and
 - d) have facades modulated into vertical proportioned bays and openings that respect the scale, proportion and architectural character of adjacent significant retail buildings.
- C2 Below the awning level of retail buildings, new work is to be consistent with the style and character of the building and the streetscape.
- C3 Except for the purposes of restoration or reconstruction, the removal or alteration of original shopfronts or elements of original shopfronts that are examples of significant architectural styles in the historical development of Woollahra are not permitted.
- C4 Where non-contributory or intrusive fabric exists in significant shopfront locations, it may be replaced by a modern shopfront if the design is consistent with historical context in terms of materials, proportions, details, colour and signage.

-
- C5 Contemporary designs for shopfronts must relate to the building type, streetscape and precinct. The designs should use appropriate materials and must incorporate traditional features such as the division of frontages, and the configuration of windows with stall boards and doors.
 - C6 Reconstruction of original shopfronts may be appropriate in instances where a shopfront forms part of a significant group or where sufficient evidence exists to show the original shopfront design.
 - C7 Shopfronts must not be amalgamated. Where properties are amalgamated, the original building elements and shopfronts must be conserved.
 - C8 Modification and adaptive re-use of retail buildings must retain the original characteristics of the building type, its architectural style and context.

2.4.7 Corner shops

Corner shops are typically from the Victorian period, one or two storey high with a residence at the rear of the shop and located at cross streets and T-junctions. Often they are built to the boundary with a side shop window, an angled entry façade and a recessed entry door. Many corner shop buildings remain but have changed in use reflecting the evolution of the suburb. Timber shop fronts are rare.

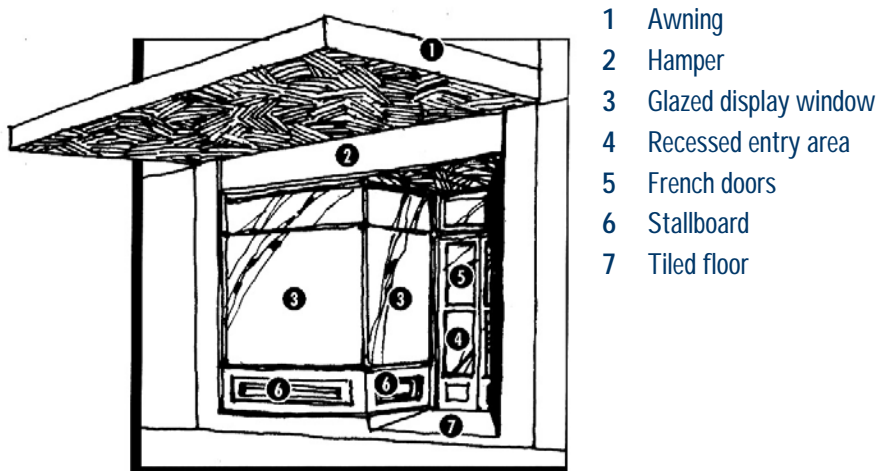
Objectives

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

Controls

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

FIGURE 14 Traditional shopfront elements



2.4.8 Adaptive re-use of a non-commercial building for business purposes

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

Objectives

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

Controls

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

2.4.9 Adaptive re-use of commercial and industrial buildings

Mostly built in the Edwardian and Inter-War periods, industrial buildings include garages, workshops, services stations and light industry factories. They are usually large volume single storey buildings constructed in brick with sheet metal roof forms. These buildings are becoming rare and, although scattered throughout the area, are concentrated near Oxford Street and the eastern end of the Woollahra HCA.

Objectives

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

Controls

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

2.4.10 Places of public worship, educational establishments and public buildings

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

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

Objectives

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

Controls

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

2.4.11 Pubs

The pubs are usually two or three storeys high and located on street corners. The Centennial and the Phoenix display the characteristics of the Victorian periods, while the Woollahra and the Light Brigade represent the Inter-War period. The pubs usually exhibit their façade details but few retain original interior details.

Objectives

- O1 To ensure that the original characteristics of pubs in the Woollahra HCA are retained and enhanced.

Controls

- C1 Original facades including areas of tiling are to be retained and conserved.
- C2 Original names of pubs must be retained.
- C3 Significant interior features and spaces must be retained.
- C4 Original public areas and former hotel accommodation areas, including their form, details, materials and finishes, should be retained.
- C5 Council may require a conservation management plan to be prepared and adopted by Council prior to work being undertaken to a significant pub.

2.4.12 Infill development

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

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

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

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

Note:

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

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

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

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

Objectives

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

Controls

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

Character

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

C2.5 General controls for all development

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

The matters addressed in this section are:

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

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

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

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

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

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

2.5.1 Building height, form and character

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

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

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

Objectives

- O1 To ensure that the established historical pattern of development is continued in terms of siting, levels and front, side and rear building setbacks of additions to buildings and infill development.
- O2 To locate front, side and rear building alignments of infill development to ensure good aspect and orientation of indoor and outdoor living areas and the retention of existing trees.
- O3 To encourage the retention or creation of useful open space at the rear of sites.
- O4 To retain the patterns of height, bulk and scale distinctive to individual streetscapes and precincts.
- O5 To protect existing views and vistas from streets and other public places.
- O6 When opportunities arise, to provide additional views and vistas from streets and other public places.
- O7 To encourage view sharing from private properties.
- O8 To minimise overshadowing of private and public open spaces.

Controls

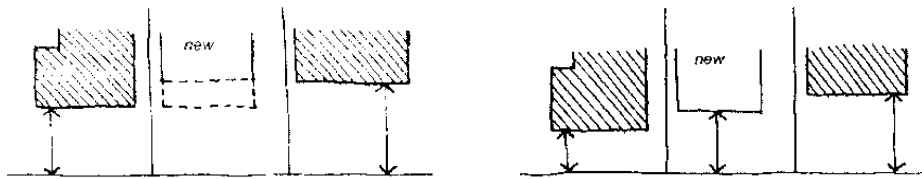
Building location

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

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

FIGURE 15 Calculating front setbacks

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



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

Building height and form

- C7 The height, bulk, scale, dominant roof forms, ridge line and building envelope of development must be consistent with those of contributory items in the streetscape that are a similar building type. The bulk of buildings should be distributed to minimise overshadowing of adjoining properties. In circumstances where the infill site adjoins a prominent building or a building of excessive height or intrusive design, conformity is not appropriate.
- C8 The character of development is to be consistent with the character of nearby contributory items and of the streetscape. Solid to void ratios of elevations are to be similar to those of nearby contributory items.
- C9 Storey heights must conform to those of adjacent contributory items. Three storeys may be permitted if the predominant contributory items in the streetscape are three storeys or more.
- C10 Development is not to obstruct views or vistas from the public domain:
 - a) along streets;
 - b) towards the harbour, city or local landscape; and

c) across the Woollahra HCA to landmark buildings, trees or skylines.

- C11 Development must not unreasonably obstruct existing principal views from the habitable rooms, balconies and private open space of neighbouring dwellings.
- C12 If development is in the form of a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .

Solar access and ventilation

- C13 Sunlight is provided to at least 50% (or 35m² with minimum dimensions 2.5m, whichever is smaller) of the main ground level private open space of adjacent properties for a minimum of two hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced.
- C14 Windows to north facing habitable rooms receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface.
- C15 For residential flat buildings containing four or more dwellings:
 - a) not more than 25% of all dwellings should be single aspect;
 - b) single aspect dwellings should be limited in depth to 8m from a window;
 - c) the back of a kitchen should be no more than 8m from a window; and
 - d) the width of cross-over or cross-through dwellings over 15m deep should be 4m or greater to avoid deep, narrow dwelling layouts.

2.5.2 Conservation of contributory items

Objectives

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

Contributory items - additional built form controls

General

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

Internal modifications

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

2.5.3 Conservation of contributory groups

Where a building belongs to a group of similar items, it is important that alterations and additions do not compromise the character of the group as a whole. The original consistency of the street front elevation should be retained and conserved, and so should that of side and rear elevations where these are visible from the street or other public places.

Objectives

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

Controls

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

2.5.4 Materials, finishes and colours

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

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

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

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

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

Objectives

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

Controls

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

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

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

Controls

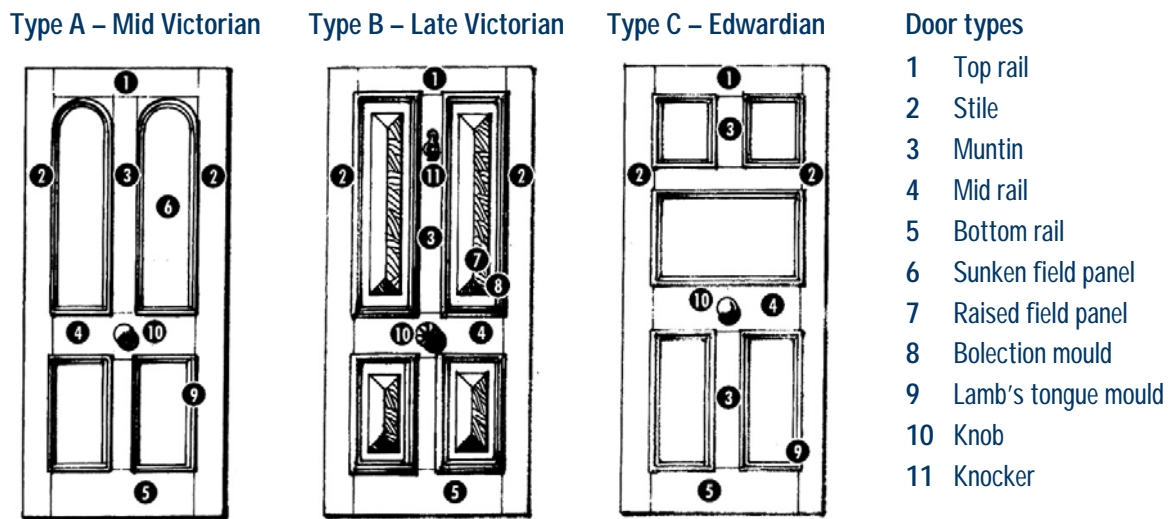
- C3 Surviving original external finishes and colour schemes of street front elevations, secondary elevations and building components of contributory items are to be retained and conserved.
- C4 Any works must not damage or despoil the original materials of a contributory item or place within the Woollahra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

Contributory items - windows, shutters and doors

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

FIGURE 16 Some common examples of front doors are shown. All are panelled doors with stiles and rails.

Type A and B are four panel doors, while Type C is a high-waisted Edwardian door.



Contributory items - Verandahs and balconies

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

FIGURE 17 Typical Victorian terrace verandah elements



TABLE 1 Design controls external finishes

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

ROOFS

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

WALLS

	Traditional materials	Preferred replacements
Victorian	<ul style="list-style-type: none"> ► Sandstone blocks for walls or as a base course to brick walls. ► Brickwork, usually rendered, often with ashlar coursings. ► Corrugated galvanised iron. 	<ul style="list-style-type: none"> ► Conservation of sandstone required. ► Replacement brickwork with materials having matching finishes. ► Corrugated zinc coated corrugated steel with traditional details and fixings.
Victorian and Federation	<ul style="list-style-type: none"> ► Timber weatherboards. ► Zinc coated corrugated steel or ripple iron and weatherboards on sides of dormers and outbuildings. 	<ul style="list-style-type: none"> ► Timber weatherboards. ► Corrugated zinc coated corrugated steel with traditional details and fixings.
Federation	<ul style="list-style-type: none"> ► Face brickwork with tuck pointing on principal facades, often with sandstone, terracotta or contrasting brick details. ► Brickwork rendered with stucco decorations or areas of rough cast render. 	<ul style="list-style-type: none"> ► Dry pressed bricks with appropriate pointing of joints and conservation of contrasting materials. ► Rendered brickwork.
Inter-War	<ul style="list-style-type: none"> ► Face brick, often textured and with contrasting panels. 	<ul style="list-style-type: none"> ► Conservation preferred, or replacement bricks with appropriate pointing of joints.
Walling material controls		
New walls to additions to existing buildings	<ul style="list-style-type: none"> ► Rendered brickwork or blockwork, with or without scribed ashlar coursing where appropriate. ► Timber weatherboards. ► Dark coloured dry-pressed brick with a smooth face. 	
Infill development	<ul style="list-style-type: none"> ► Fibrous cement sheeting with a rendered and painted finish – for rear additions. 	

WALLS

Intrusive	<ul style="list-style-type: none"> ▶ Circular pattern render (mock Spanish) or rough textured render (unless to match an original finish to the building). ▶ Inappropriately textured or modern colour brickwork. ▶ Textured fibrous cement sheeting simulating weatherboard textures. ▶ Reflective wall cladding.
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WINDOWS

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

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

SHUTTERS		
	Traditional materials	Preferred replacements
Victorian	<ul style="list-style-type: none"> ▶ Timber louveres. ▶ Expanding concertina style metal shutters to shopfronts. 	<ul style="list-style-type: none"> ▶ Match original materials and configuration.
Federation	<ul style="list-style-type: none"> ▶ Timber louveres. ▶ Expanding concertina style metal shutters to shopfronts. 	<ul style="list-style-type: none"> ▶ Match original materials and configuration.
Inter-War	<ul style="list-style-type: none"> ▶ Timber louveres with motifs to match the architectural style. 	<ul style="list-style-type: none"> ▶ Match original materials and configuration.

SHUTTERS

Shutter material controls

New shutters to contributory items	<ul style="list-style-type: none"> ▶ Replacement shutters should be of materials and details similar to the original shutters, but should be identifiable on close inspection as new work. ▶ Dark hued traditional concertina security shutters on the inside of shop windows and externally to doors.
Intrusive	<ul style="list-style-type: none"> ▶ Roller shutters to windows or doors to residential buildings, retail and commercial premises internally or externally mounted.

DOORS

Traditional materials

Preferred replacements

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

Door material controls

New doors to original openings to contributory items	<ul style="list-style-type: none"> ▶ Joinery shop solid core framed and panelled timber doors detailed similarly to original doors, but identifiable on close inspection as new work. ▶ Solid core timber framed doors, glazed timber framed doors, glazed steel frame in appropriate locations, depending on architectural style.
Alterations to contributory items	<ul style="list-style-type: none"> ▶ New door or doors to a wall which otherwise only includes original doors, should be detailed similarly to the original doors, and be of the same material. ▶ Alterations to the rear of a building where the rear elevation has already been substantially altered, doors of contemporary design may be acceptable and even preferable, using similar materials and proportions. ▶ Plain glass should be used.

Additions to contributory items	<ul style="list-style-type: none"> ► Timber or steel framed doors of contemporary design which respect the architectural style of the building, the materials to be consistent with the style of the building. ► Aluminium or metal framed doors to ground-floor shops and commercial premises only where appropriate. ► Plain glass should be used.
Intrusive	<ul style="list-style-type: none"> ► Fully glazed doors, or enlarged doors to the street front elevations of contributory items where these were not original to the building. ► Roller shutter doors to residential buildings, retail and commercial premises. ► Anodised aluminium security doors, particularly with decorative panels.

VERANDAHS		
	Traditional materials	Preferred replacements
Victorian	<ul style="list-style-type: none"> ► Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles. ► Timber for floors and timber framing for the underside of verandah roofs. ► Slate, timber and sandstone edging. ► Cast iron posts of a flat profile or circular in section, cast iron friezes, balustrades and brackets. ► Corrugated iron or slate roof, separated from the main roof form. 	<ul style="list-style-type: none"> ► Match original material type, proportions and configuration.
Federation	<ul style="list-style-type: none"> ► Timber filigree timber post, flooring and timber filigree balustrades and fretwork. ► Corrugated iron, slate, shingled or metal or terracotta tiles to roof. 	<ul style="list-style-type: none"> ► Match original material type, proportions and configuration.
Inter-War	<ul style="list-style-type: none"> ► Usually a loggia rather than a verandah. Often semi enclosed with stone flagging, tiles or terrazzo flooring. 	<ul style="list-style-type: none"> ► Match original material type, proportions and configuration.

VERANDAHS

Verandah material controls

New verandahs or reconstruction	<ul style="list-style-type: none"> ▶ Traditional materials for reconstruction. ▶ Materials similar to traditional materials for infill but with simplified detailing.
Intrusive	<ul style="list-style-type: none"> ▶ Infilling of open wall with glazing or solid panels. ▶ Glazing behind balustrades. ▶ Pebble-crete, modern concrete, large scale modern tiles for original building types. ▶ Perspex or similar type material roofs. ▶ Glass roofs to street facades.

BALCONIES

Traditional materials

Preferred replacements

Victorian	<ul style="list-style-type: none"> ▶ Cast iron friezes and balustrade panels with iron or timber handrails. 	<ul style="list-style-type: none"> ▶ Match original material type, proportions and configuration.
Federation	<ul style="list-style-type: none"> ▶ Timber balustrades and brackets. 	<ul style="list-style-type: none"> ▶ Match original material type, proportions and configuration.
Inter-War	<ul style="list-style-type: none"> ▶ Open balconies with concrete floors, often with tessellated tiles and decorative wrought iron balustrades. 	<ul style="list-style-type: none"> ▶ Match original material type, proportions and configuration.

Balcony material controls

New balconies to contributory items	<ul style="list-style-type: none"> ▶ Traditional materials for reconstruction on original building types or with modern material equivalents.
Infill development	<ul style="list-style-type: none"> ▶ Masonry, timber or metal balustrades.
Intrusive	<ul style="list-style-type: none"> ▶ Smooth, textured or profiled face brick and exposed cement blocks. ▶ Corrugated and other profiled metal sheeting. ▶ Wire fencing. ▶ Fibrous cement sheeting.

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

2.5.5 Roofs, skylights and chimneys

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

Objectives

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

Controls

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

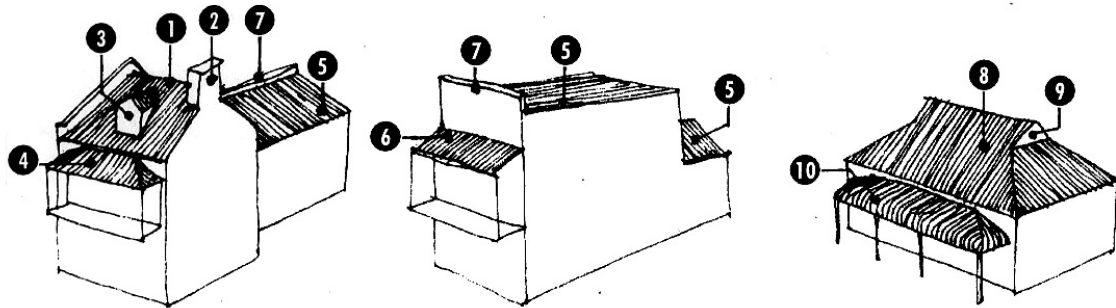
Skylights

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

Contributory items - roofs and chimneys

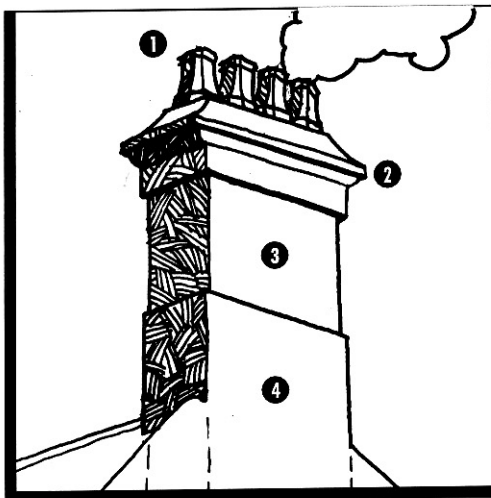
- C5 The original forms, materials, finishes and details to the roofs and chimneys of contributory items are not to be removed, except to allow for their conservation and maintenance. Additions at the rear are to retain all existing chimneys.
- C6 When original roofing materials to contributory items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

FIGURE 18 Traditional roof elements



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

FIGURE 19 Typical chimney stack



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

Contributory Items - dormers

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

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

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

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

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

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

Modified dormers

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

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

Contemporary styled dormers

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

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

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

FIGURE 20 Typical Victorian dormer windows

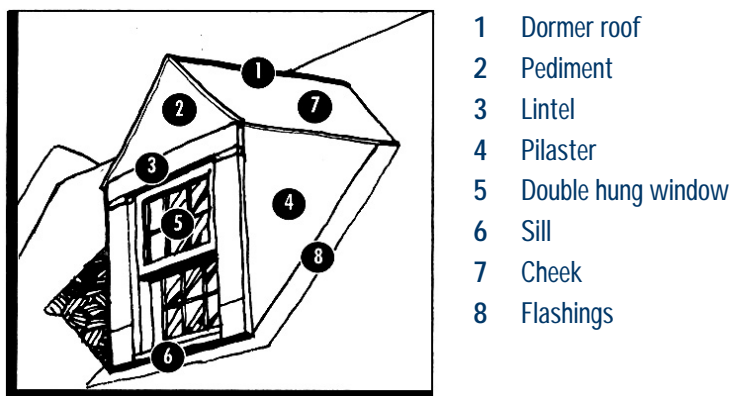
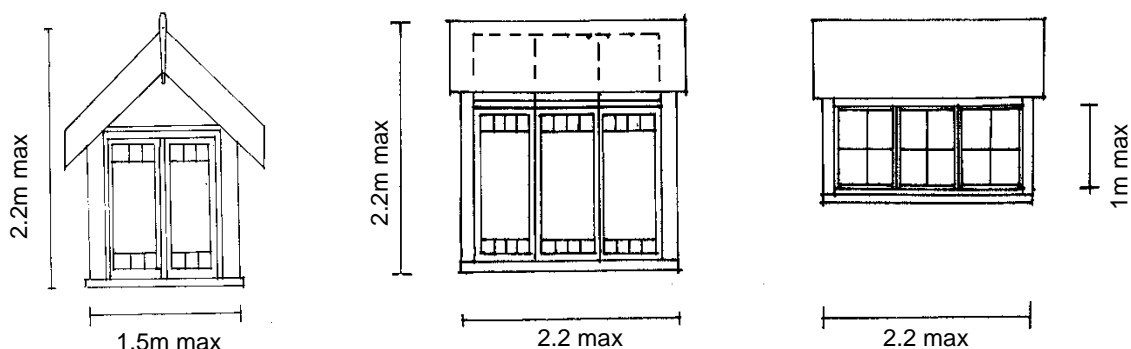


FIGURE 21 Typical dormers to Federation period cottages, semi-detached dwelling and terraces.



2.5.6 Open space and landscaping

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

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

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

Objectives

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

Controls

Private open space and deep soil landscaped areas

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

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

TABLE 2 Minimum deep soil landscaped areas by precinct

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

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

TABLE 3 Minimum deep soil landscaped areas for small lots

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

* Except for Harbour View Precinct

C4 The minimum private open space area requirements are:

TABLE 4 Minimum private open space

Residential type	Allotment size	Minimum private open space required
Dwelling houses, semi-detached dwellings, dual occupancies and attached dwellings.	Less 130m ²	<ul style="list-style-type: none"> ► 10% of site area ► Principal rear area to have a minimum dimension of 10m²
	More than 130m ² and less than 225m ²	<ul style="list-style-type: none"> ► 16% of site area ► Principal rear area to have minimum dimension of 12m²
	More than 225m ²	<ul style="list-style-type: none"> ► Minimum of 35m² ► Principal rear area to have minimum dimension of 16m²

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

C5 Each residential flat building is to be provided with private open space, unbuilt upon areas and deep soil landscaped areas in accordance with the following table:

TABLE 5 Minimum private open space and deep soil landscaped area requirements for residential flat buildings

Residential type	Minimum private open space required	Minimum unbuilt upon area	Minimum deep soil landscaped area required
Residential flat buildings and multi dwelling housing	N/A	40% of site area	20% of site area
Inter-War flat building	N/A	40% of site area	15% of site area
Each dwelling within a residential flat building in the form of a courtyard, balcony, verandah or roof terrace	<ul style="list-style-type: none"> ► Minimum area of 8m² ► Minimum dimension of 2m x 2m 	N/A	N/A

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

C7 In a mixed use development, each dwelling is provided with a private open space area of at least 8m² with a minimum dimension of 2m x 2m. Private open space for dwellings can be in the form of a courtyard, balcony or verandah.

- C8 Part of the private open space must be directly accessible from the main living area and capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation or children's play.
- C9 Stairways and ramps may be used to provide access to outdoor living space on sloping sites. The raising of open space areas to provide level access from a building will not be permitted if there would be an adverse impact on adjoining properties or the heritage significance of the property.
- C10 Materials and colours of paving visible from the public domain are to be appropriate to the character of the streetscape and the architectural style and materials of existing buildings on the site.

Trees and vegetation

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

Contributory items - landscape elements

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

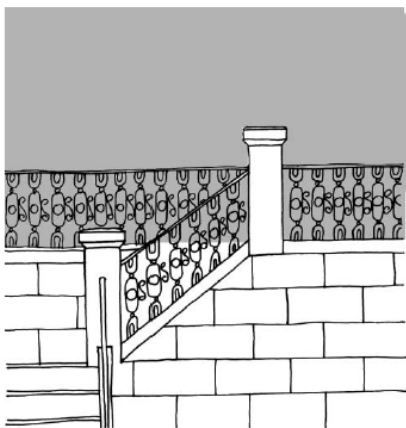
Objectives

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

Controls

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

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



Swimming pools and spa pools

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

-
- C25 Swimming pools and spa pools will not be permitted in the rear of properties if:
 - a) construction of the pool would result in the removal of a tree that is subject to a tree preservation order; and
 - b) the deep soil landscaped area requirement cannot be met.
 - C26 Where prescribed trees are retained, structures are setbacks so they do not impact on the health of the tree.
 - C27 Swimming pools must not cause damage to the fabric of adjoining properties or adversely impact on the amenity of the occupiers of adjoining properties through noise from pool equipment, flood lighting or discharge of backwash.
 - C28 The outer edge of the excavation, piling and all sub-surface walls is not less than 1.5m from a boundary.
 - C29 Swimming pools are only permitted where the coping will be flush with or not higher than 300mm above the existing ground level and no portion of the pool's casing is visible from the public domain or an adjacent contributory item.
 - C30 Structures and associated plant and equipment satisfy the design, construction and operation requirements set out in the Council's standard conditions for:
 - a) swimming pools and spa pools, including requirements for drainage of waste water, filtration equipment, fencing, and containment of water from overflow and splashing;
 - b) compliance with the Building Code of Australia;
 - c) identification of levels and heights to Australian Height Datum; and
 - d) structural adequacy.

Tennis courts

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

2.5.7 Fences, gates and retaining walls

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

Objectives

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

Controls

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

Contributory items - original fences, gates and retaining walls

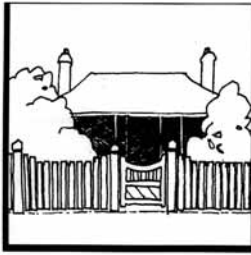
The material and design of the front fences in the Woollahra HCA vary widely according to architectural style, building type and construction period. Original front fences or replacement fences of appropriate materials and design will complement and enhance the character of a building, while inappropriate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

Objectives

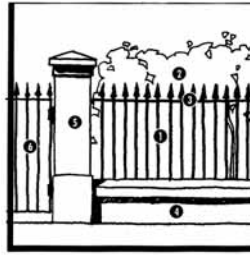
- O3 To retain and conserve original fences, gates and retaining walls of contributory items.
- O4 To retain and conserve original sandstone retaining walls that are characteristic of the precincts within the Woollahra HCA.

Controls

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

FIGURE 23 Typical original fencing types**PICKET FENCE**

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

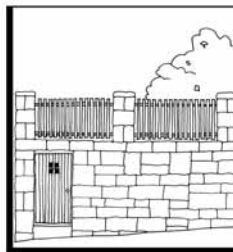
**PALISADE FENCE**

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

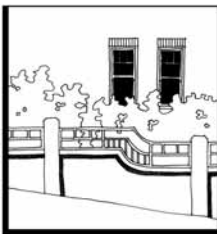
- 1 Iron palisade bar
- 2 Iron spearhead top
- 3 Top rail
- 4 Coped masonry plinth
- 5 Masonry pier
- 6 Iron gate

**BRICK FENCE**

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

**SANDSTONE RETAINING WALL**

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

**BRICK AND TIMBER FENCE**

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

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

TABLE 6 Dimensions for fences and gates

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

2.5.8 Parking and garages

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

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

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

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

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

Objectives

- O1 To protect the amenity of the property, neighbouring properties and public open space in terms of visual and acoustic privacy and sunlight access.
- O2 To ensure that residential buildings, rather than vehicle access and parking structures, remain the dominant elements in the streetscape.
- O3 To ensure that on-site vehicle parking is not provided at the expense of soft-landscaped area and useable open space.
- O4 To maintain and enhance the character of laneways where unsympathetic earlier development, such as high brick walls and full width garages, has eroded the quality of these urban spaces.
- O5 To allow safe and convenient vehicle access and to minimise vehicle and pedestrian conflict.
- O6 To only allow loft structures over a garage or studio which is located on the rear boundary of a property within Sisters Lane, or in the West Woollahra or Grafton Precinct.

- O7 To limit the height of garage or studio structures in order to minimise impact on the character of the Woollahra HCA.
- O8 To ensure loft structures over garages or studios are designed to sympathetically integrate with the character of laneways.
- O9 To retain and conserve the original coach house and stable structures from the Victorian and Federation periods, and original detached garage buildings of Inter-War houses and flat buildings.

Controls

- C1 Provision of on-site parking areas, parking structures and servicing areas such as loading facilities will not be a general requirement of Council and may not be permitted in certain circumstances. On-site parking may not be required, or may not be permitted, where it does not comply with controls in this part, or where:
 - a) the parking of a vehicle may have a detrimental impact on the amenity of an adjoining property, the health or form of a significant tree, the character of a streetscape or laneway or the significance or architectural character of a building on the site or on an adjacent site;
 - b) extensive areas of excavation are required;
 - c) a driveway cannot comply with a maximum gradient of 25% with adequate transitions at the top and bottom in accordance with AS 2890.1(2004);
 - d) vehicle entries and exits may have a detrimental impact on pedestrian or traffic movements or Council or service authority infrastructure; and
 - e) inadequate sight distances may result in unsafe vehicle movement to or from the site.
- C2 All parking is to be provided behind the front outer wall of the building.
- C3 No additional vehicle crossovers will be permitted off street frontages.
- C4 No parking is permitted under the principal building form of a dwelling.
- C5 No garages are to be introduced into original retaining walls built to the street alignment.
- C6 Garage structures are to be single storey only.
- C7 In street front situations, even where a crossover exists, double and multiple garages will not be permitted.
- C8 Where crossovers exist on street frontages and there is a minimum side setback of 3m, a car space, carport or garage may be located to the side of a building. This is provided it is set back behind the front alignment of the building or, if freestanding, behind the main ridgeline of the building. The form and materials should complement those of the principal building. An appropriate contemporary design is permitted and must not be an imitation of an historic design.

-
- C9 If a property has an accessible rear lane, any vehicular access is to be from the rear. Where rear lane parking is permitted and the property is wider than 4.25m, proposals must provide a visual connection between the private and public domain by the inclusion of a pedestrian gate or fencing panel with a minimum width of 900mm and maximum height of 1.8m. Planting along the rear boundary should be incorporated where possible. Garage doors and sections of solid wall should be of minimal width. Garage doors must open into the property.
- C10 On rear lane frontages, elements which create excessive isolation between the public and the private domain, such as high blank walls and excessively wide garage doors, are not acceptable.
- C11 No rear lane vehicle access is permitted to a site if the lot width is less than 3.2m. The distance from the rear of the building (proposed) to the rear boundary is not to be less than 10m.
- C12 If the lane width is less than 5m, rear lane vehicular access is permitted only if there is a minimum garage entry width of 3.2m and it can be demonstrated to Council that turning circles are in compliance with Australian Standard 2890.1 - 2004 (Figure 2.2 and the B85 design template).
- C13 Laneway garages with roof gardens will be permitted only on steeply sloping properties where the floor level of the roof terrace is no higher than the ground floor level of the building and the terrace is non-trafficable except for garden maintenance.
- C14 A loft structure over a laneway garage or studio will be permitted only in Sisters Lane and in the West Woollahra or Grafton precincts, and then only if:
- a) the structure does not adjoin an existing single storey habitable building on another site where that building is also positioned on a laneway frontage. Note: a garage or carport is not a habitable building;
 - b) the design of the structure protects the amenity of the property, neighbouring properties and public open space in terms of visual and acoustic privacy and sunlight access;
 - c) the site dimensions are a minimum of 30m long and 4.25m wide;
 - d) the maximum width of the loft and single garage or studio is 4.5m;
 - e) the structure does not require the garage footprint to be extended so that the controls in Section 2.5.6 Open Space and Landscaping cannot be satisfied. Where there is an existing non-compliance with these controls, the existing private open space and deep soil landscaped area is not further reduced;
 - f) all access to the loft is provided internally;
 - g) there are no balconies, decks or other similar cantilevered structures;
 - h) habitable room windows within the loft with a direct sightline to those in the existing building on the site and neighbouring buildings have a separation distance of at least 9m;
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- i) a window in a gable end of a non-transverse roof, or a dormer window in a transverse roof, is a centrally located single double hung sash style or inward opening casement window of traditional proportions;
 - j) there are no dormer windows in the gable-ended roof form;
 - k) there are no windows in the gable end of a transverse roof form;
 - l) skylights, if proposed, are limited to a maximum of two per roof plane, and provided:
 - they comply with C4 in Section 2.5.5 Roofs, skylights and chimneys;
 - each skylight does not exceed an area greater than 1.5m²;
 - roof planes do not have more than 25% transparent metal; and
 - m) the proposal complies with the controls for laneway garages with lofts in Table 7.
- C15 Loft structures will not be permitted:
- a) over garages or studios in the street front zone;
 - b) if the subject property is part of an original row of houses, comprising an unaltered group, and the proposal demonstrates an adverse impact on the group;
 - c) if the rear of the property is oriented towards the north between NNE and NNW (true north); and
 - d) over a multiple space garage other than a side by side double garage, in which case a transverse gable form is used.
- C16 Suitable door types for new garages are, in order of preference, bi-fold panelled doors, panel-lift doors, vertical steel gates and roller shutter doors. Roller shutter doors without a surrounding masonry structure are not permitted.

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

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

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

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

FIGURE 24 Garage maximum dimensions

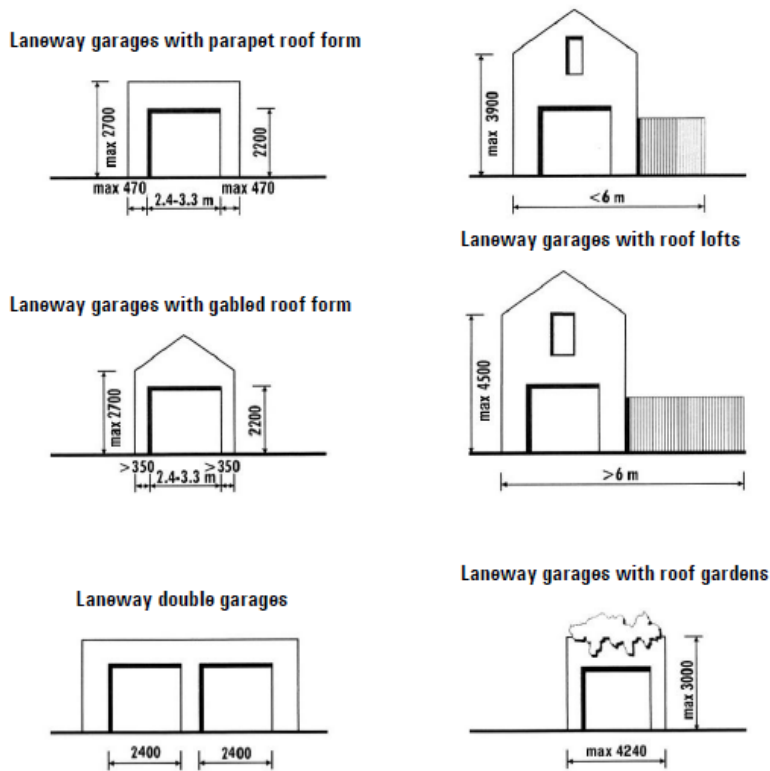


FIGURE 25 Gable ended loft structure example (including maximum dimensions)

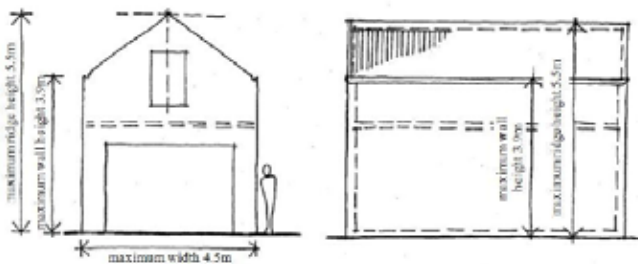
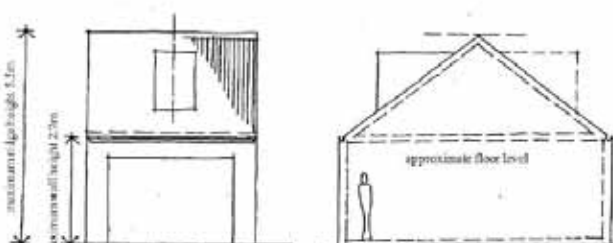


FIGURE 26 Transverse loft structure example



Contributory items - Original garages

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

Objectives

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

Controls

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

2.5.9 Security

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

Objectives

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

Controls

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

2.5.10 Excavation

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

Objectives

- O1 To ensure the structural integrity and stability of individual buildings, the terrace of buildings of which they are a part, and neighbouring properties.
- O2 To protect the original fabric of the buildings significant to the area both during and after excavation.
- O3 To ensure that objectives O1 and O2 are achieved by limiting the circumstances where excavation may occur.
- O4 To limit the impact of excavation on the natural landform and vegetation.
- O5 To relate development to the existing topography and existing ground levels.
- O6 To avoid potential damage to all buildings and structures during and after excavation.
- O7 To ensure that any new floor levels resulting from excavation and development do not compromise external heritage features of the building or those of its neighbours.
- O8 To ensure that habitable rooms created by excavation are supplied with adequate natural light and ventilation in order to meet sustainable building principles.
- O9 To maintain natural subsurface ground water flows.
- O10 To recognise the protection necessary for potential archaeological objects.

Controls

- C1 Where the existing ground slopes and adjoining properties have basement levels, a basement level may be permitted in development but must not be used as a garage at the street front.
- C2 The building footprint is designed to minimise cut and fill on sloping sites and to encourage good quality internal environments, any habitable room of a dwelling must have at least one external wall fully above existing ground level (Figure 27).
- C3 Excavation is not to occur forward of the front façade in the street front zone.
- C4 Sub-surface walls are no closer to the boundary than permitted by the setback controls (refer to Figure 28).

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

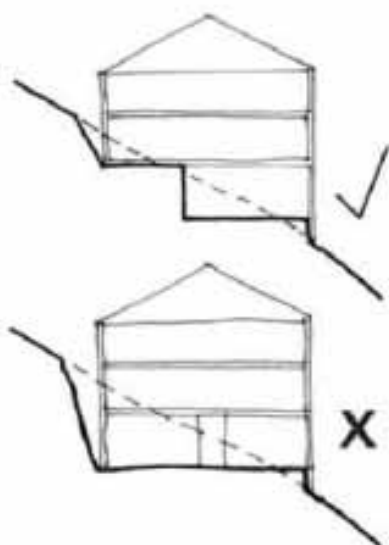
Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.

Excavation for garage structures

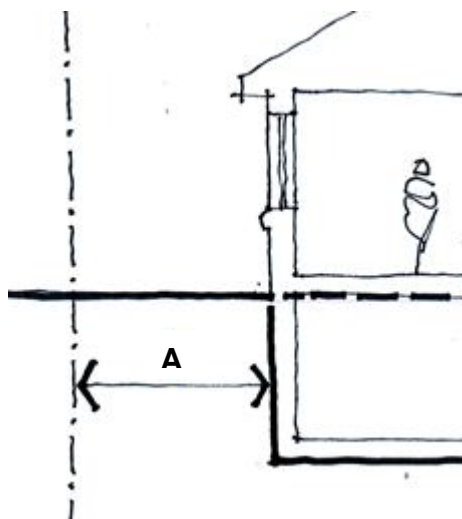
- C7 Boundary to boundary excavation may be permitted for garage structures on rear laneways if:
- a) the structure complies with Section 2.5.8 Parking and garages;
 - b) the structure does not adjoin the principal building form or secondary wing of a building constructed on the common boundary of an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

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

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

**FIGURE 27**

Habitable rooms are to have at least one external wall fully above existing ground level

**FIGURE 28**

Sub-surface walls can be no closer to the boundary than the required setback A

2.5.11 Subdivision and site amalgamation

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

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

Objectives

- O1 To retain the historically based subdivision patterns of the Woollahra HCA.
- O2 To ensure that subdivisions or site amalgamations will not lead to adverse impacts on the curtilages or settings of contributory items.
- O3 To ensure that subdivision or amalgamation of sites provides an appropriate response to the historical character of the heritage conservation area and the relevant aspects of its historical pattern of development.

Controls

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

2.5.12 Acoustic and visual privacy

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

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

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

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

Objectives

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

Controls

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

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

2.5.13 Site facilities and aerial devices

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

The location and design of site facilities such as mail boxes, external storage facilities, clothes drying areas and laundry facilities can have an adverse impact on the appearance and character of the area and must be carefully considered.

Objectives

- O1 To retain the character of the original roofscape of the Woollahra HCA.
- O2 To protect the original fabric and details of roofs and chimneys.
- O3 To ensure that satellite dishes, aerials and similar devices do not detrimentally impact on the character and significance of individual buildings and the streetscape.
- O4 To ensure that adequate provision is made for essential site facilities.
- O5 To ensure that the essential site facilities are functional and accessible to all residents and are easy to maintain.
- O6 To ensure that site facilities are thoughtfully integrated into development and are unobtrusive.

Controls

- C1 Service infrastructure of all infill or replacement development should be located underground.
- C2 Satellite dishes, solar water heaters, solar electricity generators, air conditioning units and ducts, aerials and similar devices:
 - a) are to be sized and designed to minimise their visual impact and impact on the amenity of the adjoining properties and neighbouring lands;
 - b) must not be located on any part of the roof or chimney which is visible from the street frontage or the public domain and are visually unobtrusive to adjoining properties; and
 - c) must not have a detrimental impact on the architectural and heritage character of the building to which they are attached.
- C3 Television aerials are to be located within the roof area where practicable. If this option is not suitable for reasons such as lack of space or if the area is being used for storage or habitation, the aerial should be located on a secondary rear roof rather than attached to a main chimney.

- C4 Site facilities, including mail boxes, external storage facilities, clothes drying areas and laundry facilities are to be unobtrusively integrated into new development.

Note: Information relating to specific requirements for garbage and recycling is contained in Part E of this DCP, Chapter E5 Waste Management and Council's DA Guide.

C2.6 Public domain

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

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

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

Objectives

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

2.6.1 Landscape elements

Controls

Steps, ramps, walls and railings

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

2.6.2 Kerbs and gutters

Controls

Kerbs and gutters

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

Parking areas

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

2.6.3 Public art

Controls

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

2.6.4 Views and vistas

Controls

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

C2.7 Schedule of contributory items

Street	Street number	Description	H or C	Group element	Precinct
Adelaide Street	<i>Odd</i>				
Adelaide Street	19	Federation house	C		Grafton
Adelaide Street	21	Federation house	C		Grafton
Adelaide Street	55	Inter-War flat building	C		Fletcher
Adelaide Street	57	Victorian terrace house	C	1 of 5	Fletcher
Adelaide Street	59	Victorian terrace house	C	2 of 5	Fletcher
Adelaide Street	61	Victorian terrace house	C	3 of 5	Fletcher
Adelaide Street	63	Victorian terrace house	C	4 of 5	Fletcher
Adelaide Street	65	Victorian terrace house	C	5 of 5	Fletcher
Adelaide Street	67	Victorian semi-detached house	C	1 of 2	Fletcher
Adelaide Street	69	Victorian semi-detached house	C	2 of 2	Fletcher
Adelaide Street	71	Federation terrace house	C	1 of 7	Fletcher
Adelaide Street	73	Federation terrace house	C	2 of 7	Fletcher
Adelaide Street	75	Federation terrace house	C	3 of 7	Fletcher
Adelaide Street	77	Federation terrace house	C	4 of 7	Fletcher
Adelaide Street	79	Federation terrace house	C	5 of 7	Fletcher
Adelaide Street	81	Federation terrace house	C	6 of 7	Fletcher
Adelaide Street	83	Federation terrace house	C	7 of 7	Fletcher
Adelaide Street	<i>Even</i>				
Adelaide Street	32	Federation semi-detached house	C	1 of 2	Grafton
Adelaide Street	34	Federation semi-detached house	C	2 of 2	Grafton
Adelaide Street	36	Federation terrace house	C	1 of 6	Grafton
Adelaide Street	38	Federation terrace house	C	2 of 6	Grafton
Adelaide Street	40	Federation terrace house	C	3 of 6	Grafton
Adelaide Street	42	Federation terrace house	C	4 of 6	Grafton
Adelaide Street	44	Federation terrace house	C	5 of 6	Grafton
Adelaide Street	46	Federation terrace house	C	6 of 6	Grafton
Adelaide Street	48	Federation semi-detached house	C	1 of 2	Grafton
Adelaide Street	50	Federation semi-detached house	C	2 of 2	Grafton

Street	Street number	Description	H or C	Group element	Precinct
Adelaide Street	52	Federation semi-detached house	C	1 of 2	Grafton
Adelaide Street	54	Federation semi-detached house	C	2 of 2	Grafton
Adelaide Street	58	Federation terrace house	C	1 of 7	Fletcher
Adelaide Street	60	Federation terrace house	C	2 of 7	Fletcher
Adelaide Street	62	Federation terrace house	C	3 of 7	Fletcher
Adelaide Street	64	Federation terrace house	C	4 of 7	Fletcher
Adelaide Street	66	Federation terrace house	C	5 of 7	Fletcher
Adelaide Street	68	Federation terrace house	C	6 of 7	Fletcher
Adelaide Street	70	Federation terrace house	C	7 of 7	Fletcher
Adelaide Street	74	Federation house	C		Fletcher
Adelaide Street	76	Federation house	C		Fletcher
Albert Street	<i>Odd</i>				
Albert Street	1	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	3	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	5	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	7	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	9	Victorian semi-detached house	C	1 of 2	Rosemont
Albert Street	11	Victorian semi-detached house	C	2 of 2	Rosemont
Albert Street	13-15	Federation building	C		Rosemont
Albert Street	<i>Even</i>				
Albert Street	20	Inter-War house	C		Rosemont
Albert Street See also 18a	22	Inter-War flat building	C		Rosemont
Albert Street See also 22	18a	Remnant garden terraces and stairs from 'Eynesbury', now demolished. Retaining Wall	C		Rosemont
Alton Street	<i>Odd</i>				
Alton Street	3	Victorian house	C		W Woollahra
Alton Street	19	Victorian house	C		W Woollahra
Alton Street	21	Victorian house	C		W Woollahra
Alton Street	23	Victorian terrace house	C	1 of 3	W Woollahra
Alton Street	25	Victorian terrace house	C	2 of 3	W Woollahra
Alton Street	27	Victorian terrace house	C	3 of 3	W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Alton Street	<i>Even</i>				
Alton Street	2	Victorian house	C		W Woollahra
Alton Street	6	Victorian semi-detached house	C	1 of 2	W Woollahra
Alton Street	8	Victorian semi-detached house	C	2 of 2	W Woollahra
Bathurst Street	<i>Odd</i>				
Bathurst Street	3	Federation house	C		Harbour View
Bathurst Street	5	Federation house	C		Harbour View
Bathurst Street	7	Federation house	C		Harbour View
Bathurst Street	9	Inter-War flat building	C		Harbour View
Bathurst Street	11	Federation house	C		Harbour View
Bathurst Street	13	Federation house	C		Harbour View
Bathurst Street	15	Federation house	C		Harbour View
Bathurst Street	17	Federation house	C		Harbour View
Bathurst Street	19	Federation house	C		Harbour View
Bathurst Street	21	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	23	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	25	Federation semi-detached house	C	1 of 2	Harbour View
Bathurst Street	27	Federation semi-detached house	C	2 of 2	Harbour View
Bathurst Street	29	Federation house	C		Harbour View
Bathurst Street	31	Federation house	C		Harbour View
Bathurst Street	33	Federation house	C		Harbour View
Bathurst Street	35	Federation house	C		Harbour View
Bathurst Street	37	Federation house	C		Harbour View
Bathurst Street	39	Federation house	C		Harbour View
Bathurst Street	41	Federation house	C		Harbour View
Bathurst Street	45	Federation house	C		Harbour View
Bathurst Street	<i>Even</i>				
Bathurst Street	2	Federation house	C		Harbour View
Bathurst Street	4	Federation house	C		Harbour View
Bathurst Street	6	Federation house	C		Harbour View
Bathurst Street	8	Federation house	C		Harbour View
Bathurst Street	16	Federation house	C		Harbour View

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

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	17	Inter-War flat building	C		Fletcher
Edgecliff Road	21	Federation terrace house	C	1 of 4	Fletcher
Edgecliff Road	23	Federation terrace house	C	2 of 4	Fletcher
Edgecliff Road	25	Federation terrace house	C	3 of 4	Fletcher
Edgecliff Road	27	Federation terrace house	C	4 of 4	Fletcher
Edgecliff Road	31	Victorian house	C		Fletcher
Edgecliff Road	49	Federation house	C		Fletcher
Edgecliff Road	51	Federation house	C		Fletcher
Edgecliff Road	53	Inter-War house	C		Fletcher
Edgecliff Road	55	Inter-War house	C		Fletcher
Edgecliff Road	63	Victorian house	C		Fletcher
Edgecliff Road	65	Victorian house	C		Fletcher
Edgecliff Road	67	Inter-War flat building	C		Fletcher
Edgecliff Road	69-71	Retaining wall and fence associated with Victorian house, now demolished	C		Fletcher
Edgecliff Road	69	Inter-War house	C		Fletcher
Edgecliff Road	81	Norfolk Island Pine Holy Cross Primary School	H C		Fletcher
Edgecliff Road	97	Inter-War flat building	C		Fletcher
Edgecliff Road	99	Inter-War building	C		Fletcher
Edgecliff Road	101	Inter-War flat building	C		Fletcher
Edgecliff Road	113	Inter-War flat building	C		Fletcher
Edgecliff Road	115	Inter-War flat building	C		Fletcher
Edgecliff Road	117	Federation terrace house	C	1 of 3	Fletcher
Edgecliff Road	119	Federation terrace house	C	2 of 3	Fletcher
Edgecliff Road	121	Federation terrace house	C	3 of 3	Fletcher
Edgecliff Road	125	Federation house	C		Fletcher
Edgecliff Road	127	Federation house	C		Fletcher
Edgecliff Road	129	Federation house	C		Fletcher
Edgecliff Road	131	Victorian house	C		Fletcher
Edgecliff Road	133	Victorian house	C		Fletcher
Edgecliff Road	135	Victorian house	C		Fletcher
Edgecliff Road	137	Victorian house	C		Fletcher

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	139	Victorian house	C		Fletcher
Edgecliff Road	141	Federation building	C		Fletcher
Edgecliff Road	143	Victorian house	C		Fletcher
Edgecliff Road	145	Federation commercial building	C		Fletcher
Edgecliff Road	147	Victorian house	C		Fletcher
Edgecliff Road	149	Inter-War commercial building	C		Fletcher
Edgecliff Road	151	Inter-War flat building	C		Fletcher
Edgecliff Road	153	Inter-War commercial building	C		Fletcher
Edgecliff Road	155	Inter-War commercial building	C		Fletcher
Edgecliff Road	157	Victorian terrace house	C	1 of 3	Fletcher
Edgecliff Road	159	Victorian terrace house	C	2 of 3	Fletcher
Edgecliff Road	161	Victorian terrace house	C	3 of 3	Fletcher
Edgecliff Road	163	Inter-War commercial building	C		Fletcher
Edgecliff Road	165	Victorian house	C		Fletcher
Edgecliff Road	167	Victorian house	C		Fletcher
Edgecliff Road	169-173	Inter-War flat building	C		Fletcher
Edgecliff Road	177	Victorian terrace house	C	1 of 3	Fletcher
Edgecliff Road	179	Victorian terrace house	C	2 of 3	Fletcher
Edgecliff Road	181	Victorian terrace house	C	3 of 3	Fletcher
Edgecliff Road	181a	Inter-War commercial building	C		Harbour View
Edgecliff Road	183	Federation terrace house	C	1 of 5	Harbour View
Edgecliff Road	185	Federation terrace house	C	2 of 5	Harbour View
Edgecliff Road	187	Federation terrace house	C	3 of 5	Harbour View
Edgecliff Road	189	Federation terrace house	C	4 of 5	Harbour View
Edgecliff Road	191	Federation terrace house	C	5 of 5	Harbour View
Edgecliff Road	193	Federation house	C		Harbour View
Edgecliff Road	195	Federation house	C		Harbour View
Edgecliff Road	201	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	203	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	205	Victorian house	C		Grafton
Edgecliff Road	211	Inter-War flat building	C		Grafton
Edgecliff Road	217	Victorian house	C		Grafton

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	225	Federation house	C		Grafton
Edgecliff Road	233	Inter-War flat building	C		Grafton
Edgecliff Road	239	Victorian semi-detached house	C	1 of 2	Grafton
Edgecliff Road	241	Victorian semi-detached house	C	2 of 2	Grafton
Edgecliff Road	247	Victorian house	C		Grafton
Edgecliff Road	251	Victorian house	C		
Edgecliff Road	263	Inter-War house	C		Grafton
Edgecliff Road	267	Federation semi-detached house	C	1 of 2	
Edgecliff Road	269	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	273	Inter-War house	C		Grafton
Edgecliff Road	285	Victorian semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	287	Victorian semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	289	Victorian semi-detached house	C	1 of 2	Rosemont
Edgecliff Road	291	Victorian semi-detached house	C	2 of 2	Rosemont
Edgecliff Road	295a	Inter-War flat building	C		Rosemont
Edgecliff Road	295b	Inter-War house	C		Rosemont
Edgecliff Road	299	Victorian house	C		Rosemont
Edgecliff Road	301	Federation house	C		Rosemont
Edgecliff Road	303	Victorian house	C		Rosemont
Edgecliff Road	305	Inter-War house	C		Rosemont
Edgecliff Road	307-309	Eastern Suburbs railway reserve	C		Rosemont
Edgecliff Road	311	Victorian house	C		Rosemont
Edgecliff Road	311a	Inter-War flat building	C		Rosemont
Edgecliff Road	323	Wallaroy House	C		Rosemont
Edgecliff Road	327	Inter-War house	C		Rosemont
Edgecliff Road	327a	Inter-War house	C		Rosemont
Edgecliff Road	327b	Inter-War house	C		Rosemont
Edgecliff Road	327c	Inter-War house	C		Rosemont
Edgecliff Road	327d	Inter-War house	C		Rosemont
Edgecliff Road	329	Inter-War house	C		Rosemont
Edgecliff Road	331	Inter-War house	C		Rosemont
Edgecliff Road	333	Inter-War flat building	C		Rosemont

Street	Street number	Description	H or C	Group element	Precinct
Edgecliff Road	335	Inter-War flat building	C		Rosemont
Edgecliff Road	337	Inter-War house	C		Rosemont
Edgecliff Road	337b	Inter-War house	C		Rosemont
Edgecliff Road	343	Inter-War flat building	C		Rosemont
Edgecliff Road	343b	Inter-War houses	C		Rosemont
Edgecliff Road	343c	Inter-War houses	C		Rosemont
Edgecliff Road	<i>Even</i>				
Edgecliff Road	8	Victorian house	C		Grafton
Edgecliff Road	10	Victorian house	C		Grafton
Edgecliff Road	12	Federation house	C		Grafton
Edgecliff Road	14	Victorian terrace house	C	1 of 10	Grafton
Edgecliff Road	16	Victorian terrace house	C	2 of 10	Grafton
Edgecliff Road	18	Victorian terrace house	C	3 of 10	Grafton
Edgecliff Road	20	Victorian terrace house	C	4 of 10	Grafton
Edgecliff Road	22	Victorian terrace house	C	5 of 10	Grafton
Edgecliff Road	24	Victorian terrace house	C	6 of 10	Grafton
Edgecliff Road	26	Victorian terrace house	C	7 of 10	Grafton
Edgecliff Road	28	Victorian terrace house	C	8 of 10	Grafton
Edgecliff Road	30	Victorian terrace house	C	9 of 10	Grafton
Edgecliff Road	32	Victorian terrace house	C	10 of 10	Grafton
Edgecliff Road	34	Federation house	C		Grafton
Edgecliff Road	36	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	38	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	40	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	42	Federation semi-detached house	C	2 of 2	Grafton
Edgecliff Road	44	Federation house	C		Grafton
Edgecliff Road	46	Victorian terrace house	C	1 of 4	Grafton
Edgecliff Road	48	Victorian terrace house	C	2 of 4	Grafton
Edgecliff Road	50	Victorian terrace house	C	3 of 4	Grafton
Edgecliff Road	52	Victorian terrace house	C	4 of 4	Grafton
Edgecliff Road	54	Federation semi-detached house	C	1 of 2	Grafton
Edgecliff Road	56	Federation semi-detached house	C	2 of 2	Grafton

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Street	Street number	Description	H or C	Group element	Precinct
Old South Head Road	<i>Even</i>				
Old South Head Rd	76	Victorian/Federation house	C		Grafton
Old South Head Rd	78	Inter-War flat building	C		Grafton
Old South Head Rd	80	Victorian house	C		Grafton
Old South Head Rd	82	Federation terrace house	C	1 of 4	Grafton
Old South Head Rd	82a	Federation terrace house	C	2 of 4	Grafton
Old South Head Rd	84	Federation terrace house	C	3 of 4	Grafton
Old South Head Rd	86	Federation terrace house	C	4 of 4	Grafton
Old South Head Rd	90	Victorian terrace house	C	1 of 6	Grafton
Old South Head Rd	92	Victorian terrace house	C	2 of 6	Grafton
Old South Head Rd	94	Victorian terrace house	C	3 of 6	Grafton
Old South Head Rd	96	Victorian terrace house	C	4 of 6	Grafton
Old South Head Rd	98	Victorian terrace house	C	5 of 6	Grafton
Old South Head Rd	100	Victorian terrace house	C	6 of 6	Grafton
Old South Head Rd	110-112	Federation house	C		Grafton
Old South Head Rd	114	Victorian house	C		Grafton
Oxford Street	<i>Even</i>				
Oxford Street	2	Inter-War Hotel	C		W Woollahra
Oxford Street	4	Victorian shop	C	1 of 2	W Woollahra
Oxford Street	6	Victorian shop	C	2 of 2	W Woollahra
Oxford Street	8	Victorian shop	C	1 of 2	W Woollahra
Oxford Street	10	Victorian shop	C	2 of 2	W Woollahra
Oxford Street	12-14	Federation commercial building	C		W Woollahra
Oxford Street	16	Inter-War commercial building	C		W Woollahra
Oxford Street	20	Victorian commercial building	C		W Woollahra
Oxford Street	22-36	Inter-War building	C		W Woollahra
Oxford Street	38	Victorian house	C		W Woollahra
Oxford Street	40	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	42	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	44	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	46	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	48	Inter-War garage building	C		W Woollahra

Street	Street number	Description	H or C	Group element	Precinct
Oxford Street	50	Inter-War house	C		W Woollahra
Oxford Street	52	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	54	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	56	Victorian house	C		W Woollahra
Oxford Street	58	Victorian house	C		W Woollahra
Oxford Street	60	Inter-War building			W Woollahra
Oxford Street	68	Federation semi-detached house	C	1 of 2	W Woollahra
Oxford Street	70	Federation semi-detached house	C	2 of 2	W Woollahra
Oxford Street	72	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	74	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	76	Inter-War flat building	C		W Woollahra
Oxford Street	78	Victorian house	C		W Woollahra
Oxford Street	80	Victorian commercial building	C		W Woollahra
Oxford Street	82	Victorian terrace house	C	1 of 3	W Woollahra
Oxford Street	84	Victorian terrace house	C	2 of 3	W Woollahra
Oxford Street	86	Victorian terrace house	C	3 of 3	W Woollahra
Oxford Street	88-90	Victorian Hotel	C		W Woollahra
Oxford Street	92	Inter-War garage building	C		W Woollahra
Oxford Street	96	Victorian house	C		W Woollahra
Oxford Street	98	Victorian terrace house	C	1 of 2	W Woollahra
Oxford Street	100	Victorian terrace house	C	2 of 2	W Woollahra
Oxford Street	102	Victorian terrace house	C	1 of 3	W Woollahra
Oxford Street	104	Victorian terrace house	C	2 of 3	W Woollahra
Oxford Street	106	Victorian terrace house	C	3 of 3	W Woollahra
Oxford Street	108	Victorian house	C		W Woollahra
Oxford Street	110	Victorian house	C		W Woollahra
Oxford Street	112	Victorian house	C		W Woollahra
Oxford Street	114	Victorian semi-detached house	C	1 of 2	W Woollahra
Oxford Street	116	Victorian semi-detached house	C	2 of 2	W Woollahra
Oxford Street	118	Inter-War building	C		W Woollahra
Oxford Street	120-124	Inter-War garage building	C		W Woollahra
Oxford Street	126	Victorian building	C		W Woollahra

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

Street	Street number	Description	H or C	Group element	Precinct
Quambi Place	10	Inter-War house	C		Rosemont
Quambi Place	12	Inter-War house	C		Rosemont
Queen Street	Odd				
Queen Street	7-9	Victorian house	C		Queen St
Queen Street	13-15	Inter-War house	C		Queen St
Queen Street	17	Victorian terrace house	C	1 of 4	Queen St
Queen Street	19	Victorian terrace house	C	2 of 4	Queen St
Queen Street	21	Federation house	C	3 of 4	Queen St
Queen Street	23	Victorian terrace house	C	4 of 4	Queen St
Queen Street	25	Victorian commercial building	C		Queen St
Queen Street	27	Federation house	C		Queen St
Queen Street	29	Victorian house	C		Queen St
Queen Street	31	Victorian terrace house	C	1 of 3	Queen St
Queen Street	33	Victorian terrace house	C	2 of 3	Queen St
Queen Street	35	Victorian terrace house	C	3 of 3	Queen St
Queen Street	37	Inter-War flat building	C	1 of 3	Queen St
Queen Street	39	Inter-War flat building	C	2 of 3	Queen St
Queen Street	41	Inter-War flat building	C	3 of 3	Queen St
Queen Street	43	Federation building	C		Queen St
Queen Street	45	Victorian house	C		Queen St
Queen Street	49	Victorian house	C		Queen St
Queen Street	53	Victorian house	C		Queen St
Queen Street	55	Victorian corner shop	C		Queen St
Queen Street	59	Victorian terrace house	C	1 of 6	Queen St
Queen Street	61	Victorian terrace house	C	2 of 6	Queen St
Queen Street	63	Victorian terrace house	C	3 of 6	Queen St
Queen Street	65	Victorian terrace house	C	4 of 6	Queen St
Queen Street	67	Victorian terrace house	C	5 of 6	Queen St
Queen Street	69	Victorian terrace house	C	6 of 6	Queen St
Queen Street	71	Victorian house	C		Queen St
Queen Street	73	Victorian semi-detached house	C	1 of 2	Queen St
Queen Street	75	Victorian semi-detached house	C	2 of 2	Queen St

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

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

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

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

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

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

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

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

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

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

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

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

Chapter C3

Watsons Bay Heritage Conservation Area

Part C ► Heritage Conservation Areas

DRAFT FOR EXHIBITION

Version: UPC October 2014

Chapter C3 ► Watsons Bay HCA

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C3.1 Introduction

3.1.1 Background

Watsons Bay is an area of outstanding natural beauty with a rich cultural heritage. Its location on a narrow peninsula separating the Tasman Sea from Sydney Harbour results in it being a gateway to Sydney Harbour - one with dramatic coastlines, spectacular views and a varied landscape.

Historically, it was the third permanent European settlement of Sydney, a strategic defence site and important in its role as a marine village. This is represented in the variety of building types and remnant structures that exist in the area today. The built form of the residential and commercial areas is juxtaposed against scenic beaches and foreshore, bushland reserves and urban parks, and elevated topography.

The Watsons Bay Heritage Conservation Area (HCA) chapter of the DCP recognises the elements that contribute to the heritage significance and character of Watsons Bay and looks to ensure that new development in the area is sympathetically designed. It is not intended to prevent compatible new development from occurring in the area. Rather, it recognises the elements that contribute to the heritage significance and character of Watsons Bay and seeks to guide how these can be developed and managed in a positive way to enhance the values of the area.

3.1.2 Land where this chapter applies

This chapter applies to the land identified in Map 1 on the following page.

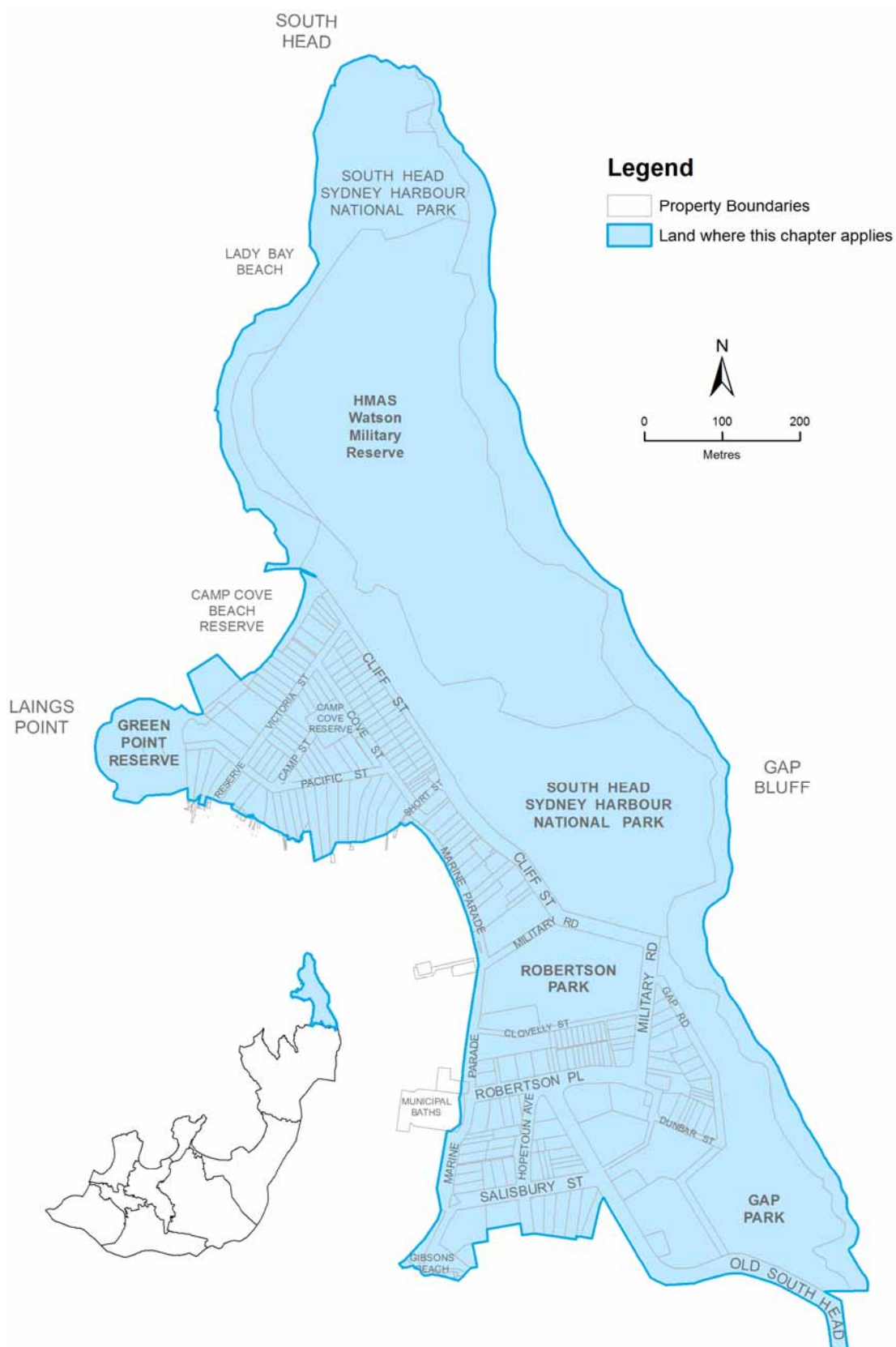
This predominantly comprises land identified as the Watsons Bay HCA in Woollahra Local Environmental Plan 2014 (Woollahra LEP), but also includes other land, such as HMAS Watson.

3.1.3 Development to which this chapter applies

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

Note: Parts of Watsons Bay are under the control of State or Commonwealth authorities and development within these precincts does not require consent from Council. For those precincts, this chapter provides a set of guidelines for those authorities to consider when preparing any plans of management or undertaking development in the precinct.

MAP 1 Watsons Bay HCA chapter boundary



3.1.4 Objectives

The objectives of this chapter are:

- O1 To facilitate the implementation of the objectives and provisions relating to heritage conservation in Woollahra LEP.
- O2 To acknowledge and conserve the unique built and natural heritage significance of Watsons Bay including places of importance for Aboriginal people.
- O3 To require the retention and appropriate development of heritage items and contributory items.
- O4 To ensure that proposed development is compatible with the significance of the Watsons Bay HCA and the character of its individual precincts.
- O5 To provide controls that encourage contemporary design which responds appropriately to the character of Watsons Bay and the identified heritage values of the area.
- O6 To encourage and promote public awareness, appreciation, understanding and knowledge of heritage conservation.
- O7 To enhance amenity and heritage values within Watsons Bay.

3.1.5 Relationship to other parts of the DCP

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

- Part B: Chapter B3 General Development Controls, but only if the proposal is for a dual occupancy development (refer to Section B3.8 Additional controls for development other than dwelling houses).
- Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.
- Part F: Land Use Specific Controls - this part contains chapters on Child Care Centres, Educational Establishments, Licensed Premises and Telecommunications.

3.1.6 Definitions

The definitions below define words and expressions for the purpose of this chapter.

These definitions apply in addition to the definitions in Part A Chapter A3 of the DCP, the EP&A Act and the Woollahra LEP.

missing elements	based on known evidence, including where the missing elements exist to related properties rather than speculation).
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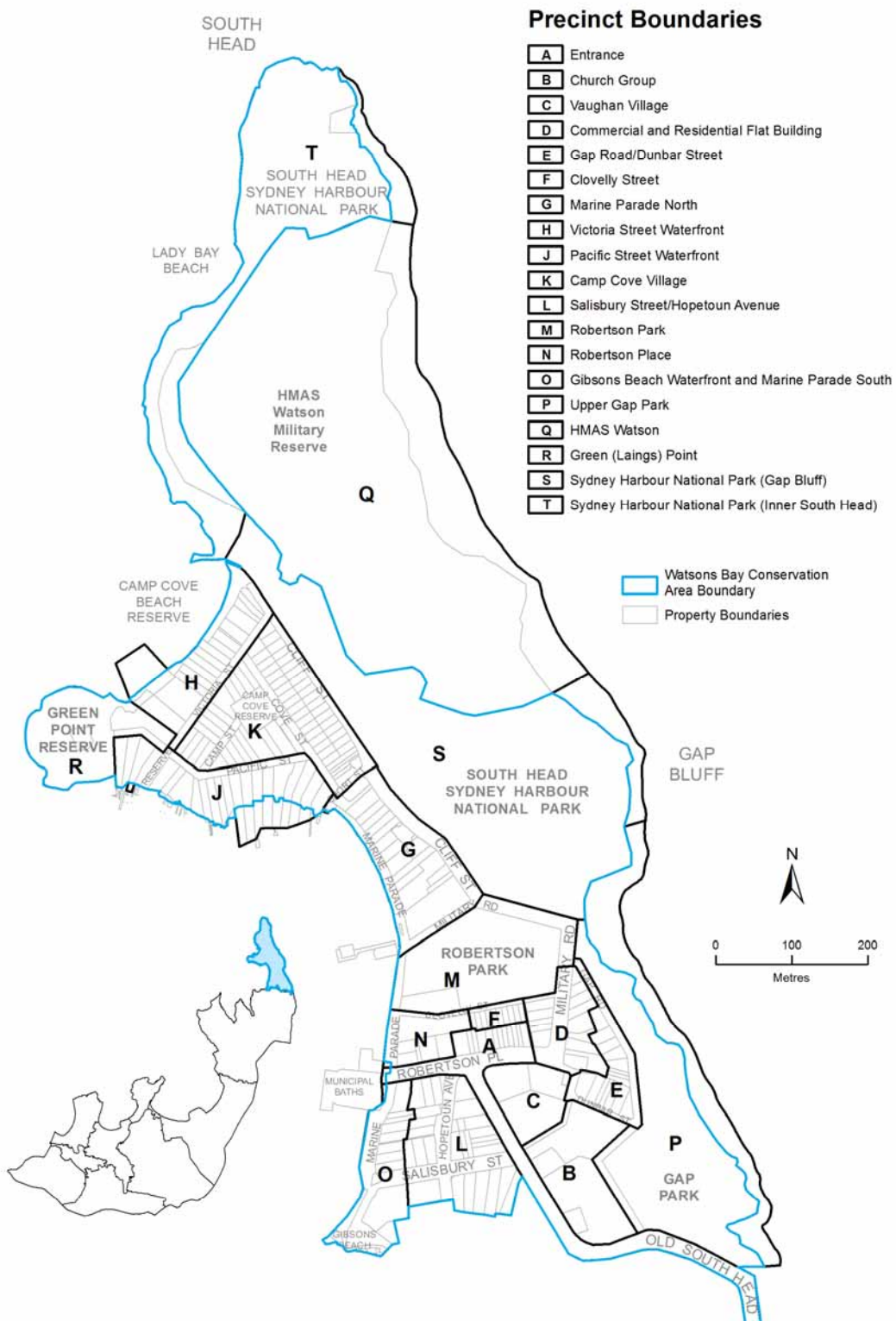
3.1.7 How to use this chapter

The provisions of this chapter are to be used by applicants in the sequence set out below.

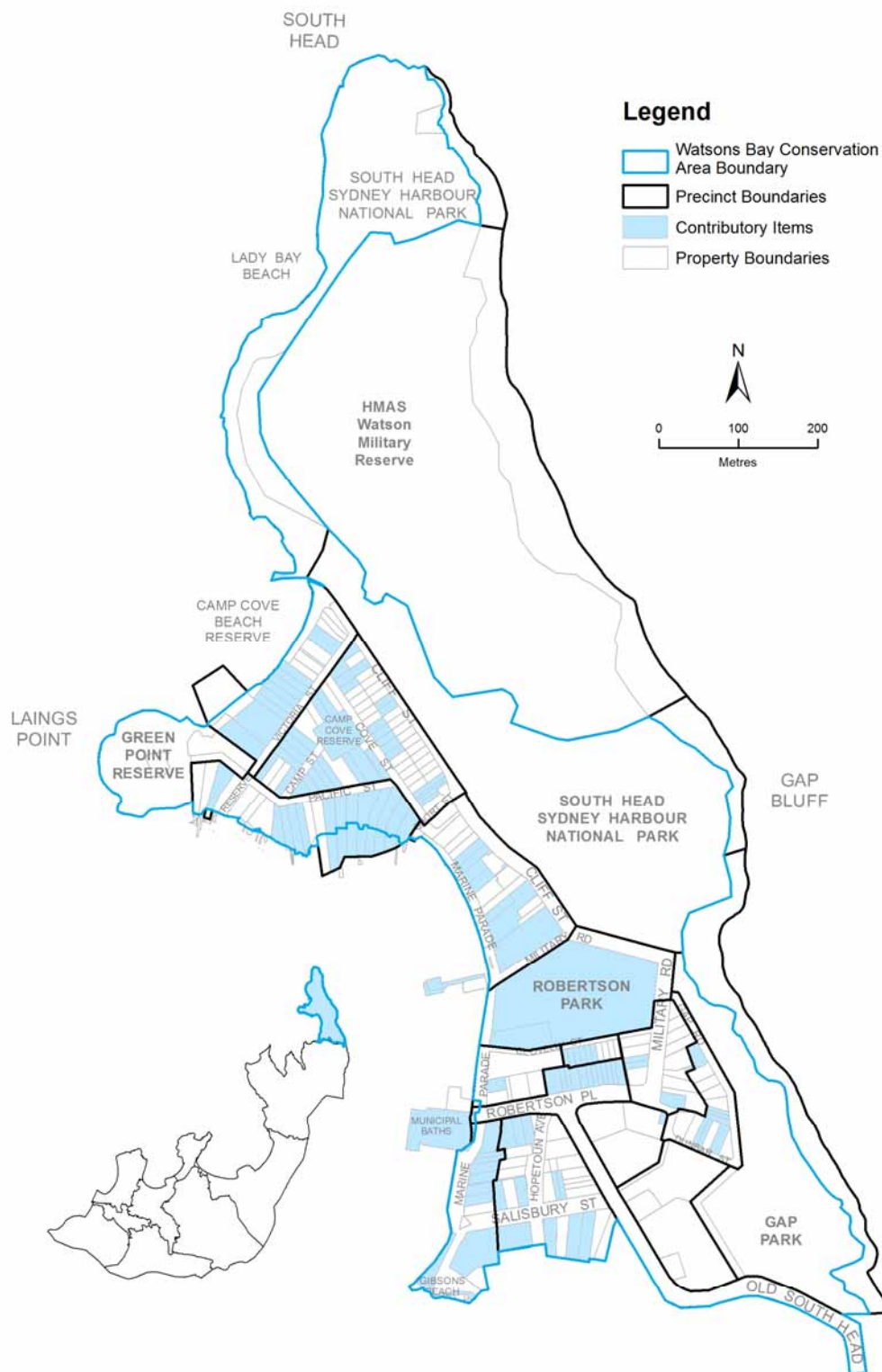
TABLE 1 How to use this chapter

Steps to be considered for all development	
Step 1	Understanding the context <ul style="list-style-type: none"> ▶ Read Section C3.2 including the statement of significance for the Watsons Bay HCA and the key heritage values. ▶ Identify the precinct where the subject site is located (refer to Map 2). Read the precinct character statement in Section C3.4.
Step 2	Understanding your site <ul style="list-style-type: none"> ▶ Identify whether the building or site is a heritage item as identified in Woollahra LEP. ▶ Identify whether the building or site is a contributory item (refer to Map 3). ▶ Consider the history and relationship of the subject site and surrounding sites, having particular regard to heritage items and contributory items in the street.
Step 3	Addressing the objectives and controls <p>For development that requires consent—each section must be read and the relevant objectives and controls applied:</p> <ul style="list-style-type: none"> ▶ Section C3.3 Objectives for development: These objectives apply to the precinct controls and the general development controls. ▶ Section C3.4 Precincts: This section contains a character statement and controls for each precinct. ▶ Section C3.5 General controls for all development: General controls apply to all development. ▶ Section C3.6 Contributory items: Additional built form controls (if the subject site is a heritage item or a contributory item). ▶ Section C3.7 Public domain: Applies to land owned and/or managed by Council or other public authorities. <p>For development on public land that does not require consent—each of the above sections should be read, and the relevant objectives and precinct guidelines used to inform development to ensure appropriate conservation and management of the heritage values in the precinct.</p>

MAP 2 Watsons Bay precinct boundaries



MAP 3 Contributory items



C3.2 Understanding the context

3.2.1 Historic context

The natural landscape of Watsons Bay has been dominated by the sea and harbour, influencing its occupation by the original landowners, the Birrabirragal People, and later European settlers. Watsons Bay was the site of the first landing within Sydney Harbour. Permanently occupied from 1790, it is one of the earliest European settlements in Australia. Its rich maritime history is evident in a variety of built and landscape elements that reflect its role in navigation, defence and recreation.

Maritime village

While a number of early land grants were made from 1793, the area was unsuitable for farming. As the area's primary use was for a variety of maritime related activities, the signal and pilot stations, and later the lighthouse, were established. To supplement the meagre diet of the colonists, the first fishery in the colony was opened in 1792. The popularity of the area increased upon the completion of South Head Road in the 1830s. The 'Town of Watsons Bay' subdivision of 1855 resulted in the existing layout of Watsons Bay Village including Marine Parade and Cliff, Cove, Camp, Pacific, Victoria and Short Streets.

The mix of early landowners, including fisherman, pilots, master mariners and merchants, is reflected in the variety of housing types in the area. These range from fishermen's cottages to large marine villas, the latter including, *Clovelly* (owned by Thomas Watson and later Sir John Robertson) and *Zandvliet* (known today as Dunbar House).

Further development continued throughout the 19th century, including a range of community buildings such as churches and schools. A further wave of construction occurred during the Inter-War period, including more substantial flats, tourist accommodation and commercial development.

Navigation

Watsons Bay has played a key navigational role in guiding ships into the harbour since the early days of the colony. The arrival of a ship was a significant event, being announced by a signal station constructed in 1790 at South Head.

Watsons Bay has been associated with the piloting of ships into the harbour since 1792 when the first pilot station in Australia was established. One of the early pilots was Robert Watson, a former seaman on the First Fleet flagship *HMS Sirius*, after whom the area is named.

A beacon, the first navigational light in Australia, was later installed to guide ships into the harbour. This was later replaced by a number of lighthouses including the existing Hornby Light, erected at Inner South Head in 1857-1858. Another prominent early navigational aid is the stone obelisk at the water's edge at Green (Laings) Point, built in the 1850s to mark the eastern channel into the Harbour.

Defence

Watsons Bay has also played a role in the defence of Sydney. The fear of attack by Russian warships during the Crimean War resulted in construction of a number of artillery batteries, beginning in 1853. These were completed between 1871 and 1876 under the supervision of Colonial Architect James Barnet.

Improved and extended over 90 years, the fortifications at South Head became obsolete by the 1960s and were largely removed. Many of the former gun emplacements continue to be a feature of the area. Associated with these batteries was accommodation for the NSW Artillery and subsequent units stationed at South Head, including the artillery school from 1895.

The Navy's occupation began during World War II, with the upgrading of the South Head facilities to include a radar station. HMAS Watson was commissioned in 1945, expanding its operations in the 1950s to include the Radar Training School and the RAN Principal Warfare Training Centre in the 1960s. Today, it is a key feature of the South Head landscape.

The Russian naturalist and explorer, Baron Nikolai Nikolaevich Miklouho-Maclay, established a Biological Research Station on Green (Laings) Point in 1881 and by 1888 an underwater mine control facility had been built nearby. The military acquired the Biological Station, building and land, for their own use in around 1899. An anti-torpedo and midget submarine boom net stretching across Sydney Harbour was also constructed at Green (Laings) Point during World War II, evidence of which can be seen in the remnants of a Winch House.

Camp Cove featured one of three water police stations established in Sydney Harbour by 1840. This was occupied irregularly up to the 1870s when it was absorbed into the artillery base.

Recreation

The location of Watsons Bay, on the harbour close to South Head, ensured its popularity not only with local residents, but also as a tourist destination dating from as early as 1803. Subdivision in the 1850s attracted the attention of land speculators who promoted Watsons Bay as an excursion destination for day-trippers and holidaymakers. This image was enhanced with the provision of a ferry service in the 1850s and tram service in 1903.

The growing tourist trade encouraged the building of a number of tea rooms, cafes and hotels by the mid-1860s. Further promotion by the local council included boats for hire, public baths and the creation of a number of public parks and reserves which continue to exist today.

Influential writers such as Christina Stead and Zane Grey (c1930s) chronicled the great scenic beauty of the maritime village as well as the area's history of tragic shipwrecks and suicides. Today, Watsons Bay continues to be a local tourism and recreational venue as well as a desirable place to live.

3.2.2 General character description

Watsons Bay is dominated by a rugged coastal landscape that defines the east side of a narrow peninsula at the entrance to Sydney Harbour. Its natural topography includes exposed ridges and cliff faces to the Tasman Sea, which contrast with the protected bays and sheltered beaches on Sydney Harbour.

A subdivision and development pattern has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the landform, topography and drainage patterns.

The built form retains the character of a low-scaled early 19th and 20th century maritime village, enhanced by natural vegetation and parklands, including the continuous park along the ridge line and cliff tops.

The area offers important views and vistas to the heads, Sydney Harbour, the Sydney CBD and the Tasman Sea. Landmarks within the area, such as church spires and the lighthouse, can be viewed from the Sydney CBD Maritime linkages are visually reinforced by the many maritime structures including wharves, jetties, boat sheds and promenades that remain.

Watsons Bay from the harbour



Green (Laings) Point



Hornby Lighthouse and sandstone cliffs at South Head



Gun emplacement looking over Camp Cove



Dunbar House and Robertson Place with Robertson Park



3.2.3 Statement of significance

Watsons Bay is a place of great natural and scenic beauty. It is a rare combination of a dramatic and varied coastal landscape and a village that evolved from the first landing point in Sydney Harbour in 1788, the third permanent settlement in New South Wales from 1790 and a pilot station established in 1792.

It conveys a strong sense of its maritime heritage in its built and landscape features that evidence four key historic themes:

- ▶ **The growth of a village:** Evident in the subdivision and development pattern that occurred during the 19th century and continued throughout a number of phases. These phases are demonstrated in the range of building types still present in the area, from moderately scaled fisherman's cottages, more substantial houses and marine villas to Inter-war period housing and community buildings.
- ▶ **Navigation:** Evidenced by the key role South Head has played in piloting ships into Sydney. A number of navigation structures, such as the lighthouse, wharves and jetties, have important historic and aesthetic significance.
- ▶ **The defence of Sydney at The Heads:** Reflected in the 19th century South Head batteries and artillery establishment, complex of fortifications, HMAS Watson and the extent of the untouched landscape typical of defence occupation of the foreshores.
- ▶ **Recreation and tourism:** Dating from as early as 1803, there has been a strong emphasis on water related tourism facilities, such as hotels, beach promenades and parks. Tourism was further enhanced as a result of the area's association with shipwrecks and by association with important cultural figures such as Christina Stead and Zane Grey. The extensive and varied landscape and village character also contributes to the appeal of Watsons Bay to tourists.

Hornby Lighthouse (1857–1858)
above the cliffs of South Head



Timber weatherboard cottages in Cliff Street



3.2.4 Key heritage values

Historic (evolution)

- A true Gateway to Sydney: reflected in the area's modest start as a fishing village and maritime heritage.
- Role in navigation: pilot station, lighthouses, wharf, jetties and navigational markers.
- Role in defence: HMAS Watson, coastal defence structures and relics, Water Police, Constable's Cottage, gun emplacements, underwater mine control tunnels and winch house for anti-torpedo and midget submarine boom net at Green (Laings) Point.
- Evidence of early fishing village and more substantial houses built for master mariners, pilots, lighthouse keepers and city merchants. A later wave of Inter-War housing and associated public buildings and community infrastructure (development/subdivision).
- Importance as a historical tourist destination and recreation venue: ferry wharf, hotels, tea room, waterfront promenade, cliff walk, parks, The Gap, yacht club and game fishing club.
- Strong sense of history represented in historic road alignments, built character and monuments such as South Head Road obelisk, Philip Memorial
- Site of an early, if not the first, marine biological research station in Australia which reflects the diversity of the aquatic environment.
- Educational role: Former School of Artillery, Submarine Warfare Systems Centre, former Watsons Bay State School (now scout hall), former site of Catholic Parish School and Convent School.

Historic (association)

- Reflected in Watsons Bay place names is the area's association with maritime figures and events such as Lt William Bradley, Robert Watson, Henry Gibson and historic shipwreck, Dunbar.
- The area has been the inspiration for books and other literature and is associated with authors Christina Stead and Zane Grey.
- Watsons Bay is associated with leading figures in Sydney's history. Examples include 'Clovelly' residents Hannibal Macarthur and Sir John Robertson, merchant pilot and lighthouse keeper Richard Siddons and Colonial Architect Mortimer Lewis

More substantial housing in Victoria Street, Camp Cove



Sydney Harbour National Park (Inner South Head)



Camp Cove Beach



Views across the harbour



Aesthetic

- ▶ Scenic beauty.
- ▶ Dramatic and varied landscape:
 - topography, exposed cliffs, protected bays;
 - sheltered beaches, tranquil ambience; and
 - pedestrian quality/amenity.
- ▶ Low-scale built form, subservient to landscape.
- ▶ Collection of small-scale cottages, including important weatherboard groupings.
- ▶ Views and vistas (see Map 4 in Section 3.3.4):
 - from elevated landform and parks;
 - across Robertson Park from promenade;
 - in from harbour;
 - water glimpses from streets; and
 - glimpses of landmarks/churches/significant trees.
- ▶ Number of landmark buildings, including Dunbar House and the St Peters Church.
- ▶ Backdrop of vegetation that dominates buildings. Rock shelves and beaches.
- ▶ Natural edges, including coastal vegetation in Sydney Harbour National Park, juxtaposed with built edges.
- ▶ Cultural plantings such as the Moreton Bay figs in Robertson Park as well as the coral trees in Cliff Street.

North end of Marine Parade



Social

- Scenic beauty and low-scale village character valued by the local community and visitors.
- Importance to Sydneysiders as a tourism and recreational destination.
- Attention as a place where Sydney residents bring visitors from interstate and overseas to enjoy its character, ambience and sense of history.
- Availability as a place to view Sydney Harbour, the Tasman Sea and the coast as well as enjoy maritime events such as yacht races, fireworks and arriving ships).
- Maritime sports clubs, including Vaucluse Yacht Club and Sydney Game Fishing Club.
- Gathering place for families and friends. Venues such as the Naval Chapel, St Peters, Star of the Sea, The Gap Bluff Centre and Dunbar House are within walking distance between venues (Naval Chapel, St Peters, Star of the Sea, The Gap Bluff Centre, Dunbar House).

Scientific (ability to yield information)

- Role in defence: anti-torpedo and midget submarine boom net at Green (Laings) Point.
- Marine life: biological research, sea grasses.
- Potential to contain archaeological evidence of its early development.
- Gap Bluff, site of early radar development by navy.

Cliff Street with Sydney Harbour National Park at left



Recreational boating



Former Marine Biological Research Station at Green (Laings) Point



Archaeological remains at Green (Laings) Point



3.2.5 Management policy

Having regard for the heritage significance of the Watsons Bay HCA, Council has adopted the following policy for the management of the area.

These objectives and management processes apply to when undertaking work in the public domain and when assessing development applications.

Objectives

- O1 To conserve the heritage significance of the Watsons Bay HCA.
- O2 To conserve heritage items and contributory items (i.e. those properties, landscape elements and other features identified as contributing to the significance of the Watsons Bay HCA), including significant fabric, curtilages and settings.
- O3 To retain the key heritage values of the Watsons Bay HCA, including its natural and cultural scenic beauty the built and landscape evidence of its historical development, the low-scaled village character, views and vistas to landmarks and water, the backdrop of vegetation, the predominance of landscape over buildings, sheltered beaches and tranquil ambience.
- O4 To encourage the reconstruction of heritage items and contributory items that have been unsympathetically altered, including reinstatement of missing elements.
- O5 To allow for removal and/or alteration of uncharacteristic features that detract from the significance of the Watsons Bay HCA.
- O6 To ensure that proposed development is compatible with the significance and character of the Watsons Bay HCA.

Management processes

Council will implement the following processes in managing the Watsons Bay HCA:

- Council will continue to develop policies and controls aimed at conserving and managing the heritage significance of Watsons Bay, including the heritage and contributory items within it.
- In recognition of the heritage significance of the Watsons Bay HCA, its precincts, heritage items and contributory items, applications for development will be assessed with regard to the impact of the proposed development on individual properties, key heritage values and the overall significance of the Watsons Bay HCA.
- Development shall be assessed having regard to the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*).
- Council will require the preparation of a heritage impact statement or, in some cases, a conservation management plan, to accompany development applications for major works. This includes the demolition, partial demolition, major alterations and additions, or new or replacement development.
- Applications for demolition of a building in the Watsons Bay HCA should only be considered in conjunction with a development application for proposed replacement development.

C3.3 Objectives for development

The unique character of Watsons Bay lies in its overall natural landform and its historic built forms. Its broad spectacular views of the harbour, its dramatic cliff lines and the streets and public promenades all provide a framework for the public experience of Watsons Bay.

The section contains objectives for development that apply to the following matters:

- ▶ topography and vegetation
- ▶ townscape;
- ▶ the waterfront;
- ▶ views and vistas
- ▶ built form - building footprint, building siting and alignment, building height, building form;
- ▶ building character, building materials and details;
- ▶ landscaping and private open space;
- ▶ fences and walls;
- ▶ car parking and access;
- ▶ site facilities and aerial devices; and
- ▶ acoustic and visual privacy.

These objectives for development apply to:

- ▶ the precinct controls in Section C3.4 of this chapter; and
- ▶ the general controls for development in Section C3.5 of this chapter.

Development is to be designed and sited according to the precinct and general controls. If compliance cannot be achieved with the controls, development must demonstrate that it meets the objectives in this section.

3.3.1 Topography and vegetation

Watsons Bay is dominated by a rugged coastal landscape. Its natural topography includes exposed heath-covered ridges and sheer sandstone cliff faces to the Tasman Sea and harbour mouth, which contrasts with the protected bays and sheltered beaches within Sydney Harbour.

The area retains an extensive backdrop of natural vegetation as well as significant cultural plantings and historic parklands. The extensive and varied landscape also contributes to the attraction of Watsons Bay for tourists.

Objectives

- O1 To ensure that the landforms of Watsons Bay remain a dominant feature of the landscape.
- O2 To ensure that new development respects the existing topography of the conservation area.
- O3 To ensure that significant natural and cultural plantings are retained, in both the public and private domains.
- O4 To ensure that new development retains significant cultural plantings, minimises the impact on existing vegetation and respects the character of the landscape.
- O5 To retain the prominence of the vegetated landscape and the prominence of the treed skyline.

Sandstone cliff faces, South Head



Extensive and varied landscape



Backdrop of vegetation



Significant natural and cultural plantings within Watsons Bay



3.3.2 Townscape

The subdivision and development pattern of Watsons Bay has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the topography and drainage patterns. The built form retains the character of a low-scaled early 19th and 20th century village, enhanced by natural vegetation and parklands, including the continuous park along the ridgeline and cliff tops.

The townscape of Watsons Bay primarily retains a village character with harbour views and glimpses and a backdrop of extensive areas of vegetation along exposed ridgelines. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style, visual elements and the use of individual sites.

Objectives

- O1 To ensure that historic development patterns are retained and conserved.
- O2 To ensure that any block subdivision and new development reflects historic development patterns and the character and village scale of Watsons Bay.
- O3 To ensure that the character of each precinct and streetscape is retained.
- O4 To ensure that new development creates opportunities for the vegetation backdrop along ridgelines to be enhanced.
- O5 To ensure that significant views over the township are retained, particularly in terms of the visual character of roofs.

Camp Cove Beach



Marine Parade North promenade



Rock shelves and jetties along Pacific Street waterfront



Rock shelves at Green (Laings) Point



3.3.3 The waterfront

Watsons Bay has been a recreation and tourist destination from as early as 1803, with the location of hotels, promenades and parks giving strong emphasis on water related activities such as swimming and boating. Many private properties also have water frontage, access and/or visual links to the harbour foreshore.

Strong visual maritime linkages are reinforced by the many maritime structures including wharves, jetties, boatsheds, swimming baths and promenades that remain along the waterfront, as well as a yacht club. The promenades characterise the publicly accessible foreshore area that forms the interface between the harbour and private land. The following objectives and controls apply to the waterfront, inclusive of the intertidal zone.

Objectives

- O1 To ensure that publicly owned foreshore areas are retained within the public domain and are not privatised.
- O2 To ensure that opportunities are created for continuous links along the foreshore via open space and publicly accessible areas.
- O3 To conserve maritime structures that contribute to the heritage significance of the area.
- O4 To ensure significant views and vistas to and from the waterfront are retained.
- O5 To protect the scenic quality of the natural landscape and built environment when viewed from Sydney Harbour.
- O6 To conserve the natural land and water interface.
- O7 To reinforce the natural character of the foreshore.
- O8 To protect environmentally sensitive marine environments and habitats.

Existing views across the harbour
towards the city from Victoria Wharf Reserve



Existing view to the harbour



3.3.4 Views and vistas

Watsons Bay contains important views and vistas. These are identified in Map 4 below.

Of particular note are the views to and from the harbour, views over Watsons Bay from the higher locations within the area and the views between buildings, through parklands and along streetscapes.

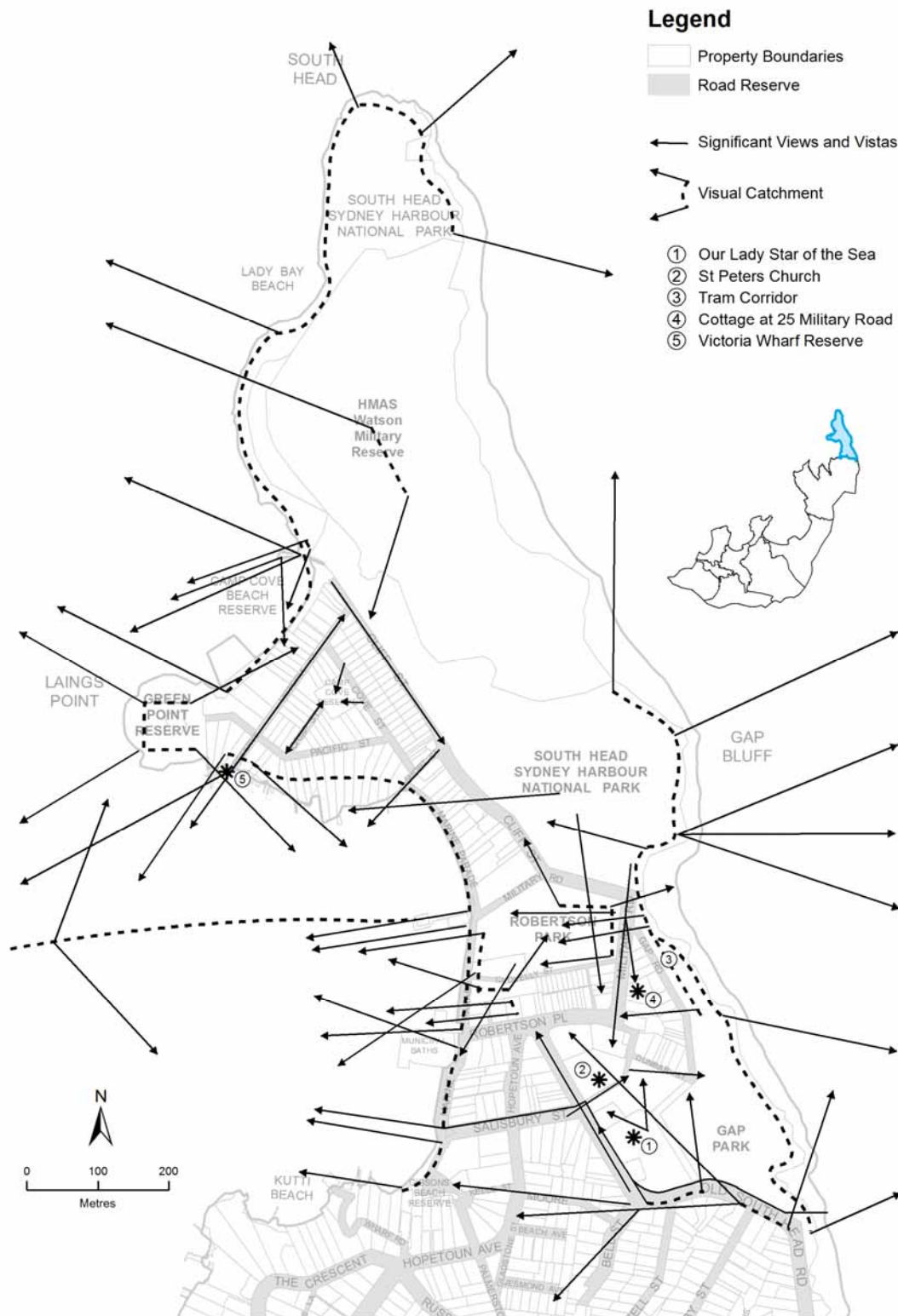
The area is characterised by a series of significant visual gateways, due mainly to its topography and dramatic landscape.

Visual gateways include the sweeping view of the entire area from Belah Avenue on the bend along Old South Head Road, high above Watsons Bay and the views from Gap Park. Views into and out of Robertson Park, which form a visual gateway and distinctive public area between the northern and southern ends of the conservation area, are also significant.

Objectives

- O1 To ensure that identified significant public views and vistas are retained.
- O2 To ensure that new development does not block identified significant views and vistas.
- O3 To create opportunities for new views and vistas within the public domain.
- O4 Where possible, to reinstate views and vistas that are currently blocked.
- O5 To ensure that distinctive visual gateways within the conservation area are retained.
- O6 To encourage view sharing as a means of ensuring equitable access to views from dwellings.

MAP 4 Significant public views and vistas



3.3.5 Built form

These objectives apply to new buildings (infill development) as well as alterations and additions to existing buildings, including contributory items.

New buildings

It is important that new buildings respect the character of Watsons Bay. Generally, where an area has character that is valued, new buildings are required to conform with infill criteria. Good infill is demonstrated when new structures enhance and complement the existing urban character.

Contemporary design provides the basis for the continuing enrichment of the historic interpretation of Watsons Bay HCA. Issues of contemporary design are relevant to new development of a minor and major nature in both the public and private domains.

Council does not advocate replication of previous architectural styles in cases of infill development. Where infill development is proposed, a contemporary design approach which respects the context is encouraged. The use of contemporary design approaches must be able to achieve a cohesive relationship between new and existing urban fabric.

Applicants are required to demonstrate how their application of contemporary design techniques and materials responds appropriately to the physical and historical context of the site. In some instances, a conservation management plan may be required as the preliminary step in the contemporary design process.

The use of contemporary design approaches must achieve a cohesive relationship between new and existing urban fabric.

The controls for new buildings in Section C3.4 and C3.5 (i.e. infill development) are based on the standard infill criteria that apply in conservation areas throughout New South Wales. Reference should be made to the publication titled *Infill – Guidelines for the Design of Infill Buildings* published by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter).

Alterations and additions to existing buildings

Alterations and additions to contributory items must not adversely affect their heritage value and contribution to the heritage character of the area. Alterations and additions must be carefully designed to ensure that the original character elements and contributory features of a building area retained. Additional objectives and controls also apply to alterations and additions of contributory items (refer to Section C3.6).

There is greater scope for alterations and additions to non-contributory items, provided the proposed work does not detract from the scale or character of the streetscape or conservation area generally. Where the addition is not visible from the street, waterfront and public places, its form becomes less important and there is a greater flexibility in design. For example, a contemporary design may be appropriate for an addition at the rear of an existing house.

Objectives

- O1 To ensure that development respects the character of, and minimises visual impact upon, the area and its individual precincts and streetscapes through appropriate design and siting.
- O2 To ensure that development is designed and located in such a way that it retains and enhance the heritage values of the Watsons Bay HCA as identified in Section 3.2.4 of this chapter.
- O3 To ensure that development respects the scale, character and setting of any contributory items in its vicinity.

3.3.5.1 Building footprint

Building footprints limit the area of development on a site to allow enough room for landscaped garden and open space areas, conforming to the low scale residential village character of Watsons Bay. Limiting impervious surfaces also assists in stormwater infiltration which reduces overland stormwater flows during times of heavy rain.

- O1 To retain the low density residential character of Watsons Bay.
- O2 To limit the extent of built upon area on a site so that there is adequate area for open space, landscaped area, vegetation plantings and stormwater infiltration.
- O3 To facilitate landscaped garden areas throughout Watsons Bay.

3.3.5.2 Building siting and alignment

The siting and alignment of buildings are important elements of the streetscapes of Watsons Bay. Within the majority of streetscapes, there is an overall consistent pattern of development with similar setbacks from front and side boundaries.

Objectives

- O1 To ensure that development conforms to the predominant setbacks from front and side boundaries within the vicinity of the site.
- O2 To ensure that development is sympathetic to the streetscape in terms of alignments, setbacks and orientation.
- O3 To ensure that the siting and floor levels of buildings are similar to the levels and siting of contributory items within the streetscape.
- O4 To ensure that the location of development allows for view sharing and preserves the privacy and reasonable sunlight access of neighbouring properties.
- O5 To encourage retention, or creation, of useable open space at the rear of sites.

Excavation

- O6 To ensure that development relates to the existing topography with minimal cut and fill.
- O7 To limit the types of uses for which excavation can occur.
- O8 To avoid large below ground floor levels that require energy to heat, cool and illuminate.
- O9 To minimise structural risks to adjoining structures.
- O10 To minimise noise, vibration, dust and other amenity impacts to adjoining and adjacent properties.

3.3.5.3 Building height

Building heights throughout Watsons Bay are generally consistent. This is an important unifying element that contributes to the character of the area and individual precincts.

While individual building heights in Watsons Bay vary, there is a predominance of single storey dwellings and cottages with a smaller number of two storey terraces and new buildings. It is important that new buildings and additions are designed to respect the scale of contributory items, particularly those adjacent, in order to retain the character of the precinct in which it is located and the area generally.

Objectives

- O1 To ensure that development does not visually dominate the streetscape.
- O2 To maintain existing visual consistency of streetscapes.
- O3 To ensure that development does not visually dominate contributory items.
- O4 To minimise the impact of development on views from neighbouring sites and public places.

3.3.5.4 Building form

Form is the three dimensional volume or massing of a building. The form or 'massing' of buildings in the Watsons Bay HCA is relatively consistent. Most buildings have a hipped or gabled roof of 30° pitch (slope) or greater. The buildings are characterised by simple forms. It is important that new buildings are designed to respect these traditional forms in order to retain the character of the area.

Objectives

- O1 To retain the identified village character of the area.
- O2 To maintain visual consistency of building forms to ensure that new buildings do not dominate.

-
- O3 To retain the character of the roofscape of Watsons Bay, particularly when viewed from the harbour.

3.3.5.5 Building character

Watsons Bay retains a significant built form that has the character of a low-scaled 19th and 20th century village. A variety of building forms and styles exist throughout the area. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style and character.

Objectives

- O1 To ensure that the character of development enhances the streetscape by remaining in harmony with adjacent contributory items and minimising the visual impact upon the immediate area.
- O2 To ensure that the design of development responds to the character and style of adjacent and surrounding contributory items.
- O3 To promote sympathetic contemporary design that responds to the historic character of the area.

3.3.5.6 Building materials and details

Original materials, details and decorative elements have heritage significance and contribute greatly to the style and character of individual building and the Watsons Bay HCA overall. Modern materials and details may be appropriate if their proportions are similar to those of original elements. Colour and tonal contrast can be used as unifying elements to ensure an appropriate response to the historic context.

Objectives

- O1 To ensure that development responds to the character of existing development and the significance of the area.

3.3.6 Landscaping and private open space

Private open space contributes to the amenity of individual dwellings. The Watsons Bay HCA is characterised by smaller allotments with landscaped areas to both front and rear of existing buildings. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce views, provide screening and define streetscape character. Existing trees and vegetation may support significant indigenous wildlife populations and habitat. Areas of landscaping can also play an important role in stormwater management.

Objectives

- O1 To promote landscaping that contributes to the character of the conservation area.
- O2 To ensure that adequate provision is made for accessible and usable private open space.
- O3 To retain significant mature trees, vegetation and other landscape features.
- O4 To enhance the appearance, amenity and energy efficiency of housing through integrated landscape design.
- O5 To ensure that the design and use of private open space areas do not adversely impact the amenity of adjoining properties.
- O6 To ensure that trees and other vegetation do not adversely impact the fabric of buildings and works.
- O7 To provide landscaping that assists with stormwater management.

3.3.7 Fences and walls

Fences and walls play a major role in forming the character of a house. Carefully designed fences and walls help to integrate developments into the streetscape. Each architectural period or building type had an associated style of fence, so the materials and design of front fencing varied. Victorian and Federation period houses generally had a timber picket fence or wire on timber rails. Sometimes, these also had a low brick or sandstone base.

Objectives

- O1 To retain original fences and gates.
- O2 To reinstate fences and gates on street frontages and side streets in a style appropriate to existing buildings.
- O3 To maintain traditional heights of fences and their elements.
- O4 To encourage on infill structures fences and gates that reinterpret, in a contemporary manner, the details of traditional fences.
- O5 To ensure fences and walls contribute positively to the streetscape and adjacent buildings while improving amenity for residents.
- O6 To ensure boundary fences between allotments provide visual privacy without affecting the amenity of either allotment in terms of views, sunlight and air movement.
- O7 To ensure materials used in fences and walls are of a high quality and in keeping with the character of the existing dwelling and the streetscape.
- O8 To ensure fences and walls are sympathetic to topography.
- O9 To ensure front fences to corner sites maintain adequate visibility for vehicles and pedestrians.

3.3.8 Car parking and access

Garages, carports and on-site parking areas for vehicles were not elements incorporated into earlier forms of housing. Garages only emerged as a building type with the advent of the motor car just prior to World War I. Over time, two car families and the desire for vehicle security have created pressure for large garages and car spaces within sites. These can have an adverse impact on the streetscape. Often, they also result in a reduction of tree, landscaped area and usable open space within properties and increased removal of sandstone kerbing for driveway crossovers.

The design of parking and driveway areas should also acknowledge the need to limit the amount of impervious surfaces over a site and the amount of site excavation to reduce heat storage and stormwater runoff.

Objectives

- O1 To ensure that the massing form and scale of new garages and carports are sympathetic to the streetscape, historic context and setting of existing buildings.
- O2 To ensure that on-site car parking and driveways do not dominate or detract from the appearance of existing buildings, new development and the local streetscape.
- O3 To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.
- O4 To provide a balance between vehicle parking within sites, landscaped area and usable open space.
- O5 To conserve original elements and structures on street frontages and property boundaries.
- O6 To retain original sandstone kerbing.
- O7 To improve streetscape character where earlier unsympathetic development has eroded urban spaces.
- O8 To minimise vehicle and pedestrian conflicts.
- O9 To minimise problems with traffic movement and circulation.
- O10 To limit adverse stormwater runoff and temperature impacts of impervious surfaces.

3.3.9 Site facilities and aerial devices

The roofscape of Watsons Bay is an integral component of its overall significance.

The introduction of unsympathetic and uncharacteristic site facilities and aerial devices elements such as telecommunication facilities, satellite dishes, solar heating devices and aerals can have a detrimental impact on the aesthetic significance of individual buildings and on the conservation area generally.

The fixing of these structures on roofs and chimneys can also contribute to physical damage and possible loss of original fabric and detail. The location and design of site facilities such as mail boxes, garbage storage areas, external storage facilities, clothes drying areas and laundry facilities can impact upon the appearance and overall character of the area and must be carefully considered.

Objectives

- O1 To retain the character of the significant roofscapes of the Watsons Bay HCA, particularly when viewed from elevated locations.
- O2 To ensure that site facilities are unobtrusive and do not adversely affect original fabric and details of roofs and chimneys.
- O3 To ensure that site facilities are unobtrusive and their design and location do not adversely affect the character of individual buildings and the streetscapes.

3.3.10 Acoustic and visual privacy

Privacy is a major determinant of the ability of residents and neighbours to enjoy their homes. The acoustic and visual privacy needs of residents are to influence all aspects of design, including the location of new building works, building scale, the placement of windows, the location of main living rooms in a building and the type of materials and construction techniques.

Objectives

- O1 To ensure an adequate degree of acoustic and visual privacy in building design.
- O2 To minimise the impact of new development on the acoustic and visual privacy of existing development on neighbouring lands.

C3.4 Precincts

The Watsons Bay HCA comprises 19 distinct precincts. These precincts are shown on Map 2.

These precincts comprise areas that are private land, as well as areas that are public land. Character statements are established for each precinct. The character statements identify elements that are to be retained.

Most precincts contain heritage items and contributory items. The heritage items are identified in Schedule 5 of Woollahra LEP. The contributory items are listed within each precinct and located on Map 3 – Contributory Items.

Private land

Eleven precincts, and parts of the Gibsons Beach Waterfront and Marine Parade South precinct, apply to private land. The provisions in this section of the DCP respond to the character of each precinct and establish specific controls for development.

The controls address matters such as built form, streetscape presentation and the interface with adjoining precincts. The controls apply to infill development as well as additions and alterations to existing buildings. Applicants need to comply with the controls applying to the precinct where the development is located.

The precinct specific controls supplement the general development controls in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

If compliance with a precinct control cannot be achieved, it must be demonstrated that the objectives for the control can be met (refer to Section C3.3).

Public land

Seven of the precincts, and parts of the Gibsons Beach Waterfront and Marine Parade South precinct, are under the control of public authorities, including National Parks and Wildlife Service, Sydney Harbour Federation Trust and HMAS Watson. Development within these precincts does not require consent from Council.

For development on public land where consent is not required, this section sets out guidelines for public authorities to consider when preparing any plans of management or undertaking development in the precinct.

3.4.1 Precinct A: Entrance

Character statement

This precinct stretches from the south end of Upper Gap Park along Old South Head Road to Robertson Place. This area serves as a spectacular gateway to Watsons Bay with a sense of arrival enhanced by elevated views and vistas over Watsons Bay and Upper Gap Park Reserve to the Heads (Figures 1, 2 and 3).

The two storey housing on the north side of Robertson Place terminates the descent into Watsons Bay along Old South Head Road. The historic road alignments of Old South Head Road and Robertson Place have been retained, although the early form of Robertson Place has been altered by the change in levels around a visually intrusive roundabout.

Contrasting built elements within the precinct create a visually diverse streetscape. There is a significant grouping of historic buildings on the north side of Robertson Place, comprising three two storey Federation period semi-detached dwellings, a pair of originally single story Victorian period weatherboard semi-detached dwellings and “Keronga”, a 1920s two storey (plus basement) residential building (Figure 4). The group is relatively consistent in its scale and alignment. Setbacks to each building, although varied, incorporate a set pattern that reflects the road alignment. A contemporary residence, within which remnants of a 1830s stone cottage remain, visually detracts from the group of earlier buildings.

A single detached house at the intersection of Hopetoun Avenue (within the Salisbury Street/Hopetoun Avenue Precinct) and the low-scaled (two storey) retirement housing (within the Vaughan Village Precinct) on the east side of the precinct are both set within gardens behind a low sandstone block wall. This fencing is characteristic of the fencing within this precinct, which consists mainly of sandstone block or rendered brick (Figure 5).

A small sandstone obelisk commemorates the completion of the construction of (Old) South Head Road to Watsons Bay in 1811.

Although partly obscured by the single storey yacht club, significant public views west from Robertson Place to the public baths and Sydney Harbour have been maintained.

FIGURE 1 Aerial view of the precinct



FIGURE 2 View over Upper Gap Park and Watsons Bay to the Harbour



FIGURE 3

View over Upper Gap Park to the Heads



FIGURE 4

Two storey housing on north side of Robertson Place



FIGURE 5 Old South Head Road featuring low sandstone wall stepping up both sides



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing scale relationships are to be maintained between more elevated properties along Old South Head Road and the properties lower down along Robertson Place.
- C2 No change in existing building heights is permitted for properties fronting Robertson Place.

Townscape

- C3 Existing subdivision patterns along Robertson Place are to be retained. Any proposal to create a new lot or amalgamate lots must be of a size (in area and dimensions) which reflects the characteristics of historically relevant lots adjoining and in the vicinity of the site.
- C4 Historic road alignments of Old South Head Road and Robertson Place are to be retained.

Views and vistas

- C5 Existing views from the public domain are to be retained over roofs to the harbour from the elevated areas of the precinct, including those along Old South Head Road.
- C6 Existing roofscapes (pitched roofs) are to remain uncluttered by intrusive structures so as to not detract from views to and from elevated areas of the public domain.

Contributory items

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

Contributory items	
1 Robertson Place	2 storey interwar duplex 'Keronga'
3 Robertson Place	2 storey Federation semi-detached dwelling
5 Robertson Place	2 storey Federation semi-detached dwelling
7 Robertson Place	2 storey Federation semi-detached dwelling
9 Robertson Place	2 storey Federation semi-detached dwelling
11 Robertson Place	2 storey Federation semi-detached dwelling
13 Robertson Place	2 storey Federation semi-detached dwelling
15 Robertson Place	Single storey Victorian semi-detached dwelling
17 Robertson Place	Single storey Victorian semi-detached dwelling
19 Robertson Place	2 storey Edwardian semi-detached dwelling
21 Robertson Place	2 storey Edwardian semi-detached dwelling
23 Robertson Place	Portions of an early Victorian cottage [1839] within a 3 storey contemporary house
Old South Head Road	Bus shelters

- C7 Contributory items (i.e. includes heritage items) are to be retained.
- C8 Changes to contributory items is limited to sympathetic alterations and additions consistent with the built form controls for contributory items in Section C3.6 of this chapter.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

- C9 Existing streetfront setback patterns are to be maintained, particularly those associated with the group of historic buildings on the north side of Robertson Place (Figure 4).
- C10 New buildings are to be orientated parallel with adjacent properties (not parallel to the street frontage) to maintain existing streetscape patterns.

Side boundary setbacks

- C11 New buildings adjacent to, and within, Robertson Place are to achieve a similar setback pattern to the contributory items located on the north side of Robertson Place.

Building height

- C12 The height of new buildings is to be no greater than the predominant height of contributory items within the streetscape and in any case is limited to two storeys.
- C13 Existing views from the elevated areas of the precinct (from the upper areas of Old South Head Road overlooking Watsons Bay to the harbour) are not to be obstructed by higher development below. New buildings on land fronting Robertson Place are to be no higher than the predominant height of existing buildings.

Building form

- C14 Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

Building materials and details

- C15 The following materials are appropriate for new buildings:
 - a) Walls: rendered brick or sandstone.
 - b) Pitched roofs (dwellings): slate or tiled with unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C16 New buildings are to retain and reinforce the typical garden layouts of the front building setbacks with paths, small trees, shrubs and, where space permits, lawns.
- C17 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) must not exceed 75% of the site area, in order to provide 25% of the site area for landscaped area, including plantings.

Fences and walls

- C18 Where existing, original square top picket fencing is to be retained.

- C19 Fencing should be limited to traditional timber paling, or rendered or bagged masonry walls (or, where evidence of previous use exists, composite masonry/timber. Fences should step down in height to 1.2m at front boundary line.

Car parking and access

- C20 Garages and carports are to be set back behind the front of the main building, preferably at the rear of the property.
- C21 Hardstand car parking spaces are not to be forward of the main building.
- C22 No new garages or carports are to be constructed for existing contributory items, where these would adversely affect the form and presentation of the item.

3.4.2 Precinct B: Church Group

Character statement

This precinct, bounded by Old South Head Road, Gap Park, Dunbar Street and Vaughan Village, presents one side of the gateway to Watsons Bay. It consists of a predominantly natural landscape with pockets of cultural landscaping and post-1970s native plantings that are sympathetic to those contained within Upper Gap Park (Precinct P) behind.

The precinct civic nature includes a significant group of post 1850s church and former school buildings, located on an exposed rocky plateau. Cultural plantings include figs, palms and coral trees, although only the Moreton Bay fig and very old coral trees have identified heritage value. Private plantings of Oleander and Metrosideros also exist in the street verges.

Low sandstone block perimeter walls line the east side of the Precinct and are a dominant part of the streetscape for this part of Old South Head Road. A section of sandstone kerbing opposite the intersection of Salisbury Street has also been retained.

FIGURE 6

Aerial view of the precinct



FIGURE 7

Church buildings within a setting of cultural plantings



FIGURE 8 Sandstone buildings, perimeter walls and entrance, Old South Head Road



FIGURE 9

View of precinct from Upper Gap Park



FIGURE 10 Contributory item on Old South Head Road illustrating dominant materials, including sandstone blockwork and slate roofing.



FIGURE 11 Low sandstone block memorial wall and entrance



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Areas of surviving natural bushland, as well as cultural plantings, are to be retained and reinforced (Figure 9).

Townscape

- C2 The historic road alignment of Old South Head Road is to be retained.

Views and vistas

- C3 Existing views of the church buildings (particularly the church and its bell tower, former school and residence) within the surrounding area are to be retained (Figure 9), as identified in Map 4 of this chapter.
- C4 Existing views over roofs to the harbour are to be retained from the upper levels of the precinct, including those from Old South Head Road.
- C5 Roofs are to remain uncluttered by intrusive structures or services so as to retain views to and from the upper levels of the precinct.

Contributory items

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

C6 Heritage items are to be retained.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

- C7 Extensive landscaped areas are to be retained between existing buildings of a civic character.
- C8 Location and orientation of new buildings are to be consistent with controls or policies included in any conservation management plan or plan of management applying to the land.
- C9 New buildings are to be located and oriented to be consistent with controls or policies included in any conservation management plan or plan of management applying to the land.

Building height

- C10 The height of new buildings is to be equal to, or less than, the ridge line of contributory items (not including spires) within the precinct, but may not exceed two storeys.
- C11 Building heights are to reflect natural landform and topography of the precinct. Existing views from upper levels of the precinct are not to be obstructed by new development.

Building form

- C12 The form of new buildings is to relate to that of adjacent contributory items.
- C13 Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

Building character

- C14 The design and character of new buildings is to relate to that of contributory items and their civic character and use.

Building materials and details

- C15 The following materials are appropriate for new buildings:
- a) Walls: sandstone or rendered masonry/brickwork of similar tone to sandstone.
 - b) Pitched roofs: slate or tiled in dark grey tones or metal roofs in a slate grey colour.

Landscaping and private open space

- C16 The provision of expansive areas of landscaped area will retain the setting and curtilage of buildings of civic character.
- C17 Plantings around the periphery of the precinct, especially on top of the hard sandstone plateau, are to comprise of substantive native plants commonly found on coastal headlands, including within Gap Park Reserve. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C18 Front fencing within the precinct is to be limited to low sandstone walls no higher than 0.9m above ground level.
- C19 Where security or privacy is needed, higher sandstone side and rear walls are permitted to a maximum of 1.8m.

Car parking and access

- C20 To retain the open, green character of the precinct, no additional public car parking is to be provided, except where it can be provided within the envelope of new buildings.
- C21 Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.
- C22 Landscaping and materials used in vehicular parking and access areas within the precinct are to follow guidelines outlined in any conservation management plan and conservation policy relevant to the property and landholding.

3.4.3 Precinct C: Vaughan Village

Character statement

This precinct is bounded by Robertson Place, Old South Head Road, Dunbar Street and the adjoining Church Precinct. It is defined by a stone wall around the perimeter of the Roman Catholic Church property, terminating at a distinctive “Spanish Mission” style substation at the north east corner.

The precinct consists of a complex of contributory items, including the sandstone ‘Our Lady Star of the Sea’ Church, a presbytery, a Spanish Mission-styled substation and the small former St Anthony’s Chapel facing Old South Head Road.

The (non-contributory) retirement village sited around St Anthony’s Chapel is contemporary in character (typical of 1980s brick and tile roofed retirement housing). Although the two to three storey dwellings are divided into small groups, the pattern and form of development is uncharacteristic of the historic subdivision and development pattern of Watsons Bay.

The gardens and landscape that surrounds the retirement housing softens the visual impact of buildings and provide a landscape buffer to the historic church and chapel and include significant sandstone fencing and retaining walls.

FIGURE 12 Aerial view of the precinct



FIGURE 13 ‘Our Lady Star of the Sea’



FIGURE 14 Vaughan Village with the spire of 'Our Lady Star of the Sea' church behind



FIGURE 15 Spanish Mission-styled electricity substation



FIGURE 16 View to Vaughan Village from Upper Gap Park



FIGURE 17 Significant view to church spire from Commercial Precinct



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing scale relationships of buildings are to be maintained between the higher levels of the precinct (church buildings) and the lower levels (retirement housing), i.e. the church buildings are to retain their visual dominance and landmark value.
- C2 The existing extent of landscaping is to be retained.
- C3 The 'buffer' effect of landscape screening to retirement village housing is to be retained.

Views and vistas

- C4 Existing views over roofs to the harbour are to be retained from the upper levels of the public domain, including those from Old South Head Road.

- C5 Roofs are to remain uncluttered by intrusive structures or services in order to retain views to and from the upper levels of the precinct.
- C6 Significant public views to the church spire from the public domain are to be retained. This includes views from within the precinct and from adjacent areas, in particular, the Military Road Commercial Centre (Figures 16 and 17).

Contributory items

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

Contributory items	
Lot 1 DP 231114 - facing Dunbar Street	Single storey Interwar Spanish Mission-styled substation #592

- C7 Contributory items (i.e. including heritage items) are to be retained.
- C8 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6 and with management policies contained within any conservation management plan applying to the items.
- C9 Given the size of the retirement village and the historic and civic nature of the church buildings and their settings within this area, a conservation management plan should be prepared for each landholding or property listed as a heritage or contributory item. A similar management plan should be prepared for the retirement village. These plans should include consideration of master planning options to provide policies for sympathetic future redevelopment.

Alterations and additions to existing buildings

- C10 Additions to existing retirement village buildings are to be constructed of the same recessive materials (including wall materials and roof cladding).

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

- C11 Extensive landscaped areas are to be retained between existing buildings, particularly the church buildings in the upper level of the precinct.
- C12 No new buildings are to be constructed unless in accordance with an approved management plan. They should be located and orientated to be consistent with policies within any conservation management plan or management plan applying to the land.

Building height

- C13 The height of new buildings is to be limited to 2 storeys in order to retain the dominance of contributory items within the precinct and to prevent obstruction of significant views to the church spires. No building is to be taller than the ridge line or parapet of adjacent heritage items.
- C14 Building heights are to reflect the natural landform and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by new development (Figure 16).

Building form

- C15 The height and form of new buildings is to relate to contributory items within the precinct.
- C16 Rectilinear plan forms and traditional pitched roof forms are to be used in order to relate to the established character.

Building character

- C17 The design and character of new buildings is to relate to that of contributory items in the vicinity.

Building materials and details

- C18 The following materials are appropriate for new buildings:
- a) Walls: sandstone or rendered masonry or brick in neutral mid-tone colours.
 - b) Pitched roofs: slate or tiled in dark grey tones.

Landscaping and private open space

- C19 Retain setting and curtilage between contributory items through provision of expansive landscaped areas.
- C20 Existing areas of 'buffer' landscaping are to be retained and where possible, new areas created. Refer to Section 3.5.6 - Landscaping and private open space.

Fences and walls

- C21 Fencing within the church area in the upper levels of the precinct is to be limited to low sandstone retaining walls no higher than 0.9m above ground level.
- C22 Perimeter fencing is to be limited to sandstone blockwork of the same height as existing.
- C23 Side and rear fences are not to be constructed in the upper levels of the precinct. Fencing in this area should be used only as a landscape feature or as a gateway to the precinct. Side and rear fencing within the lower levels of the precinct is to be a maximum height of 1.8m, consisting of paling, picket, brick or sandstone (or composite) construction.
-

Car parking and access

- C24 In order to retain the open green character of the precinct, additional car parking areas within are not permitted.
- C25 Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.
- C26 Landscaping of, and materials used in, vehicular parking and access areas within the precinct should be consistent with guidelines included in any conservation management plan or management plan for Vaughan Village.

3.4.4 Precinct D: Commercial and residential flat buildings

Character statement

Centred on historic Military Road which linked South Head Road to the defence and navigational establishments and the village of Camp Cove, the precinct extends from Gap Road in the north to Robertson Place in the south, and is bounded by properties with frontage to Military Road (Figure 18).

The precinct contains the Military Road commercial centre of Watsons Bay. The visually distinctive former town hall, built on sites associated with the 1887 subdivision around the later demolished Gap Hotel, is surrounded by a group of residential flat buildings. Buildings are aligned close to or at street frontage, thereby forming a relatively enclosed streetscape (or 'hard' built edge) comprising mainly two to three storey buildings set below the high ridge of Upper Gap Park.

The former town hall, a single storey sandstone shop with timber cottage behind, a group of Inter-War shops and residential flat buildings contribute positively to the streetscape. The silhouette of the parapets of the former town hall and Inter-war shops opposite define the streetscape, giving visual prominence to the former town hall and definition to the height of buildings within the streetscape (Figures 19 and 20). The taller height and assertive forms of some of the newer development challenges the prominence of these historic elements within the streetscape.

The Gap Bluff Precinct of the Sydney Harbour National Park and the spire of 'Our Lady Star of the Sea' church visually terminate the streetscape at the north and south ends respectively (Figure 21). While the mix of building styles and forms create an architecturally diverse streetscape, it is very uneven in terms of form, character and detail, which detracts from the contributory items within the streetscape.

FIGURE 18
Aerial view of the precinct

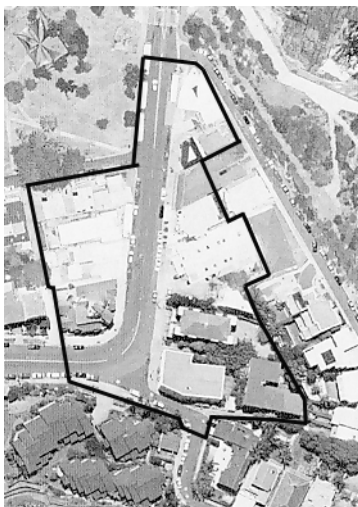


FIGURE 19 West side of Military Road,
residential flats and Inter-War shops



FIGURE 20 East side of Military Road, with former town hall prominent.



FIGURE 21 Streetscape with spire above



FIGURE 22 Extract from the 1887 'Watsons Bay' subdivision plan

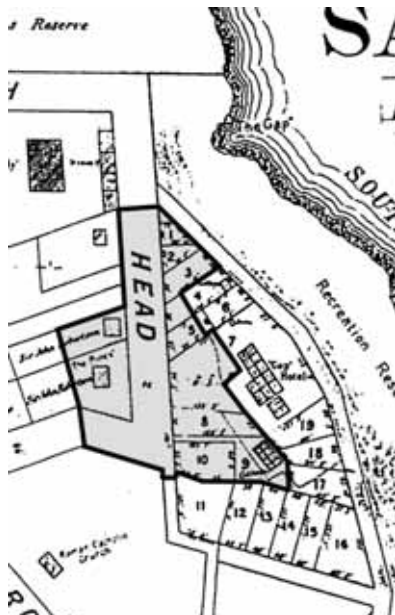
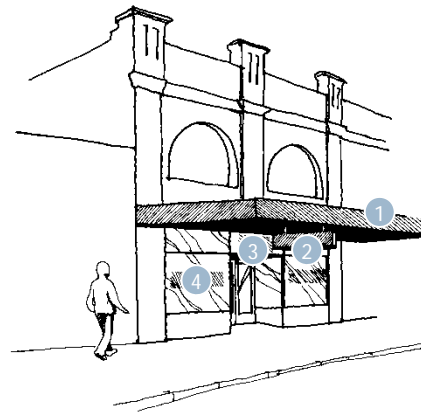


FIGURE 23
An example of appropriate shopfront signage



- 1 Awning fascia sign
- 2 Under awning sign
- 3 Top hamper sign
- 4 Painted or etched window

FIGURE 24 25 Military Road with weatherboard cottage (11 Gap Road) behind



FIGURE 25 East side of Military Road, north of the Town Hall



FIGURE 26 Looking south towards the Town Hall

PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New development is not to alter the existing scale relationships between the high natural ridge of Gap Park on the eastern side and the lower scaled buildings below.
- C2 Mixed shrub and groundcover beds in footpaths, as well as private planter boxes attached to building facades or on low walls, detract from the streetscape and should be removed.

Townscape

- C3 The surviving subdivision pattern is to be retained, including width and depth of allotments that provides evidence of 1887 subdivision around the Gap Hotel (Figure 22).
- C4 The overall consistency of building alignment is to be retained (i.e. built close to or at the street frontage).
- C5 The cohesiveness of the centre is to be reinforced. New development is to respect the scale, massing and architectural character of adjacent heritage and contributory items.
- C6 Infill development within the neighbourhood business zone is to be of traditional 'main street' form, with shops at ground level and housing or commercial space above.
- C7 The location of outdoor footpath dining must maintain continuity of public access.
- C8 The number of signs is to be limited to avoid visual clutter on individual premises and within the streetscape.

Signage and advertising (commercial buildings)

Signs are to be:

- C9 Located at ground level on shopfronts (hampers), awnings and under awnings (Figure 23).
- C10 Designed to fit within the existing architectural elements of buildings and not obscure architectural features.
- C11 Designed to an appropriate size and scale for the building on which they are to be erected.
- C12 Painted and, where illumination is desired, externally spot lit.
- C13 Fixed to buildings in a manner that does not damage significant building fabric.

Signs are to:

- C14 Identify the building and its use only. General trade advertising signs are not permitted.
- C15 Incorporate style, lettering and colours that complement the style and character of the building to which they are attached.

Signs are not to be:

- C16 Located on windows other than to indicate the name and nature of the business. Window signs are to be discrete and of a professional design quality. Views to the interior of the building are not to be obscured unduly.
- C17 Fixed above awning level.
- C18 Painted on previously unpainted surfaces of heritage and contributory items.
- C19 Standardised corporate signage.
- C20 Internally lit, neon or with flashing lights. Small and discrete internally illuminated signs may be installed within shopfronts.

Views and vistas

- C21 Existing public views over roofs to the harbour from Gap Park are to be retained, including views from the former tram corridor.
- C22 The vista from Military Road to Gap Park and cottage behind the sandstone commercial building at 25 Military Road is to be retained (Figure 24).
- C23 Roofs are to remain uncluttered by intrusive structures and services in order not to detract from the significant views from Gap Park towards the harbour.

Contributory items

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

Contributory items	
3 Military Road	2 storey 1920s flats over retail
10 Military Road	2 storey Federation styled housing over retail
12A Military Road	2 storey Federation styled housing over retail with original shopfront

- C24 Contributory items (i.e. includes heritage items) are to be retained.
- C25 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.
- C26 Reconstruction of the original window configuration in the Inter-War period shops group is encouraged and should occur concurrently when development is proposed for those buildings.
- C27 Original significant shopfronts at 10 Military Road are to be retained.
- C28 Existing setbacks from the street are to be maintained.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Street front and side boundaries – east side

- C29 New buildings are to be built to the street alignment to the north of the former Town Hall, with exception of the allotment immediately adjacent (Figure 25). South of the former town hall building, new buildings are to be set back to match the existing residential flat building alignment, up to the corner site, which should be built to the street alignment (Figure 26).

Street front and side boundaries – west side

- C30 New buildings are to be built to the street alignment and to side boundaries on all levels. Existing gaps in the street wall are to be infilled when further development occurs to those properties.

Rear setbacks

- C31 Building setbacks from rear should relate to existing setback pattern on adjoining blocks and maintain amenity of neighbouring residential property.

Building height

Note: Maximum building height is specified in Woollahra LEP.

Building form

- C32 New buildings are to be built with parapeted rectilinear forms in order to relate to similar contributory items and to achieve greater unity within the streetscape.
- C33 New building forms are not to be so visually assertive in the streetscape that the historic character is eroded.
- C34 New buildings on the west side of Military Road are to be constructed with awnings.
- C35 New buildings on the east side of Military Road are to be subservient in form and height to those of the former town hall in order to retain its visual prominence in the streetscape.
- C36 The location and mix of uses in the precinct should ensure adequate residential amenity in terms of sunlight access and visual and acoustic privacy.

Building character

- C37 Facades are to be modulated into vertically proportioned bays and openings.

Building materials and details

- C38 Walls above awnings are to be rendered and painted masonry. Sandstone or ceramic tiles are permitted at ground level.

Landscaping and site coverage

Commercial buildings

- C39 Landscaping is not appropriate at street frontage.

Residential flat buildings or multi dwelling housing

- C40 Landscaped area is permitted in front of residential flat buildings and multi dwelling housing, except at the street corners.
- C41 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together must not exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including planting.

- C42 Planting should be carefully selected to ensure that the mature height and canopy spread is not excessive for the limited space available. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C43 Low masonry walls of a maximum height of 1.2m are to be provided along the street alignment to new residential development on the east side, south of the town hall. Materials are to be sandstone or match the building finish to which they relate.
- C44 Side and rear fences, when not street fronting, are to be traditional timber paling fences or masonry walls of 1.8m maximum height, rendered and painted.

Car parking and access

- C45 No new driveways from Military Road are permitted.
- C46 No new garages are permitted on the street frontage.
- C47 The existing multiple garages fronting the east side of Military Road are to be replaced/relocated when development occurs to those sites.

Site facilities and aerial devices

- C48 Servicing of the commercial buildings is to be provided from the rear, where possible.

3.4.5 Precinct E: Gap Road/Dunbar Street

Character statement

The precinct is bounded by the historic road alignments of the present Gap Road and Dunbar Street, along the boundaries of early land grants to the east and south. The development pattern provides evidence of the 1887 subdivision and development around the Gap Hotel, including the former Masonic Hall, built on the site of the demolished hotel.

The streetscape, enclosed by two narrow roads at the base of Gap Reserve, features buildings set close to the street on one side, and a cliff face on the other. These are bordered by native plants at various stages of maturity among sandstone outcrops.

There are very few cultural plantings within the public domain, most being native plantings that have joined with existing native vegetation in Upper Gap Park above.

Contrasts between buildings create four visually distinctive components that contribute to the present character:

1. Single storey cottages dating from the late 19th century to early-mid 20th century at the southern end of Gap Road and the north side of Dunbar Street (Figure 29).
2. Two storey Victorian timber cottages on Gap Road (originally single storey) with later additions, built close to the street frontage, forming a small cohesive group (Figure 30).
3. The rear of the former Masonic Lodge is at the north end of Gap Road and is surrounded by, two and three storey non-contributory residential and commercial buildings (Figure 31).
4. An early Federation, single storey timber cottage at the rear of 25 Military Road (11 Gap Road), which also forms part of Precinct E, its setting diminished by the tall blank end walls of adjacent contemporary buildings (Figure 33).

Buildings are set behind a range of different fences that vary in height and materials. The streetscape is enhanced by vistas to the church spires and Upper Gap Park from Dunbar Street. The streetscape is disrupted by intrusive later buildings and structures, including unsympathetic garages along the street front.

FIGURE 27 Aerial view of the precinct**FIGURE 28** Gap Road with Upper Gap Park at right**FIGURE 29**
Single storey cottages on Dunbar Street**FIGURE 30** Group of two storey Victorian timber cottages on Gap Road**FIGURE 31**
Rear of the former Masonic Lodge with residential flats adjacent**FIGURE 32** Extract from the 1887
'Watsons Bay' subdivision plan

FIGURE 33 Early Federation period weatherboard cottage at the rear of 25 Military Road (11 Gap Road)



FIGURE 34 Two storey weatherboard cottages on Gap Road



FIGURE 35 Single storey scale of built form in Dunbar Street



FIGURE 36 Buildings in Gap Road North



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New development is not to alter the existing scale relationships between the high natural ridge of Upper Gap Park on the east side and the lower scaled buildings below.
- C2 Vehicular laybys and parking spaces are not to be carved out of the public reserve sides of the streets.
- C3 No street verge plantings are to be introduced within this precinct as the roads and footpaths are too narrow.

Townscape

- C4 The remaining subdivision pattern is to be retained, including the width and depth of allotments. This will provide evidence of the 1887 subdivision around the Gap Hotel (Figure 32).
- C5 The visual prominence of the rear of the former Masonic Lodge is to be retained.

Views and vistas

- C6 The height of new buildings, and additions to existing buildings, is to be limited in order to ensure that public views are retained over roofs from Gap Park to the harbour including views from the former tram corridor.
- C7 Roofscapes are to remain uncluttered by intrusive structures or services such as satellite dishes and air conditioners, in order not to detract from views from Gap Park over the precinct to the harbour.
- C8 Fences adjoining the timber cottage at the rear of 25 Military Road (11 Gap Road) are to be sufficiently transparent to retain views to this item.

Contributory items

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

Contributory items	
2 Dunbar Street	Single storey Victorian weatherboard cottage
4 Dunbar Street	Single storey semi-detached Edwardian dwelling
5 Dunbar Street	Single storey semi-detached Edwardian dwelling
2 Gap Road	Single storey Victorian weatherboard semi-detached dwelling extended to 2 storey
3 Gap Road	Single storey Victorian weatherboard semi-detached dwelling extended to 2 storey
4 Gap Road	Single storey Victorian weatherboard semi-detached dwelling extended to 2 storey
8 Gap Road	2 storey Federation Italian renaissance styled former Masonic lodge

- C9 Contributory items (i.e. heritage items and contributory items) are to be retained.
- C10 Changes to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront and side boundaries – Gap Road, south, and inclusive, of No.5 and the north side of Dunbar Street

- C11 New buildings are to be set back in line with adjacent contributory items and provide for landscaped area in front yards behind fences or walls.
- C12 The front walls of new buildings are to be orientated parallel with the street frontage, in order to distinguish the group of early cottages on Gap Road.

Streetfront and side boundaries – Gap Road, north of No 5, commencing at No. 6

- C13 New buildings are to be set back to match or stand behind the front wall of the former Masonic Lodge in order to maintain its visual prominence in the streetscape, with the exception of the corner site, which should be built to the street alignment.

Rear setbacks

- C14 The rear alignment of buildings is to be similar to adjacent development and maintain the amenity of neighbouring residential property.

Building height

- C15 Building height is not to exceed two storeys and is not to visually disrupt the cliff line when viewed from the Harbour.

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street.

- C16 Any new buildings on Gap Road are to relate sympathetically to the scale of the significant timber cottage.
- C17 A single storey scale is to be maintained along Dunbar Street, as viewed from the street, to relate sympathetically to the established scale of the streetscape.

Gap Road, north of No. 5, commencing at No 6

- C18 New buildings on the west side of Gap Road, are to be within the height plane established by the eaves line of the former Masonic Lodge, in order to retain its visual prominence in the streetscape (Figure 33).
- C19 The height of development is to be stepped down to two storeys on the lot adjoining the timber cottage (rear of 25 Military Road) to provide a transition in scale between the three storey and single storey building.

Building form

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

- C20 The form and scale of new buildings is to respect the massing of adjacent significant dwellings. Traditional pitched roof forms, such as hips and gables, are to be used.

Gap Road, north of No.5, commencing at No. 6

- C21 Rectilinear or cubic forms are to be used to relate to the established character (Figure 36).
- C22 The mass of new buildings is to be broken up to avoid long uninterrupted parapet lines.
- C23 The mass of side walls is to be broken up adjacent to contributory items including the weatherboard cottage, to avoid large blank walls, and to provide an appropriate setting for the cottage (Figure 33).

Building character

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

- C24 New buildings are to relate to the character established by adjacent significant detached and semi-detached dwellings.

Gap Road, north of No.5, commencing at No 6

- C25 New buildings are to relate to the character established by the well-articulated dwellings and residential flats (Figure 36).

Building materials and details

- C26 The following materials are appropriate for new buildings:
- a) Walls: Painted or exposed weatherboards for dwellings, or rendered and painted brickwork or masonry for larger buildings.
 - b) Pitched roofs for small dwellings: corrugated steel, slate, tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C27 Planting should be carefully selected to ensure that the mature height and canopy spread will not be excessive and will not block views to the harbour from the adjacent Gap Park. Refer to Section 3.5.6 Landscaping and private open space.
- C28 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) are not to exceed 80% of the site area. This is in order to provide 20% of the site area for landscaped area, including plantings.

Residential flat buildings and multi dwelling housing

- C29 For residential flat buildings and multi dwelling housing, the building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) are not to exceed 70% of the site. This is area in order to provide 30% of the site area for landscaped area, including plantings.

Fences and walls

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

- C30 Front fences are to be 1.2m max in height. Materials and detailing are to be in keeping with the building to which they relate, including rendered and painted masonry and wooden pickets, where relevant.

Gap Road north of No.5, commencing at No.6

- C31 Fences are to be articulated masonry walls, 1.5m maximum in height, with 50% transparency above 1.2m in height.

Rear boundary fences

- C32 Rear boundary fences, where the rear boundary is not at street frontage, are to be 1.8m maximum traditional timber paling fences or rendered masonry walls.

Car parking and access

- C33 Garages and carports are not to be built to street alignment, and are to be set back behind the building whether attached or free-standing. The exception to this condition is the timber weatherboard cottage at the rear of 25 Military Road, which is subject to heritage considerations.

Site facilities and aerial devices

- C34 Site servicing to commercial buildings on Military Road that do not have access to Gap Road to be provided from kerbside parking in Military Road.

3.4.6 Precinct F: Clovelly Street

Character statement

The precinct extends from the rear of the commercial building at the corner of Military Road and encompasses the residential properties on the south side of Clovelly Street. Two distinct groups of one and two storey buildings form a low-scaled built edge to the adjacent major landscaped open spaces, Robertson Park and Robertson Place.

The groups, set back slightly from the street frontage and stepping down toward the open space around Dunbar House, establish a repetitive rhythm in the streetscape. Views to the water are filtered through the trees that line Robertson Park on the north side of the street (Figure 38).

The two groups comprise:

- ▶ A pair of two storey semi-detached dwellings that have been substantially altered at Nos. 1 and 2 Clovelly Street. They provide a transition in scale from the taller commercial building on the corner with Military Road to the single storey pairs of semi-detached dwellings further to the east.
- ▶ A group of single storey semi-detached dwellings (dating from 1908) with simple hipped roof and verandah form, that provide a sympathetic built edge to Robertson Park and define the curtilage of Dunbar House (Figure 39). Within this group is a pair of non-contributory newer semi-detached dwellings that have a different scale, form and character to contributory items in the group, particularly in oblique views (Figure 40).

Although altered, the form and detail of the original buildings can still be understood. There is potential to recover more of their original character by encouraging the removal of unsympathetic alterations and the reconstruction of missing elements.

FIGURE 37 Aerial view of the precinct



FIGURE 38 Precinct streetscape



FIGURE 39 One of three pairs of single storey semis



FIGURE 40 One of three pairs of single storey semis



FIGURE 41 View from Robertson Park



FIGURE 42 View from Robertson Place



FIGURE 43 Side boundary setbacks
wide enough for parking at side of houses



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The planting of street trees in the footpath in front of the cottages is not permitted due to the narrow width of the pedestrian area and because street plantings on the south of Clovelly Road would obscure the cottages from Robertson Park detracting from their contribution to the streetscape.

Townscape

- C2 The existing allotment size and configuration are to be kept in order that the early, small-scale 'cottage' character of the precinct remains.
- C3 The low-scaled backdrop and transition to the parks formed by two groups of one and two storey buildings is to be retained (Figures 41 and 42).
- C4 The overall consistency of housing is to be retained. This encompasses the repetitive rhythm of the two groups of buildings in the streetscape established by the building height, form, alignment and character, including the hipped roofs, open verandahs at ground floor and the side setbacks of the original single storey semi-detached dwelling, which are wide enough to accommodate parking (Figure 43).
- C5 All original sandstone kerbing and guttering is to be retained in front of the cottages.

Views and vistas

- C6 Roofs are to remain uncluttered by intrusive structures and services so as not to detract from public views from Robertson Park, or from views to the harbour from more elevated portions of the public domain above.

Contributory items

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

Contributory items	
5 Clovelly Street	Single storey Edwardian semi-detached dwelling
6 Clovelly Street	Single storey Edwardian semi-detached dwelling
7 Clovelly Street	Single storey semi-detached dwelling
8 Clovelly Street	Single storey semi-detached dwelling
9 Clovelly Street	Single storey semi-detached dwelling
10 Clovelly Street	Single storey semi-detached dwelling

-
- C7 Contributory items (i.e. including heritage items) are to be retained.
 - C8 The single storey semi-detached dwellings are to be retained, subject to detailed investigation of their historical significance, (particularly their association with Sir John Robertson.
 - C9 Change to contributory items is limited to sympathetic rear alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront and side boundaries

- C10 Existing alignments within each group are to be matched, including the wide side boundary setbacks of the single storey semi-detached dwellings.

Rear setbacks

- C11 New buildings are to relate to the existing setback pattern and maintain the amenity of neighbouring residential properties.

Building height

- C12 New buildings are to match existing heights within each group.

Building form

- C13 Streetscape continuity is to be retained by following established forms within each group.

Building materials and details

- C14 The following materials are appropriate for new buildings:
 - a) Walls: rendered or painted brickwork or masonry.
 - b) Pitched roofs: slate or tiled to reflect original unglazed terracotta or in dark earth tones. No dormer or recessed balconies within the front roof form.

Landscaping and site coverage

- C15 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 80% of the site area in order to provide 20% of the site area for landscaped area, including plantings.
 - C16 Planting at the rear is to be small scaled to fit the small space available. Refer to Section 3.5.6 Landscaping and private open space.
-

Fences and walls

- C17 Fencing on the street frontage is to be limited to 1.2m maximum height so as to retain views to and from dwellings. Existing sandstone base walls are to be retained.
- C18 Rear and side fences are to be of 1.8m maximum traditional timber paling fences or preferably rendered, masonry walls.
- C19 Side fencing facing Robertson Place is to be built with a sandstone base to 0.6m with maximum 1.5m timber paling above.
- C20 Appropriate front fencing types are illustrated in Section 3.5.7 Fences and walls.

Car parking and access

- C21 No new driveways are permitted from Clovelly Street.
- C22 Existing driveway arrangements are to be retained for the single storey semi-detached dwelling (that is, parking within open carports at the side behind the front wall of the dwelling).

3.4.7 Precinct G: Marine Parade North

Character statement

Part of 'The Town of Watsons Bay' subdivision in 1855, the precinct is bounded by Short Street to the north, Cliff Street to the east and Military Road to the south. The western boundary is formed by the waterfront promenade of Marine Parade which curves along a sandy beach contained by the wharf at its south end and a walled pedestrian link to Short Street at its north end.

Within the precinct is a range of mainly one and two storey 20th century housing on allotments of varied size and configuration, many of which can be traced back to the original subdivision. Houses generally have pitched roof forms, setbacks from side boundaries, and fenced garden space to the front and rear. Exceptions are the single storey Edwardian period Sydney Water Pumping Station at the northern end and the large Watsons Bay Hotel at the southern end of the precinct. The latter has recently been extended to three storeys, and has an adjacent restaurant. Both the hotel and pumping station are uncharacteristic, but nevertheless contributory to the historic values of the area.

Viewed from the harbour the houses are set behind a wide variety of promenade walls and fencing, backed by various types and heights of private planting (Figure 45). The houses are of relatively consistent height at ridgeline. Watsons Bay Hotel at the south end and the roof of No. 2 Short Street together with the adjacent 'Portuguese Terraces in Cove Street at the north end form 'bookends' with the smaller houses in between. The lower height of the buildings between the 'bookends' and the National Park ridgeline permits views of a deep landscaped backdrop of coral trees and National Park vegetation above the roofs (Figure 46).

Viewed from Cliff Street, the streetscape is dominated on the west side by a wide variety of fencing types, heights, materials and colours with some 2m high walls for garages that provide a dissonant edge to the west side of Cliff Street (Figure 47). The street opens up to a large car park at the south end that breaks from the early subdivision pattern. Coral trees and sections of the sandstone cliff face within the National Park form a natural enclosure to the streetscape on the east side.

FIGURE 44 Aerial view of the precinct



FIGURE 45 View of Marine Parade from the ferry wharf



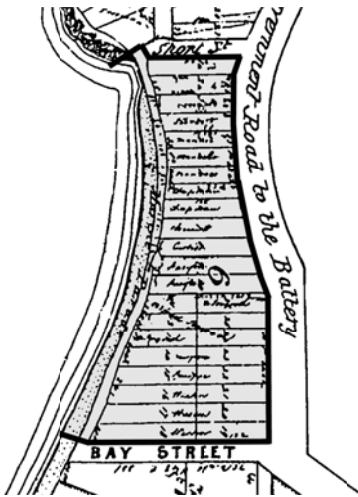
FIGURE 46 View of precinct from the water showing 'bookend' principle**FIGURE 47** Cliff Street frontage**FIGURE 48** Extract from 1855
'Town of Watsons Bay' subdivision plan**FIGURE 49** Promenade wall**FIGURE 50** Dinghies located
on the edge of the promenade**FIGURE 51** Water pumping station
at north end of Marine Parade

FIGURE 52 Fencing along Marine Parade



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 A landscaped edge is to be introduced between the car park and the commercial properties facing Cliff Street.
- C2 Street trees are not to be planted within the narrow footpath on the west side of Cliff Street.

Townscape

- C3 The small lot subdivision pattern is to be retained to respect the original 1855 subdivision (Figure 48).
- C4 The height of existing buildings between the 'bookends' is to be maintained so that views from the harbour will retain a deep landscaped backdrop of coral trees and National Park vegetation.
- C5 The 'bookend' height is not to be further extended into the precinct.
- C6 The sense of enclosure within Cliff Street, formed by the natural features on the east side and fences and walls on the west side, is to be retained. The appearance of these fences and walls should be improved and upgraded when new development is proposed.
- C7 The building of large expanses of car park and the amalgamation of sites for commercial development are not permitted. These would disrupt the historic, small-lot subdivision pattern for detached dwellings and detract from the townscape.

-
- C8 Should redevelopment of a mixed use nature occur, residential uses should front Cliff Street and commercial or retail uses should front Military Road.
 - C9 Signage at the ferry wharf and within the hotel and restaurant complex is to be in accordance with the signage policy developed for the Military Road Commercial Centre (Precinct D).
 - C10 All sandstone kerbing and guttering near the corner of Cliff and Short Streets is to be retained.
 - C11 Sandstone retaining walls along the promenade are to be kept.

The waterfront

- C12 Views of houses, roofs and gardens from promenade and Harbour are to be retained, unobstructed by high fences subject to privacy considerations.
- C13 No new window openings are to be made in the boundary walls facing the Marine Parade promenade. When new development is proposed, existing glazed openings are to be modified to solid doors, gates, walls etc. so as to relate sympathetically to the maritime character as boatsheds, not shopfronts (Figure 49).
- C14 No further increase is permitted in the existing height or bulk of the wharf building or the commercial buildings at the south end of the precinct.
- C15 To prevent privatisation of the public domain, commercial development and related functions, where permissible) are to be contained within existing private property.
- C16 To prevent privatisation of the public domain, the size of existing footpath areas leased for restaurant or other private uses should not be increased.
- C17 All fittings and fixtures, including furniture visible from the promenade, beach or harbour, are to be of a high design quality.
- C18 Commercial signs are not permitted in the public domain. Identification signs are to be discreet.
- C19 Beached dinghies are permitted against the promenade edge provided these do not impede access within the public domain.

Views and vistas

- C20 View sharing is to be retained, both within this precinct and with properties in adjacent precincts that overlook the precinct.

Contributory items (including heritage items)

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
10 Marine Parade	2 storey Art Deco styled hotel with third floor addition
11-13 Marine Parade	2 storey weatherboard restaurant with historic values
18-19 Marine Parade	Single storey Inter-War semi-detached dwelling
20-21 Marine Parade	Single storey Inter-War semi-detached dwelling
22 Marine Parade	Single storey Victorian weatherboard cottage

C21 Heritage items and contributory items are to be retained.

C22 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Alterations and additions to existing buildings

Watsons Bay Hotel and Doyle's Restaurant

C23 A conservation management plan is to be prepared for the Watsons Bay Hotel and the adjacent restaurant site. This should include consideration of master planning options and provide policies for appropriate future development of the sites, having regard to their heritage significance.

C24 Future proposals for alterations and additions are to comply with a conservation management plan adopted by Council.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Front (waterfront) setbacks

C25 All buildings are to be setback from Marine Parade to provide for a garden space between the house and the promenade. The setback is to relate to the adjacent dwellings with the exception of the existing early cottage at No. 22 which is built to the Marine Parade boundary.

Streetfront setbacks - Cliff Street

- C26 New buildings are to be set back two metres minimum from Cliff Street to provide for a garden space, either as a front or rear yard.
- C27 A single garage may be built to the Cliff Street frontage provided it is integrated visually with the fence or wall and leaves 50% of the width of the street frontage for landscaped area to appear over the fence or wall.

Side boundary setbacks

- C28 All buildings north of the existing Watsons Bay Hotel and Doyle's Restaurant buildings, including garages, are to be set back from side boundaries by 1.2m minimum (1.5m minimum for lots greater than 15m in width). This is in order to retain the detached dwelling character of the precinct and provide opportunity for views between the buildings to the harbour.

Rear setbacks

- C29 Rear setbacks are to relate to the existing setback pattern, to provide rear yard space and maintain the amenity of neighbouring residential property.

Building height

- C30 Buildings are to be a maximum of two storeys, with roofs pitched to match traditional forms.
- C31 The overall height of new buildings, measured to the ridgeline, is not to exceed the predominant height of existing buildings between the 'bookends' when viewed from the harbour.

Building form

- C32 New buildings are to follow the established forms of housing north of Doyle's Restaurant. These are small scale, rectilinear buildings of traditional form with pitched roofs.
- C33 Flat roofed, or parapeted, buildings are not permitted.
- C34 Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of the roofs on public views and when viewed from Marine Parade or the waterfront.

Building character

- C35 The architectural treatment of new buildings is not to contrast markedly with the established character of the area.
- C36 New buildings on lots adjacent to the existing Watsons Bay Hotel and Doyle's Restaurant buildings are to relate to the detached dwelling character of the precinct and not to the commercial buildings.

C37 The following materials are appropriate for new buildings:

- a) Walls: weatherboard, exposed brickwork or rendered or painted brickwork or masonry.
- b) Roofs: corrugated steel, slate, or tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

C38 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.

C39 Mature historic plantings are to be retained.

C40 In this relatively old cultural landscape, native species other than blueberry ash and lillypilly are not permitted. Refer to Section 3.5.6 - Landscaping and private open space.

Fences and walls

Marine Parade

C41 Fence heights are to be a maximum 1200mm above promenade level, or, where privacy from the promenade is an issue, up to 1.8m maximum with 50% transparency above 1.2m. Materials should be sandstone or face brick or rendered or painted masonry in keeping with building to which it relates (Figure 52).

Short Street and Cliff Street

C42 Fences are to be a maximum of 1.5m above footpath level, with 50% transparency above 1.2m. Materials should be traditional timber pickets, brick or masonry, rendered or painted as appropriate to building.

C43 Garages, driveway doors and pedestrian gates are to be designed as an integral part of the fence or wall. Brick or rendered masonry garages without lofts may be combined with timber fences.

Military Road

C44 Fences are to be low height walls, 1.2m maximum above footpath level and constructed from materials and style appropriate to the building.

Rear and side fences (when not street fronting)

C45 Fences are to be traditional timber paling fences no greater than 1.8m in height.

Car parking and access

C46 A maximum of one single garage or vehicular access door is permitted, plus one pedestrian door per property on the Cliff Street frontage.

C47 Servicing of waterfront properties is to be via existing driveways/right of ways.

3.4.8 Precinct H: Victoria Street Waterfront

Character statement

Part of the 1855 'The Town of Watsons Bay' subdivision, the precinct is bounded by Cliff Street, Victoria Street and the Marine Biological Research Station, together with the water frontage of Camp Cove Beach. Camp Cove Beach is enclosed by the knoll of Green (Laings) Point to the south and the Sydney Harbour National Park to the north (Figure 52).

The precinct contains a variety of mostly detached one and two storey houses on separate allotments, including a number of early buildings. The original subdivision pattern was not fully realised, however, there are a number of allotments of a consistent size that provide evidence of the original layout.

Buildings are viewed from the water against a deep backdrop of coral trees and National Park vegetation. A number of buildings within HMAS Watson detract from the backdrop, especially the long, new buildings situated along the ridge top. Early buildings with traditional verandahs and pitched roofs, enhance the maritime character.

The setting of the houses is also enhanced by cultural plantings, including Norfolk Island pines and palms, within walled front yards facing the beach and occasionally in the rear or Victoria Street garden areas (Figures 54 and 55). Viewed from Victoria Street, the high walls and dwellings/garages built to the street frontage give a built edge to the east side, softened by pockets of planting within yards. The high impermeable walls detract from the streetscape. A number of buildings with garages, including two storey structures, extend to Victoria Street alignment with no space for landscaping to soften their visual impact.

FIGURE 53
Aerial view of the precinct



FIGURE 54
Camp Cove beach from Green (Laings) Point Reserve



FIGURE 55 Traditional building forms enhanced by cultural plantings at east end of Camp Cove Beach



FIGURE 56 Extract from 1855
'Town of Watsons Bay' subdivision plan

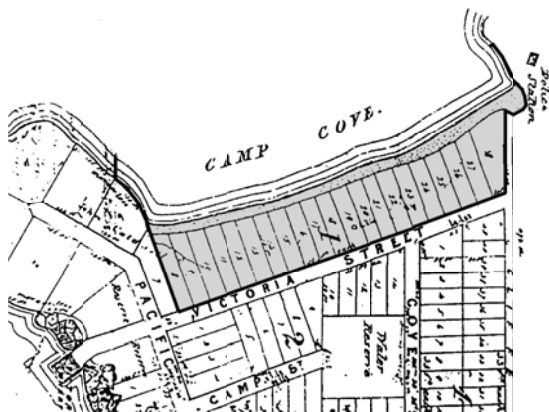


FIGURE 57 Victoria Street frontage



FIGURE 58 Camp Cove Beach frontage



FIGURE 59 Side boundary setbacks

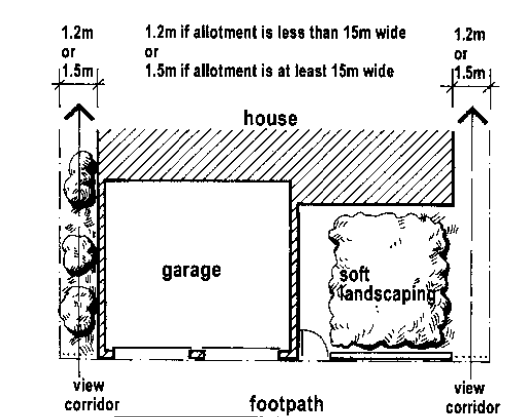


FIGURE 60
Garages on Victoria Street frontage

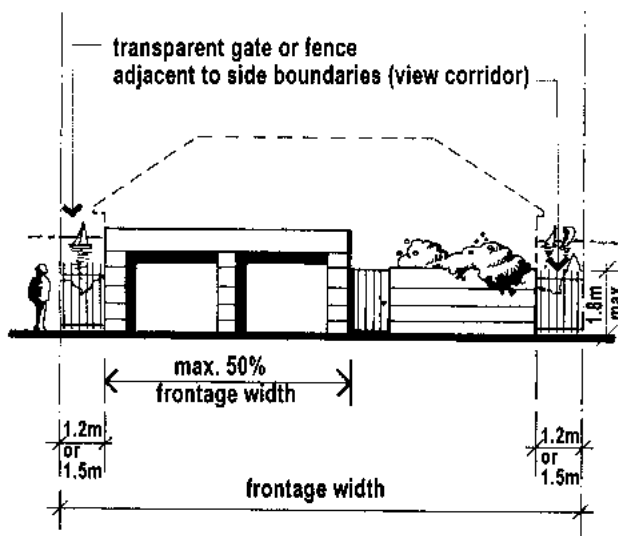
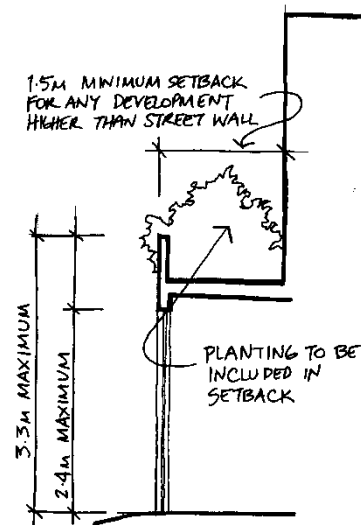


FIGURE 61 Maximum heights and setbacks for street walls



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Significant cultural plantings in properties along the beachfront are to be retained.
- C2 New plantings are to be appropriate in scale to available space.
- C3 The likely mature size of canopies of proposed plantings are to be taken into account and those that may obscure views to the HMAS Watson bushland and tree lined ridge and National Park from the Harbour are not permitted.

Townscape

- C4 New site development is to be sited to achieve three visually distinct zones similar to most properties, that is:
 - a) landscaped setback at beachfront;
 - b) building zone of one and two storey detached houses with setbacks from side boundaries; and
 - c) landscaped edge to Victoria Street.
- C5 The predominant existing pattern of detached dwellings on separate allotments is to be retained to respect the existing subdivision and development pattern.

- C6 The general scale established by existing buildings is to be maintained to retain views from the water of the backdrop of coral trees and National Park vegetation.
- C7 New development is to increase permeability from the street to the water and provide a view corridor to the Harbour along the sides of the building.
- C8 All sandstone kerbing and guttering within Victoria Street is to be retained.
- C9 When the opportunity arises, the Camp Cove kiosk should be relocated to open the view corridor to the beach from the north-west end of Cliff Street.

The waterfront

- C10 Front gardens are to be landscaped to soften the impact of buildings.
- C11 Boundary walls facing the beach are to be kept low and softened by landscaping behind (refer to Section 3.5.7 Fences and Walls).
- C12 Elements that evoke an early maritime character are to be retained, including traditional verandahed building forms, pitched and hipped corrugated steel or tiled roofs, chimneys and cultural plantings.
- C13 Unless shaded, no reflective materials are permitted, including glass balustrades.
- C14 New public or private jetties are not permitted along Camp Cove beachfront.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. For the protection of heritage items refer to clause 5.10 of Woollahra LEP.

Contributory items	
Off Camp Cove Beach	Tide Gauge Building 1925 small timber structure off NE end of Camp Cove Beach [SREP 23]
7 Victoria Street	Palms in beachfront garden, Norfolk Island pine in Victoria Street garden
15 Victoria Street	Edwardian semi-detached dwelling, palms in beachfront garden
17 Victoria Street	Edwardian semi-detached dwelling, coral tree in beachfront garden
19 Victoria Street	Palms and coral tree in beachfront garden
21 Victoria Street	Single storey Edwardian cottage, palms in beachfront garden
23 Victoria Street	Single storey interwar cottage 'Villa Rosa', palms, coral tree and Norfolk Island pine in beachfront garden
25 Victoria Street	Single storey Mediterranean styled cottage, Norfolk Island pines and coral tree in beachfront garden

C15 Heritage items and contributory items are to be retained.

C16 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

C17 The main part of the house is to follow the alignment of adjacent buildings and provide garden space between the Victoria Street wall and the house.

Side boundary setbacks

C18 All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain the detached dwelling character of the precinct and allow for recovery of views to Camp Cove from Victoria Street (Figure 59).

Front (waterfront) setbacks

C19 Building setbacks from the waterfront are to relate to the alignment of adjacent significant houses provided that a garden space or lawn area is retained.

Building height

C20 Buildings are to be two storeys maximum so as not to block views to the National Park from the Harbour and to retain a consistency of height when viewed from the Harbour.

Building form

C21 Traditional forms are to be followed, i.e. simple rectilinear plan with pitched and hipped roofs and verandahs facing the waterfront (Figures 55 and 57).

C22 Flat or curved roofed buildings are not permitted.

Building character

C23 New development is to respect the character of adjacent contributory items when viewed from the Harbour.

Building materials and details

C24 The following materials are appropriate for new buildings:

- a) Walls: weatherboards, sandstone, masonry or exposed, rendered or painted brickwork.
- b) Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

C25 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools) together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.

C26 A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is preferred. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

Camp Cove Beach

C27 Wall heights facing Camp Cove Beach are to be a maximum 1.2m, or, where privacy from the beach is an issue, up to 1.8m maximum with 50% visual permeability above 1.2m. They should be softened by landscaping. Appropriate materials are sandstone or rendered/painted masonry to minimise its visual impact on the beach. Glazing or reflective materials are not to be used.

Victoria Street

C28 A fence or wall is to be built along the street front boundary.

C29 Fences or walls on the street front boundary are to be 1.8m in height and are to be designed in accordance with the criteria in Figures 59 and 60. Appropriate materials are sandstone or rendered/painted masonry.

C30 Fences or walls fronting Victoria Street are to have transparent end panels adjacent to the side boundary of each property. The transparent panels are to be at least as wide as the minimum required setbacks for buildings, i.e. 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).

C31 At least 50% of the street frontage width is to be landscaped behind the front fence wall.

C32 Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall (Figures 59 and 60).

C33 The design and materials of front fences and walls are to be compatible with appropriately designed fences in the streetscape and the heritage context of the area. Unsympathetic fences, walls and gates are to be removed and replaced with fences of traditional height and appropriate to the architectural style of the building.

Cliff Street

- C34 Fences and walls facing Cliff Street are to be a maximum 1.8m in height and to be constructed in traditional timber paling or, preferably rendered, masonry.
- C35 Side fences are to be traditional timber paling of a maximum 1.8m in height, reducing to 1.2m at the building alignment.

Car parking and access

- C36 A maximum two car width single storey garage or carport structure may be built to the Victoria Street frontage provided that it is visually integrated with the street wall (Figure 60).
- C37 The total street frontage width of garage or carport structures is to be no greater than 50% of the street frontage width of the property.
- C38 Garages to the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure 61).

3.4.9 Precinct J: Pacific Street Waterfront

Character statement

Part of the 1855 subdivision, the precinct is bounded by Green Point Reserve, Pacific Street and Short Street, with water frontage to Watsons Bay (Figure 62). It contains substantial two storey waterfront houses, including a number of early buildings (Figure 63). Most lots retain their original, or early, configuration, with a number varying in width to take up the change in direction in the street.

Viewed from the Harbour against a backdrop of National Park vegetation visible above the roofs, buildings are relatively consistent in massing and height, with the exception of an intrusive residential flat building adjoining the Victoria Wharf Reserve.

Viewed from Pacific Street, a variety of pitched roofs appear above walls, fences and garages that create a built edge along the south side of Pacific Street. This is occasionally softened by pockets of landscaping whilst high, impermeable walls detract from the streetscape (Figure 64).

Many properties have large jetties extending out over rock shelves within the dry land area that forms part of the properties. These detract from the waterfront setting of the precinct (Figure 65).

The precinct contains only one area of open space, the Victoria Wharf Reserve. This is the site of the original wharf and is a viewing platform to the city and back along Victoria Street to the vegetated ridge on which HMAS Watson is located.

FIGURE 62 Aerial view of the Precinct



FIGURE 63 Pacific Street waterfront from the harbour



FIGURE 64 Pacific Street Precinct at left, with high walls forming built edge to the street.



FIGURE 65 Jetties within the Pacific Street Precinct, extending out over rockshelves



FIGURE 66 View across the harbour to the city from Victoria Wharf Reserve



FIGURE 67 Extract from 1855 'Town of Watsons Bay' subdivision plan

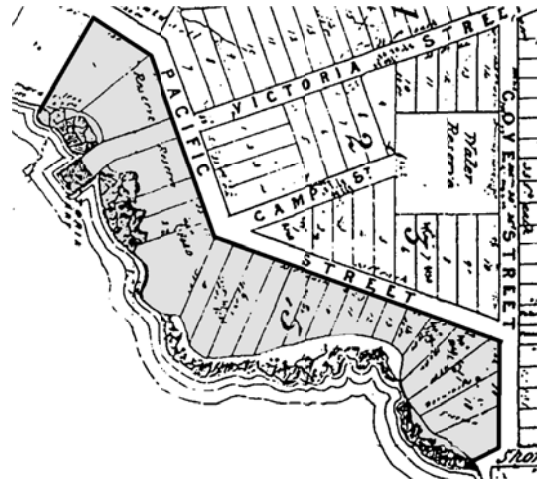


FIGURE 68 Views to and from adjacent precincts and beyond



FIGURE 69 Existing building heights along Pacific Street waterfront



FIGURE 70 Garages on street frontage

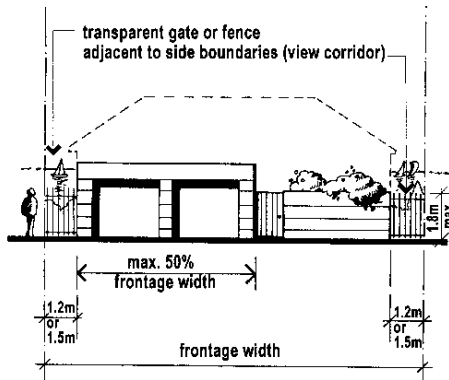


FIGURE 71 Side boundary setbacks

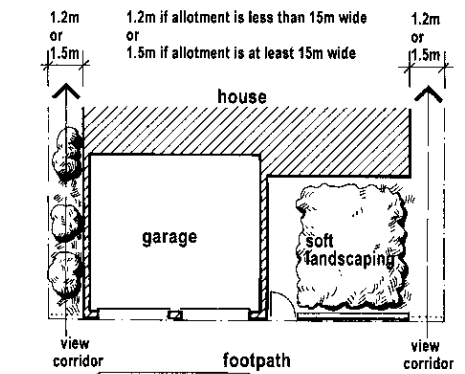


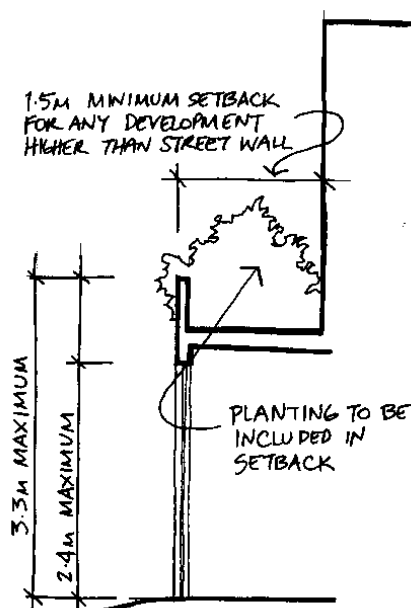
FIGURE 72 Garages (at right) integrated with street wall



FIGURE 73 Introduce permeability to walls and fences



FIGURE 74 Maximum heights and setbacks for street walls



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The existing landform of ridge, slope and rock platform down to the low water mark is to be maintained.
- C2 Excavation or filling of the rock platform is not permitted for any purpose, including the creation or construction of swimming pools or footings for jetties or boat ramps.
- C3 The intertidal zone within private property boundaries is not to be developed.
- C4 Mature historic plantings are to be retained within the grounds of early properties.
- C5 For new plantings, trees are to be selected that are appropriate in scale to available space.
- C6 The likely mature canopy size of proposed plantings is to be taken into account. Those that may obscure views to the HMAS Watson ridge and Sydney Harbour National Park from the adjacent Marine Parade North precinct, the Ferry Wharf and harbour ferries are not permitted.
- C7 Palms are not to comprise more than 25% of site plantings. Cocos palms are not to be used, though Howea, Bangalay and Cabbage Tree palms are permitted.

Townscape

- C8 New site development is to be sited to achieve three visually distinct zones similar to most existing properties, that is:
 - a) a rockshelf/front yard at the waterfront;
 - b) a building zone for detached houses with setbacks from side boundaries; and
 - c) a zone for landscaping adjacent to the street.
- C9 The pattern of relatively consistently scaled detached dwellings on separate lots is to be retained to respect the original subdivision layout (Figure 67).
- C10 The general scale established by existing buildings is to be maintained so that the backdrop of national park vegetation above roofs as viewed from the water will to be retained,.

The waterfront

- C11 New jetties or any structures such as decking, boatsheds and cabanas, are not to be erected over the rock shelf within the inter tidal zone of private properties.
 - C12 To improve the visual amenity of the Harbour, the rationalisation, and sharing between neighbours of existing long jetties is encouraged.
-

C13 Construction of swimming pools on the rockshelf is not permitted.

Views and vistas

C14 View sharing with properties in adjacent precincts is to be retained. Examples are the views from the first floor of the 'Portuguese terraces' (Figure 66) and from the upper floors of buildings on the north side of Pacific Street.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
12 Pacific Street	Single storey Victorian weatherboard cottage with attic. Two storeys at waterfront.
14-14a Pacific Street	2 storey Victorian weatherboard house
16 Pacific Street	2 storey Victorian weatherboard house
18 Pacific Street	2 storey contemporary house
30 Pacific Street	2 storey Federation house
Victoria Street Reserve	Site of landing stage to early western jetty
2 Cove Street	Sandstone rock shelves
4 Cove Street	Sandstone rock shelves
6 Cove Street	Sandstone rock shelves
2a Pacific Street	Sandstone rock shelves
2 Pacific Street	Sandstone rock shelves
4 Pacific Street	Sandstone rock shelves
6 Pacific Street	Sandstone rock shelves
8 Pacific Street	Sandstone rock shelves
10-12 Pacific Street	Sandstone rock shelves

C15 Heritage items and contributory items are to be retained.

C16 Change to the contributory items is to be limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

- C17 The setback of the main part of the house is to correspond to the alignments of adjacent contributory items and allow for garden space between the street wall and the house.

Side boundary setbacks

- C18 All buildings, including garages built to the street alignment, are to be set back from side boundaries 1.2m minimum for allotments up to 15m in width (measured at street frontage) and 1.5m for allotments greater than 15m in width. This will retain the detached dwelling character of the precinct and to provide for view corridors to the Harbour along sides of buildings (see Figure 70).

Rear (waterfront) setbacks

- C19 Building setbacks from the waterfront are to match the alignment of adjacent significant houses and provide garden space or lawn area between the rockshelf and the house.

Building height

- C20 Buildings are limited to two storeys so as not to block views to the national park from the harbour and to retain a consistency of height when viewed from the Harbour.

Building form

- C21 Established building forms are to be followed, i.e. simple rectilinear plan forms with pitched roofs.
- C22 Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of roofs on views and when viewed from the street and the waterfront.
- C23 No flat-roofed buildings or reverse skillions are permitted.

Building character

- C24 The architectural style of new buildings is not to stand out in marked contrast to the established character of the area.
- C25 The design of new buildings is to respect the character of adjacent contributory items when viewed from the harbour.

Building materials and details

- C26 The following materials are appropriate for new buildings:
- a) Walls: face, rendered or painted brickwork or masonry.
 - b) Roof cladding: slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C27 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C28 A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is to be achieved. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C29 A fence or wall is to be built along the Pacific Street front boundary.
- C30 At least 50% of the street frontage width is to be landscaped behind the front fence/wall.
- C31 Fences or walls on the street front boundary are to be 1.8m maximum in height and are to be designed in accordance with criteria in Figures 70 and 71. Acceptable materials are sandstone, brick or masonry, rendered and painted.
- C32 Fences or walls fronting Pacific Street are to have transparent end panels adjacent to the side boundary of each property. The transparent panels are to be at least as wide as the minimum required setbacks for buildings, i.e. 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).
- C33 Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall but with visual permeability adjacent to the side boundaries (see Figures 70 and 71).
- C34 Fences or seawalls to the harbour are to be of sandstone, 1.2m maximum in height above existing ground level.
- C35 Fences facing Green (Laings) Point Reserve are to be 1.8m maximum traditional timber paling.
- C36 Fences on the northeast side of Victoria Wharf Reserve are to be 1.8m high, either of timber palings, rendered masonry or contemporary vertical steel with brick base and softened by planting. Fences on the east side are to be kept low (1.2m maximum) in order to retain existing views to the harbour and constructed in masonry in keeping with building to which it relates).

Car parking and access

- C37 A maximum two car width single storey garage or carport structure may be built to the Pacific Street frontage provided that it is visually integrated with the street wall (Figures 70 and 71).
- C38 All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain the detached dwelling character of the precinct and to allow for the recovery of views to the harbour from Pacific Street (Figure 68).
- C39 Garages on the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure 74).

3.4.10 Precinct K: Camp Cove Village

Character statement

Part of the 1855 The Town of Watsons Bay subdivision, the precinct is bounded by Victoria Street, Cliff Street, Short Street and Pacific Street. This part of the early subdivision has mostly retained its historic townscape character, with low-scaled one and two storey detached houses sited on relatively small allotments. Camp Cove Reserve, originally a lagoon behind the sand dunes, is at its core.

Houses are generally built close to the street, with only small setbacks from front and side boundaries. There are limited small areas of garden space at the front behind low fences and within yards at the rear. Trees in the rear yards form a backdrop to the houses when viewed from the streets.

Buildings and groups of buildings that contribute to the character of the precinct date from two key periods: 1850s-1870s and 1910s-1930s. The precinct includes most of the timber weatherboard cottages in Watsons Bay, which is the largest concentration in Woollahra Municipality. The key contributory groups are:

Victoria Street

- Surviving single storey weatherboard and masonry cottages, and a two storey c1930s house on a larger allotment, with duplex (flat) at corner of Pacific Street.

Pacific Street

- Small-scaled one and two storey brick and weatherboard cottages behind low fences and small front gardens. These soften built edge and create more uniform streetscape character than on the opposite side.

Cliff Street

- Variety of housing dating from 19th century to early-mid 20th century, including single storey brick and early weatherboard cottages with pitched roofs. Many have very small to negligible setbacks from street with low fences that contribute to the historic townscape.

Cove Street

- One and two storey cottages on the north-east side, with pitched roofs, set back from the street frontage behind a variety of fences, some with small front gardens.
- Significant group of early single storey cottages with verandahs aligned with street frontage.
- Larger, two storey buildings at south end, including a group of four two storey terraces (Portuguese terraces) and a two storey weatherboard house, built close to the street frontage.

Short Street

- ▶ The single storey cottage at the intersection of Short Street and Military Road.

Camp Street

- ▶ The laneway character with rear yards of houses set behind fences and carports.

The contrast between the modest cottages of the precinct and the large waterfront mansions of the adjoining precincts creates two visually distinct streetscape components along Victoria Street and Pacific Street. The streetscape of Cliff Street provides further contrast between low-scaled housing on one side and the rising ridge of the national park opposite. These visual distinctions reinforce the historic townscape character of the precinct.

Public views to the harbour from within the precinct from the end of Victoria Street, near the Victoria Wharf Reserve. Camp Cove Reserve provides an internal focus, with views into it from Cove Street, Pacific Street and Camp Street. There are broader vistas to HMAS Watson, and the distant spire of Our Lady Star of the Sea.

FIGURE 75 Aerial view of the precinct



FIGURE 76 Victoria Street



FIGURE 77 Pacific Street



FIGURE 78 Cliff Street



FIGURE 79 Stone and weatherboard cottages on Cove Street



FIGURE 80 Camp Street from Reserve



FIGURE 81 Extract from 1855 'Town of Watsons Bay' subdivision plan

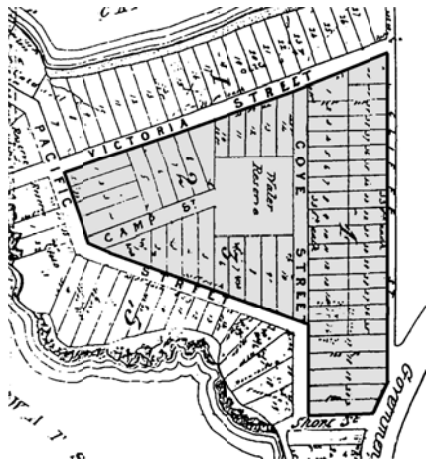


FIGURE 82 Intersection of Short Street and Cliff Street



FIGURE 83 View along Camp Street into Camp Cove Reserve



FIGURE 84 Portuguese Terraces in Cove Street



FIGURE 85 Weatherboard and stone cottages on Cove Street



FIGURE 86 Weatherboard cottage on Cliff Street



FIGURE 87 Appropriate fencing along Victoria Street



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The streetscape qualities of Cove Street are to be retained, enhanced by landscaped open space of Camp Cove Reserve and variable street trees including bottlebrushes, robinias, silky oaks and eucalyptus.
- C2 Remnant sandstone kerbing and guttering are to be retained, including the section in Victoria Street (opposite the end of Cove Street, and outside No 2 Pacific Street, adjoining Short Street).
- C3 The use of mainly subtropical shrubs (hibiscus, frangipani, bougainvillea, etc.) is encouraged in front gardens.

Townscape

- C4 The pattern of low-scaled detached dwellings and groups of dwellings on separate allotments is to be retained in order to respect the 1855 subdivision layout (Figure 81).
- C5 New development is to be sited to achieve three visually distinct zones similar to most properties, that is:
 - a) small landscaped setback;
 - b) building zone of one and two storey detached houses with setbacks from side boundaries; and
 - c) landscaped rear yards.
- C6 New development is to retain the contrasts between the character established by low-scaled one and two storey 19th century to early-mid 20th century housing behind low fences and small front gardens and the high-walled mansions on the opposite sides of Victoria Street and Pacific Street.
- C7 The 'gateway' characteristics at the intersection of Short Street and Cliff Street are to be retained, including the distinctive single storey cottage at the corner, enhanced by a group of palms and the natural edge of Cliff Street (Figure 82).
- C8 The laneway character of Camp Street is to be retained, with rear yards of houses set behind high paling fences on both sides of street. Consistency of fencing types is to be achieved in order to foster visual coherence.
- C9 The sense of enclosure and natural edge on Cliff Street is to be retained, formed by coral trees, brush boxes and melaleucas from the edge of the Sydney Harbour National Park.
- C10 High walls and garages on the street frontage are not to be permitted as they would detract from the streetscape appearance of houses and the historic townscape character.

Views and vistas

- C11 Views to the harbour and Inner South Head from Short Street and from Victoria Wharf Reserve are to be retained.
- C12 Vistas are to be retained to Green (Laings) Point Reserve, HMAS Watson, Camp Cove Reserve and the distant church spire.
- C13 Views into Camp Cove Reserve from Cove Street and Camp Street are to be retained.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
22 Cliff Street	Single storey Edwardian weatherboard cottage

Contributory items	
23 Cliff Street	Single storey 1920s weatherboard cottage
28 Cliff Street	Single storey Edwardian brick cottage with second storey addition
30 Cliff Street	Single storey 1920s weatherboard cottage
3 Cove Street	2 storey Victorian filigree styled terrace
5 Cove Street	2 storey Victorian filigree styled terrace
7 Cove Street	2 storey Victorian filigree styled terrace
9 Cove Street	2 storey Victorian filigree styled terrace
21 Cove Street	Single storey Edwardian weatherboard cottage
23 Cove Street	Single storey 1920s cottage
25 Cove Street	Single storey Edwardian weatherboard cottage
27 Cove Street	Single storey Edwardian timber cottage
29 Cove Street	Single storey Edwardian weatherboard cottage
41 Cove Street	Single storey 1920s weatherboard cottage
43 Cove Street	Single storey Edwardian weatherboard cottage
45 Cove Street	Single storey Edwardian weatherboard cottage
1 Pacific Street	Single storey Victorian weatherboard cottage with 3 storey extension
3 Pacific Street	Single storey 1920s cottage
5 Pacific Street	Single storey Victorian weatherboard cottage
9 Pacific Street	2 storey Edwardian weatherboard cottage
11 Pacific Street	Single storey 1920s weatherboard cottage
13 Pacific Street	Single storey Edwardian weatherboard cottage
15 Pacific Street	Single storey Victorian weatherboard cottage
17 Pacific Street	Single storey Edwardian weatherboard cottage with attic
21 Pacific Street	Single storey Victorian timber cottage
4 Victoria Street	Single storey Edwardian weatherboard cottage
6 Victoria Street	Single storey Victorian weatherboard cottage
14 Victoria Street	Single storey Victorian weatherboard cottage
16 Victoria Street	Single storey Edwardian weatherboard cottage
18 Victoria Street	Single storey 1920s weatherboard cottage
20 Victoria Street	Single storey Inter-War fibro house
22-24 Victoria Street	2 storey Inter-War duplex

Contributory items	
Camp Cove Reserve	2 Moreton Bay Figs, Camphor laurel, Kaffir Plum, Eucalypts, Podocarpus, Stenocarpus

C14 Heritage items and contributory items are to be retained.

C15 Change to the contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

C16 Setbacks of new houses are to correspond to the alignment of adjacent contributory items and to provide garden space between the street and the house.

C17 Garages or carports are to be setback behind the building line.

C18 A maximum of one garage door is to be visible from the street frontage.

Side boundary setbacks

C19 All new buildings and structures, including any carport or garage, are to be set back from the side boundaries a minimum of 1.2m to retain the detached dwelling character of the precinct and respect the historic development pattern.

Rear setbacks

C20 Building setbacks are to relate to the alignment of adjacent houses provided that a rear yard space is retained.

Building height

C21 The height of new buildings is to be consistent with the height of neighbouring contributory items (generally a single storey plus attic).

Building form

C22 Established building forms are to be followed, i.e. simple rectilinear plan with traditional pitched roofs and verandahs facing the street.

C23 To relate to traditional roof forms, flat-roofed buildings are not permitted.

Building character

- C24 The style of new buildings is to respect the character of the significant 19th to mid-20th century housing.

Building materials and details

- C25 The following materials are appropriate for new buildings:
- a) Walls: weatherboards, or exposed, rendered or painted brickwork or masonry.
 - b) Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C26 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C27 For landscape planting details refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

Front fences

- C28 With the exception of Camp Street, fences are to be a maximum of 1.2m.
- C29 Materials: sandstone, rendered and painted masonry, timber post and rail with chain wire inserts and timber pickets in keeping with the period of the house to which they relate.
- C30 Low front fences to early cottages should be reconstructed where replaced by unsympathetic higher walls (e.g. in Victoria Street and Cliff Street).

Side and rear fences (including Camp Street)

- C31 Side and rear fences, including fences on Camp Street, backing onto Camp Cove Reserve are to be 1.8m maximum in height and of traditional timber paling.

Note: Appropriate front fencing types are illustrated in Section 3.5.7 Fences and walls.

Car parking and access

- C32 With the exception of those on Camp Street, garages or carports are not to be built to street frontage and are to be set back behind the main building. Only one vehicular access driveway is permitted at the street frontage.

3.4.11 Precinct L: Salisbury Street / Hopetoun Avenue

Character statement

This precinct is bounded by Robertson Place, Old South Head Road and the heritage conservation area boundary. Parts of Hopetoun Avenue and Salisbury Street cross through the precinct (Figure 88).

The buildings fronting the south side of Robertson Place include a group of three contributory c1920s bungalows and a single detached house at the Hopetoun Avenue intersection. The group is consistent in the scale, form and alignment of the buildings, which are set back from the street behind low original fences with small gardens. A garage to the street frontage disturbs the consistency of the group.

The Salisbury Street streetscape includes the historic road alignment that marks the boundary of an original land grant and the Beaconsfield Estate owned by John Robertson. The western end of the street, backed by a group of mainly cultural plantings including banana palms, mature phoenix palms, melaleucas and immature Norfolk Island pines, appears to terminate on a cliff above the waterfront, however, it makes a U-turn at this point, leading down to housing at a lower level. Cultural plantings within the south western properties include Port Jackson Figs. The street trees in the upper section of the street include palms, a water gum, a Norfolk Island pine and a melaleuca.

Significant views west to Sydney Harbour are largely retained, being partly obscured by the cultural plantings (Figure 89). There are also views from the harbour to the Church Group beyond.

The built form on the southern side of Salisbury Street includes three contributory single storey Victorian period houses and early 20th century housing. The north side, west of Hopetoun Avenue, includes a contemporary house with a curved roof overlooking the water and 1930s flats below the retaining wall. Variable fencing types exist in this precinct, including face and rendered brick and iron palisade. A large sandstone retaining wall is a significant feature of the west end of the street, forming the U-shaped cul-de-sac.

Hopetoun Avenue was formed during the 1920s, falling towards Robertson Place. It maintains significant vistas to Sydney Harbour. Few buildings on Hopetoun Avenue contribute to the significance of the Watsons Bay Heritage Conservation Area, with the exception of a heritage item, 'Bay Cottage', at 308 Old South Head Road. The remaining buildings consist of two storey detached houses with pitched roofs, fenced front gardens and later development that extends to the land grant boundary that terminates the conservation area at Salisbury Street. These residential properties provide a variety of private garden treatments, plantings and fencing types including brick, timber palings, picket, wire mesh and sandstone. A dominant significant sandstone boundary retaining wall extends along the eastern side of the street.

FIGURE 88 Aerial of the precinct**FIGURE 89** The west end of Salisbury Street with views to the harbour**FIGURE 90**
Contributory item on east side of Hopetoun Avenue**FIGURE 91**
Significant sandstone retaining wall**FIGURE 92**
View along Salisbury Street to the Church Group**FIGURE 93**
Sandstone block retaining wall with traditional timber paling fence above on the east side of Hopetoun Avenue

FIGURE 94 Composite wall containing sandstone and face brick on Salisbury Street



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing height relationships are to be maintained between the higher properties (located between Old South Head Road and Hopetoun Avenue) and the lower properties (located below Hopetoun Avenue).

Townscape

- C2 The existing subdivision patterns of deep allotments that front the public roads are to be retained. Battle-axe shaped lots are not permitted so as to retain the visual balance of the green spaces in both front and rear yards.

Views and vistas

- C3 Existing views to the harbour are to be retained over roofs from the upper levels of the precinct, including those from Old South Head Road.
- C4 Roofs are not to be cluttered by intrusive structures/services in order not to detract from views to and from the upper levels of the precinct.
- C5 The plantings that currently block views west along Salisbury Street to the harbour should be removed. New or replacement plantings (on the slope down to the waterfront) are to reinstate the view corridor.

Contributory items

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

Contributory items	
Rear 308 Old South Head Road	2 storey Edwardian house
Within Salisbury Street road reserve	Sandstone retaining wall to split roadway with rockery and concrete stairs
Within Hopetoun Avenue East road reserve	Sandstone walls
2 Robertson Place	Single storey 1920s cottage
4 Robertson Place	Single storey 1920s cottage
6 Robertson Place	Single storey 1920s cottage
2 Salisbury Street	Single storey Victorian Gothic styled cottage
4 Salisbury Street	Single storey Victorian weatherboard cottage
8 Salisbury Street	Single storey Victorian sandstone cottage
10 Salisbury Street	Port Jackson fig
1 Salisbury Street	Single storey Edwardian semi-detached dwelling
3 Salisbury Street	Single storey Edwardian semi-detached dwelling
7 Salisbury Street	2 storey Inter-War duplex
11 Salisbury Street	2 storey Inter-War duplex

C6 Heritage items and contributory items are to be retained.

C7 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

C8 The existing setback patterns, particularly regular or transitional, are to be maintained.

C9 Where an irregular pattern exists, new development is to be set back to correspond to the alignment of contributory items and provide for landscaped area in front yards behind fences or walls.

-
- C10 The alignment of new buildings is to be parallel with the street frontage, not skewed, to maintain existing streetscape patterns.
 - C11 Building setbacks from the rear are to correspond to the setback pattern of adjacent buildings and maintain the amenity of neighbouring residential property.

Building height

- C12 Building heights are to respect the natural landform and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by development below.

Building form

- C13 The mass and form of new buildings is to respect adjacent contributory items.
- C14 Rectilinear plans with traditional pitched roof forms are to be used to relate to the established character of the area.

Building materials and details

- C15 The following materials are appropriate for new buildings:
 - a) Walls: exposed brick or rendered/ painted brickwork or masonry.
 - b) Pitched roofs for dwellings: slate, tiled in unglazed terracotta or dark earth tones, or slate-grey corrugated iron.

Landscaping and site coverage

- C16 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 70% of the site area in order to provide 30% of the site area for landscaped area, including plantings.
- C17 For landscape planting details refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C18 Front fences are to be 1.2m maximum in height. Materials are to be in keeping with the building to which they relate, including rendered and painted masonry, brick, palisade or wooden pickets.
 - C19 Side and rear fences are to be 1.8m maximum traditional timber paling fences or, preferably rendered, masonry walls, stepping down in height to 1.2m at the front boundary line.
 - C20 Garages are not to be built to the street alignment, but are to be set back behind the building alignment or integrated with the building.
-

3.4.12 Precinct M: Robertson Park

Character statement

Robertson Park is a significant historic item in the landscape and townscape of the Watsons Bay Heritage Conservation Area. The park was created in 1909 from the grounds of the mansion “Clovelly” that had been constructed on this site in the late 1820s. Its last owner was Sir John Robertson, a former Premier of NSW.

Robertson Park is the major green open space in the centre of the area. It is a natural wide amphitheatre that slopes towards the harbour, linking the open space of the waterfront to The Gap. It retains extensive views to the harbour, Gap Reserve and across Robertson Place (Figure 95).

The Park has a formal layout, containing significant cultural plantings including fig trees and Norfolk Island Pines which are remnant plantings from the grounds of 'Clovelly'. In particular, the 19th century Moreton Bay fig trees create a broad canopy over the adjacent promenade and are a significant feature of views to Robertson Park from the water. Coastal Banksias have also been planted in the park and Port Jackson figs along its southern perimeter. The edge of the park is well defined by roads, the harbour and its cultural plantings.

The section of Marine Parade that adjoins Robertson Park includes the ferry terminal that is the arrival point to Watsons Bay by boat. The waterfront promenade along the sandy beach is well defined by a sandstone wall. Each end of the promenade is defined by wharves and marine structures. A significant view corridor exists from the wharf and promenade across Robertson Park and Robertson Place to The Gap and Gap Park, with vistas to the spires of the local churches and the lighthouse.

FIGURE 95 Aerial view of the precinct



FIGURE 96 View across Robertson Park to Robertson Place and the harbour



FIGURE 97 Robertson Park from the Gap



FIGURE 98 Robertson Park



FIGURE 99

Formal layout of Robertson Park including cultural plantings, showing avenue of recently-removed phoenix palms



PRECINCT SPECIFIC GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

This land is in public ownership and is managed through a plan of management. It is strongly recommended that the plan of management includes or is informed by the following management policies:

- G1 Mature historic plantings are to be retained. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G2 Existing extensive public views are to be retained between the park and the harbour, The Gap and Robertson Place.
- G3 The public access is to be retained from the park to the waterfront.

- G4 No new development or alterations and additions to existing buildings except where required by the management plan and consistent with the policies in the plan for siting, orientation, height limits and design.
- G5 New structures are to follow established forms, i.e. simple rectilinear plan buildings with pitched roofs of a small scale.
- G6 Any required new public amenity structures, including shade structures, are to be sited so as to avoid the removal of cultural plantings, retain the formal layout of the park and not obstruct existing view corridors between the harbour and the Gap.
- G7 New fences and walls within Robertson Park are to be of a low, 1.2m maximum height in order to retain the open character of the park and constructed of either sandstone or grey-coloured concrete. Fencing around playground equipment is to be open and transparent.
- G8 The existing public access, including disabled access, is to be retained to Robertson Park.
- G9 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- G10 The management plan should incorporate a cohesive approach for the public areas along Marine Parade in terms of paving, street furniture, lighting, signage and the like.
- G11 The public domain controls in Section C3.7 of this chapter apply to the publicly accessible areas of the site.

Contributory items

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

Contributory items	
Robertson Park	Three Moreton Bay figs on western edge, Port Jackson Figs on southern edge, avenue planting to be replaced, Norfolk Island Pines in SE and NE corners associated with former marine villa "Clovelly", archaeological relics associated with "Clovelly"

3.4.13 Precinct N: Robertson Place

Character statement

Robertson Place is a small park located adjacent to Robertson Park. A close visual association is maintained between these two green spaces within the Watsons Bay Heritage Conservation Area (Figure 100).

Robertson Place provides the landscape setting and curtilage to Dunbar House, which was constructed from 1828 and converted to a hotel in 1854. The park slopes like an amphitheatre toward the harbour, with extensive views to the waterfront and Robertson Park. A sandstone obelisk marks the beginning of the 1803 road to Sydney.

FIGURE 100 Aerial view of the precinct



FIGURE 101 Robertson Place from the harbour



FIGURE 102 Dunbar House within an established cultural setting



PRECINCT SPECIFIC GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 Mature historic plantings are to be retained, including the fig trees. Removed cultural plantings are to be reinstated. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G2 The existing extensive public views are to be retained between Robertson Place, Robertson Park and the waterfront.
- G3 The existing public access, including disabled access, from Robertson Place to the waterfront is to be retained.
- G4 In order to retain the curtilage and setting of Dunbar House, new development and alterations and additions to Dunbar House will only be permitted where consistent with an adopted conservation management plan and its guidelines for siting, orientation, height limits and design. New structures are to follow established forms, i.e. simple rectilinear buildings with pitched roofs of a small scale. New buildings are not to be flat roofed.
- G5 No additional fencing is to be constructed except where consistent with the guidelines contained in an adopted conservation management plan. New fences and walls within Robertson Place are to be of a low, 1.2m maximum height and be constructed of either sandstone or grey-coloured concrete.
- G6 No additional car parking or vehicular access is permitted.
- G7 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- G8 The conservation management plan is to incorporate a cohesive approach for the public areas along Marine Parade (in terms of paving, street furniture, lighting, signage and the like).
- G9 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

Contributory items

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

Contributory items	
Within Robertson Park	2 Port Jackson Figs, avenue of Phoenix palms parallel to the Promenade

3.4.14 Precinct O: Gibsons Beach Waterfront and Marine Parade South

Character statement

This precinct consists of properties with a frontage to Marine Parade, south of Robertson Place.

The waterfront promenade is contained visually by a single storey yacht club and the Watsons Bay public baths at the north end and the two storey Pilot Station at the south end (Figure 106 and 107). A flight of steps leads up to Salisbury Road (Figure 109).

Marine Parade continues south as a walkway to Gibsons Beach, a small beach semi-detached dwelling enclosed by the Pilot Station to the north and the natural landform to the south (Figure 108). A narrow park along the promenade widens at the southern end to form Gibsons Beach Reserve with an open landscape character. The beach and the park curtilage are protected by a sandstone headland, as well as rock benches and sandstone walls to the properties above. A small creek enters the beach from the southwest. Boat sheds and jetties extend out to the point. The mixed public pathway/private driveway allows access around the small reserve behind the beach to Hopetoun Avenue.

The northern part of the precinct contains a variety of built and landscape elements that contribute to its character. These include the distinctive yacht club and Pilot Station buildings with jetties on the western side and the Inter-War period Tea Gardens, formerly the facilities for the Watsons Bay Pool at the north end (Figure 111).

Housing includes single storey detached and semi-detached dwellings (c1920s–1930s) and larger two to three storey duplexes of the same period, with pitched roofs, many of which have been altered (Figure 112). Front gardens are generally set behind low walls and are open in character, elevated above the promenade toward the south end. The two to three storey dwellings above in the southern section (some with remnant cultural plantings) are barely visible from the beach.

Street tree plantings of Casuarinas and a topped Norfolk Island pine opposite Tea Gardens enhance the waterfront setting. The tree and shrub plantings at the west end of Salisbury Street are not of heritage significance and obstruct views to the Harbour.

Properties have harbour views from the water; there are views to the spire of Our Lady Star of the Sea church and cultural plantings on the ridgeline.

Prominent garages on or close to the street frontage detract from the promenade and views from the waterfront. The visual impact of a contemporary dwelling with an uncharacteristic curved roof is partially mitigated by its relatively low scale and sympathetic landscaping when compared with larger buildings behind.

FIGURE 103

Aerial view of the precinct



FIGURE 104

Marine Parade streetscape



FIGURE 105

Marine Parade South from the pilot station



FIGURE 106

Yacht club at north end



FIGURE 107

Pilot Station at the south end of Marine Parade



FIGURE 108

North end of Gibsons Beach Reserve



FIGURE 109

Open space and steps leading up to Salisbury Street



FIGURE 110

Gibsons Beach from the promenade



FIGURE 111

'Tea Gardens'



FIGURE 112

Marine Parade South from the harbour



FIGURE 113

Views to the harbour from Gibsons Beach



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New street and promenade planting is to be selected to provide amenity (shade, softening of hard built areas, glare reduction) for pedestrians using the marine promenade, permit views out to the harbour and create opportunities for public views both to Watsons Bay from the harbour and to the harbour from the top of Salisbury Street.
- C2 Additional street or promenade trees may be introduced provided that they are appropriate for waterfront microclimatic conditions, are open-branched with relatively thin and permeable foliage, but with sufficient canopy to provide some shade — such as casuarinas. Araucarias, figs and most palms are unsuitable, although Canary Island palms may be considered.
- C3 Tree and shrub plantings at west end of Salisbury Street should be replaced with species that do not exceed 5m in height, have single trunks and open branching habits. These are to be placed to frame, not obstruct views.
- C4 Plantings down the steep slope between the west end, or 'elbow', of Salisbury Street and the waterfront should be selected to consolidate the slope while not obstructing the view. Species should be similar to the park-like plantings around.

Townscape

- C5 The regular pattern of detached buildings on separate allotments south of Tea Gardens is to be retained in order to respect the established form and provide for public views between buildings.

The waterfront

- C6 Views of houses, roofs and gardens from the promenade and Harbour are to be retained, unobstructed by high fences.

Views and vistas

- C7 View sharing from private properties is to be retained within the precinct and with overlooking properties in adjacent precincts.
- C8 Vistas are to be retained to Our Lady Star of the Sea church spire and cultural plantings as viewed from the harbour.
- C9 Existing maritime structures, such as the yacht club and pilot station, are not to be increased in height or bulk so that views to the harbour can be enjoyed.

Contributory items

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

Contributory items	
Marine Parade	Watsons Bay Pool (Baths) [SREP Sydney Harbour] A concrete arched pool structure with timber balustrades
Marine Parade	Watsons Bay Ferry Pier [SREP Sydney Harbour] A timber and concrete wharf structure
2 Marine Parade	Single storey Edwardian cottage with second storey addition
3 Marine Parade	Single storey Edwardian cottage
4 Marine Parade	2 storey 1920s flats over garage 'Belvedere'
5 Marine Parade	2 storey house over garages
6 Marine Parade	Single storey semi -detached dwelling
7 Marine Parade	Single storey semi -detached dwelling
8 Marine Parade	Single storey Spanish Mission styled restaurant 'Tea gardens'
Salisbury Street	Pilot station [SREP Sydney Harbour]
12 Salisbury Road	Kaffir Plum, Date palm, sandstone retaining wall to reserve
Within Gibsons Beach Reserve	Coral trees and phoenix palms Exposed rockfaces adjoining the promenade

C10 Heritage items and contributory items are to be retained.

C11 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Front (waterfront) setbacks

C12 All buildings are to be sited to provide a landscaped setback from Marine Parade to provide for a garden space in front. The setback and alignment are to be related to adjacent buildings and the skewed alignment pattern.

Side setbacks

- C13 All buildings are to be a minimum of be set back from side boundaries by 1.5m to retain the detached building character of the precinct and provide for public views between buildings.

Rear setbacks

- C14 Rear setbacks are to be similar to adjacent setbacks in order to maintain the amenity of neighbouring residential property.

Building height

- C15 Buildings are to comply with the maximum statutory height control in Woollahra LEP and are to be a maximum of two storeys in height, with roofs pitched to match traditional forms.
- C16 No increase is permitted in the height of marine structures, such as the yacht club (Figure 106) and pilot station (Figure 107), at each end of the precinct.

Building form

- C17 Established building forms are to be used, i.e. simple rectilinear plan with pitched roofs.
- C18 Buildings should not be flat-roofed or reverse skillion, in order to relate to traditional roof forms when viewed from the water.
- C19 Ridgelines of roofs are to be parallel to the side boundaries in order to minimise the visual impact of roofs on views when viewed from Marine Parade and the waterfront.

Building character

- C20 The architectural treatment of new buildings is not to stand out in marked contrast to existing contributory items in the area.

Building materials and details

- C21 The following materials are appropriate for new buildings:
- a) Walls: preferably face brickwork or rendered/painted brickwork or masonry.
 - b) Roofs: slate, corrugated steel or tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C22 The building footprint and paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C23 Structures and infrastructure, including swimming pools and water pipes, are to be designed (including the underside) to minimise the visual impacts upon the reserve and its significant elements (including sandstone rock shelves) when viewed from public areas.
-

Fences and walls

Marine Parade

- C24 Fence heights are to be a maximum 1.2m above promenade level or, where privacy from the promenade is an issue, up to 1.8m maximum with 50% transparency above 1.2m. Acceptable materials are sandstone or face brick or rendered or painted masonry in keeping with the building to which it relates.

Robertson Place

- C25 Existing low brick fences facing Robertson Place are to be retained.

Salisbury Street

- C26 Fences are to be a maximum of 1.2m above footpath level and are to be in keeping with the building to which they relate. Brush fences, concrete block, or copies of iron palisade fences are not traditionally associated with houses in this precinct and are not permitted.

Gibsons Beach Reserve

- C27 Fence heights are to be a maximum 1.2m above the walkway level or rockshelf or, where privacy from the reserve or security is an issue, up to an 1.8m maximum with a 50% transparency above 1.2m. Acceptable Materials are sandstone or rendered and painted masonry in keeping with the building to which it relates.

Rear and side fences (when not street or reserve fronting)

- C28 Fences are to be traditional timber paling fences of 1.8m maximum height.

Car parking and access

- C29 Garages or carports are not to be built to the street frontage, and are to be set back behind the main building whether attached or freestanding.
- C30 A maximum of two garages may be visible from the street provided that a minimum of 50% of the width of the street frontage is retained for landscaped area.
- C31 Parking may be accommodated in a basement or semi -basement level.

Gibsons Beach Reserve and Marine Parade promenade and maritime structures

Given its public ownership, it is strongly recommended that the structures and the reserve are conserved and managed through specific management plans that include or are informed by the following management policies:

- C32 The existing topography and vegetation is to be maintained. New plantings are to be of the same scale and species to that existing, except where these are inconsistent with the

principal character of the precinct. New plantings are not to obscure existing public views and vistas.

- C33 Existing extensive views to and from the waterfront are to be retained. No additional marine structures are to be erected in this area to retain the open landscape character of this part of the beach.
- C34 The existing public access, including disabled access, is to be retained along the promenade to the beach and the reserve.
- C35 New development and alterations and additions to existing buildings are not permitted except where consistent with the policies in the adopted management plan, including those for siting, orientation, height limits and design.
- C36 Structures and infrastructure, including swimming pools and water pipes, are to be designed to minimise the visual impacts upon the precinct and its significant elements when viewed from public areas.
- C37 No additions are to be made to the building envelopes of the existing marine structures (jetties and pilot station).
- C38 New structures are to be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which are to be carefully controlled so as not to result in a visual cluttering of the landscape.
- C39 Beach dinghies are permitted against the promenade edge provided these do not impede public access.
- C40 No additional fencing is to be constructed. If essential, any new fencing is to be low in height (1.2m maximum) and constructed of sandstone, concrete or rendered masonry in neutral tone colours.
- C41 Stormwater run-off into the Harbour is to be carefully managed to protect the seahorse colony in the seagrass beds off the beach.
- C42 No additional car parking or vehicular access is permitted.
- C43 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- C44 The management plans should incorporate a cohesive approach for the public areas along Marine Parade, in terms of paving, street furniture, lighting, signage and the like.
- C45 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

3.4.15 Precinct P: Upper Gap Park

Character statement

Upper Gap Park forms part of the spectacular gateway to Watsons Bay on its approach from Old South Head Road.

It consists of an exposed sandstone ridge with sheer cliffs at its eastern edge, which form a rugged and dramatic coastline. Low coastal plantings soften this rocky landscape.

Extensive views to Watsons Bay and the Tasman Sea are available from throughout the park.

FIGURE 140

Aerial view of the precinct



FIGURE 141

Sandstone cliff faces and coastal vegetation



FIGURE 142 Extensive views from within the Park across Watsons Bay and the harbour



FIGURE 143

Sheer sandstone cliffs along east edge of precinct



FIGURE 144 Monument at south end of the park



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 The existing topography and vegetation should be maintained. New plantings should be typical Hawkesbury sandstone heath community plants of the same scale and species to those existing. New plantings should not obscure existing views and vistas. Additional plantings of Norfolk Island Pines and Fig trees are not appropriate in Upper Gap Park. Existing pines and fig trees should be retained as cultural plantings.
- G2 The existing extensive public views to and from Watsons Bay, Sydney Harbour and the waterfront, The Gap and within the park should be retained.
- G3 To retain the open landscape setting and ruggedness of the topography, new structures should be constructed within the park.
- G4 Existing monuments should be maintained as contributory items. New structures should be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which should be carefully controlled so as not to result in a visual 'cluttering' of the landscape.

-
- G5 No additional fencing should be constructed. New safety fencing should be constructed as low as possible whilst still serving its purpose. It should be constructed of materials that withstand tough marine and coastal conditions, are appropriate in terms of the character of the landscape and do not obstruct views and vistas.
 - G6 No additional car parking or vehicular access should be provided.
 - G7 The existing public access (including disabled access) throughout the park should be retained. Public access within the park to The Gap should be retained.
 - G8 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
 - G9 The public domain controls in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

Contributory items

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

Contributory items	
Within Gap Park	Sandstone landforms, weathered rock formations and coastal heathland, including a sequence of 'green open spaces'

3.4.16 Precinct Q: HMAS Watson

Character statement

This precinct comprises approximately 15 hectares of Commonwealth owned land at South Head known as HMAS Watson (Figure 147). It occupies a large portion of South Head and is surrounded by a fence that separates it from the adjoining Sydney Harbour National Park, including Inner South Head (Precinct T) and Gap Bluff (Precinct S) as well as Upper Gap Park (Precinct P).

The natural landform of the precinct consists of a ridge of sandstone with a series of rock benches, platforms and steep cliffs to the coastline along its eastern edge. Due to its dominant position on South Head over the entrance to Sydney Harbour, the precinct is highly visible from the harbour, surrounding residential areas and North and Middle Heads.

HMAS Watson is a defence training and accommodation complex which retains evidence of its historic role in the defence of Sydney Harbour including a number of gun emplacements and observation posts associated with battery and fortification sites, a former guardhouse, gun carriage coach house, married officers' quarters and officers mess. The complex also reflects continuous change over the last 120 years, in particular since the 1950s and includes the distinctive RAN Chapel (St George the Martyr Church).

The area also retains a number of documented Aboriginal rock carvings. A conservation management plan for HMAS Watson has been recently prepared on behalf of the Department of Defence.

The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by HMAS Watson in the preparation of a management plan for the precinct and use in considering any future development in the precinct.

FIGURE 145

Aerial view of the precinct



FIGURE 146

The sandstone cliffs that define the precinct on its east side



FIGURE 147 HMAS Watson from the harbour with Camp Cove in the foreground



FIGURE 148 Main Entrance to Sydney Harbour National Park and HMAS Watson (from Cliff Street)



FIGURE 149 HMAS Watson within its setting of native vegetation and cultural plantings



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 Existing heritage and contributory items should be retained and appropriately managed.
- G2 The existing topography and vegetation should be maintained.
- G3 The existing bushland and mature historic plantings should be retained. The expansion of areas of native bushland is encouraged, particularly in areas adjacent to the common boundaries with the Sydney Harbour National Park to achieve compatibility and continuity along the ridgeline.
- G4 If new plantings are proposed, species should be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing views and vistas.

- G5 Existing extensive views should be retained from within HMAS Watson over Watsons Bay and to the waterfront.
- G6 It is recommended that any alterations and additions proposed to HMAS Watson facilities be guided and managed by a conservation management plan adopted by the Department of Defence.
- G7 Alterations and additions to the HMAS Watson facilities should be sited so as avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
- G8 Any required new buildings on the site should be located adjacent to or within the vicinity of existing buildings (within the complex of buildings) to minimise the impact of the built environment on the character of the national park.
- G9 Any required new buildings within the HMAS Watson complex should be designed, and finished so as to be recessive when viewed from the harbour and surrounding areas.
- G10 New development should be designed to be built into the landscape and hidden from view, with particular attention being paid to roof forms, materials and the use of recessive colours (excluding white).
- G11 New fences and walls within the HMAS Watson complex should be of a low height (1.5m maximum) to retain its open character and constructed of either sandstone or timber. If higher fencing is required for security purposes, then it should be constructed of a material such as chain-wire fencing in a recessive colour that allows for view retention and minimal visual impact on the landscape when viewed from outside the complex.
- G12 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G13 The location and design of any additional car parking and vehicular access facilities should comply with the policies for such elements contained within a conservation management plan adopted by the Department of Defence.

Contributory items

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

Contributory items	
HMAS Watson	<p>Remains (footings) of former single officers' quarters (asset 28)</p> <p>Cultural plantings - Coral trees. Norfolk Island Pines, Phoenix palms and Eucalyptus</p> <p>Natural vegetation - Sandstone formations with numerous rock benches and stepped platforms, remnant vegetation on higher ridge</p>

3.4.17 Precinct R: Green (Laings) Point and Research Station

Character statement

Green (Laings) Point Reserve is a grassy elevated sandstone headland, with extensive views and water frontage to Sydney Harbour. It separates the two bays of Camp Cove and Watsons Bay (Figure 150). The area was named Green Point in 1788, and granted to Laing in 1793. The area has been formerly known as Laings or Green Point Reserve.

Apart from the former Marine Biological Research Station, this area is protected under the *National Parks and Wildlife Act 1974* and managed by the National Parks and Wildlife Service. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

Green (Laings) Point Precinct is a significant cultural landscape within the Watsons Bay area featuring coral and paperbark trees, a monument to the landing of the First Fleet, evidence of defence structures and the historic marine biological research station.

Contributory items include:

- A navigational marker (obelisk) erected in 1858 to mark the eastern passage into the harbour;
- A submarine miners' firing station, which operated the electronic minefield that extended across the harbour opening (1871-1892) including the officers' quarters (currently used as NPWS staff accommodation) and a concrete base for a searchlight tower;
- A small concrete base to the boom-winch house which is evidence of the anti-torpedo and midget submarine boom net that operated throughout World War II;
- Remnants of an anti-motor torpedo boat defensive battery, including gun emplacements, magazine, crew shelter and command (observation) post;
- The historic former Marine Biological Research Station; and
- A memorial erected to the first landing at Sydney Harbour.

Views to, from and across Sydney Harbour and to, from and across Camp Cove Beach to South Head are also significant.

FIGURE 150

Aerial view of the precinct



FIGURE 151 Green (Laings) Point Reserve from the harbour with the former Marine Biological Research Station at left



FIGURE 152 Views across the harbour to the city from Green (Laings) Point Reserve



FIGURE 153 Entry to the anti-motor torpedo boat defensive battery



FIGURE 154 Concrete base to the boom-winch house



FIGURE 155 Phillip Memorial



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Both the Sydney Harbour Federation Trust (SHFT) and the National Parks and Wildlife Service (NPWS) have prepared management plans for the lands under their control. It is recommended that the individual management plans be reviewed to include or be informed by the following policies:

- G1 The existing landform of the ridge, slope and rock platform down to the low water mark should be maintained.
- G2 Excavation of the rock platform to create footings for jetties, boat ramps or other similar structures should not be permitted.

-
- G3 Mature historic plantings should be retained.
 - G4 If new plantings are proposed, selected species should be appropriate in scale, canopy size and character to those existing in the cultural landscape.
 - G5 New plantings should not obscure existing views and vistas.
 - G6 The lower level of the reserve adjacent to the waterfront should retain its open grassy character.
 - G7 Jetties, boat ramps and similar structures should not be built over the rock shelf.
 - G8 Existing extensive views should be retained from the waterfront, particularly the views from the open lower level of Green (Laings) Point Reserve
 - G9 New development and alterations and additions to existing buildings should not be permitted, except where consistent with the policies contained within an adopted conservation management plan, including those for siting, orientation, height limits and design.
 - G10 Unsympathetic existing development should be relocated to be less obtrusive and/or replaced with more sensitively designed structures. Alternatively, other work should be undertaken to improve the visual amenity of such structures, including design and colour alterations. The existing public toilet block should be screened from the waterfront by appropriate plantings.
 - G11 Fences around existing buildings within Green (Laings) Point Reserve should be of a traditional timber picket to the water side and palings at sides and rear.
 - G12 Height of fencing should be restricted to 1.2m maximum at the waterfront side and 1.8m at the sides and rear.
 - G13 No additional public car parking should be provided within the precinct in order to retain its open green character.
 - G14 Vehicular access to building complexes within Green (Laings) Point Reserve is to be via existing driveways only.
 - G15 The existing public access should be retained to all foreshore areas.
 - G16 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
 - G17 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.
-

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
36 Pacific Street	Single storey Victorian weatherboard Keepers Cottage
Green [Laings] Point Reserve	<p>Green Point obelisk [REP23] — a Victorian sandstone obelisk</p> <p>Royal Australia Historical Society sandstone monument to Captain Phillip's landing at Camp Cove on 21 January 1788</p> <p>Base of winch house for WW2 anti-torpedo and midget submarine boom net</p> <p>Sandstone rock benches, talus deposits and Platforms</p> <p>Ornamental plantings to northern edge [Coral trees and Melaleucas]</p> <p>Remnant plantings to SW [Hills weeping fig and Port Jackson fig]</p>

3.4.18 Precinct S: Sydney Harbour National Park (Gap Bluff)

Character statement

Sydney Harbour National Park (Gap Bluff) Precinct is bounded by sheer sandstone cliffs on part of its eastern edge and consists mainly of a linear, uneven ridge that runs north-south as a series of platforms (narrow and wide at various points), broken by rock benches.

The area retains evidence of earlier defence structures including gun emplacements, the former artillery school and constable's cottage group.

Although a number of buildings exist within the park (currently used as the Gap Bluff Function Centre), they are dominated by the natural topography and vegetation.

Local native plants are complemented by cultural and ornamental plantings, particularly the post-World War II Norfolk Island Pines which, although they have landmark qualities, are of limited heritage landscape significance.

This area is protected under the *National Parks and Wildlife Act 1974* and managed by the NPWS. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

FIGURE 156

Aerial view of the precinct



FIGURE 157

Views across Watsons Bay and the harbour to the city



FIGURE 158 Remnants of gun emplacements and the former artillery school are located at the north end



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 The existing topography and vegetation should be retained.
- G2 Mature pre-1945 plantings should be retained. If new plantings are proposed in the vicinity of existing buildings, species should be selected that are appropriate in scale, canopy size and character to those within their existing curtilage. New plantings should not obscure existing public views and vistas.
- G3 Beyond the curtilage of historic buildings, plantings should comprise typical Hawkesbury sandstone heath community plants on exposed platforms and eastern suburbs banksia scrub species in more moist, sheltered western aspects.
- G4 The plantation of coral trees in the northwest area of the precinct adjacent to the car park in Cliff Street should be retained, but no further plantings of these trees should be added elsewhere within the park.
- G5 Existing extensive views should be retained from within the Park over Watsons Bay and to the waterfront.
- G6 Alterations and additions to the Gap Bluff Function Centre should be guided by and be consistent with an adopted management plan, including policies for siting, orientation, height limits and design as well as car parking.
- G7 Alterations and additions to the Gap Bluff Function Centre should be sited so as to avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
- G8 New buildings should be orientated to minimise visual impact when viewed from the water and surrounding areas.

- G9 Any required new buildings on the site should be located adjacent to the Gap Bluff Function Centre complex to minimise impact on the open green character of the National Park.
- G10 Any required new buildings should be constructed at a height that is equal to or lower than that of existing buildings within the Gap Bluff Function Centre complex.
- G11 New structures should follow established forms, i.e. simple rectilinear plan buildings of a small scale with pitched roofs. New development should not include flat roofed buildings. Roof colours should be recessive.
- G12 Only essential new fences and walls should be erected within the National Park. These should be constructed of either sandstone or timber and be of a low, 1.2m maximum height so as to retain the open character of the park.
- G13 Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G14 Only essential additional car parking on existing paved surfaces should be permitted. The locations and design of any additional car parking and vehicular access facilities should be consistent with an adopted management plan.
- G15 The upper and lower level car parks should be provided with additional canopy trees and perimeter shrubs to increase shade and amenity and to provide greater vegetative screening of highly reflective vehicle surfaces.
- G16 The existing public access (including disabled access) should be retained throughout the National Park. The public access from the upper levels of the park to the waterfront should be retained.
- G17 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G18 The public domain controls in Section C3.7 apply to the publicly accessible areas of the site.

Contributory items

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

Contributory items	
NE of the Tide Station on Camp Cove Beach	Remains of the former boatshed and ramp at the inlet
South Head Sydney Harbour National Park	Cultural plantings Coral trees, Phoenix palms and Norfolk island pines along Entrance Road

3.4.19 Precinct T: Sydney Harbour National Park (Inner South Head)

Character statement

This precinct consists of a rugged coastline fronting both the harbour and the open sea (Figure 161). The natural topography of the west (harbour) edge and the peninsula (South Head) is marked by the historic Hornby Light and associated lighthouse keeper's cottage.

In conjunction with the adjoining HMAS Watson (Precinct Q) and Green (Laings) Point (Precinct R), this area has played an important historic role in the defence of Sydney Harbour since the 1870s.

The narrow, secluded sandy beach of Lady Bay, which disappears at high tide, is defined by sandstone rock benches and cliffs. Built evidence of the historic role this area had in the defence of Sydney Harbour exists in the form of historic gun emplacements overlooking the entrance to the harbour and Camp Cove.

The precinct also features extensive views across the harbour entrance to North Head and across the harbour to the city.

This area is protected under the *National Parks and Wildlife Act 1974* and managed by the National Parks and Wildlife Service in conjunction with Gap Bluff (Precinct S) and Green (Laings) Point (Precinct R). The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

FIGURE 159 Aerial view of the precinct



FIGURE 160 Rugged coastline of sheer sandstone cliff faces



FIGURE 161 Former defence structures and extensive views across the entrance to the harbour



FIGURE 162 Former gun emplacement overlooking Camp Cove



FIGURE 163
Extensive views across the harbour to the city



FIGURE 164 Hornby Light



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 Existing topography and vegetation should be maintained.
- G2 Mature historic plantings should be retained. If new plantings are proposed, select species that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing public views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G3 Existing extensive public views to and from the waterfront should be retained.

- G4 The existing public access (including disabled access) should be retained throughout the national park. Any new paths within the precinct should be unobtrusive and not constructed of concrete. They should be edged with low border plantings to minimise the visual impact when viewed from above.
- G5 Alterations and additions to existing buildings should be guided and managed by appropriate conservation policies. Alterations and additions to existing buildings should be sited so as not to obstruct existing public view corridors.
- G6 No new development should occur except where consistent with the policies in the adopted management plan for siting, orientation, height limits and design.
- G7 Any required new buildings (including ancillary structures for maintenance equipment and the like) on the site should be located adjacent to existing buildings to minimise the impact of the built environment on the open green character of the national park.
- G8 Any required new buildings should be located and designed to minimise the visual impact of such structures when viewed from the water and surrounding public areas.
- G9 Any required new buildings should be constructed at a height that is equal to or lower than the ridgeline heights of existing buildings and be surrounded by vegetation. New structures should follow established forms, i.e. simple rectilinear plan of a small scale with pitched roofs. Flat roofed buildings are not appropriate.
- G10 Only essential new fences and walls should be erected within the national park. These should be of a low height (1.2m maximum) to retain the open character of the park and constructed of either sandstone or timber. Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G11 No public vehicular access is permitted in this area of the national park. The location and design of car parking and vehicular access facilities (limited to maintenance/service vehicles) should be consistent with the policies for such elements in an adopted management plan.
- G12 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G13 The public domain provisions in Section C3.7 apply to the publicly accessible areas of the site.

Contributory items

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

Contributory items	
Within South Head Sydney Harbour National Park	Natural landscape Rugged Hawkesbury sandstone formations, natural vegetation and sandy beaches

C3.5 General controls for all development

Development is to respect and enhance the character of Watsons Bay. It must not detract from the scale or character of the streetscape or the conservation area generally.

This section contains general controls which apply to development including:

- infill or replacement development, also referred to as new development; and
- alterations and additions to existing buildings.

The matters addressed in this section are:

- 3.5.1 Topography and vegetation
- 3.5.2 Townscape
- 3.5.3 The waterfront
- 3.5.4 Views and vistas
- 3.5.5 Built form (including building siting and alignment, building height, building form, building character and building materials and design)
- 3.5.6 Landscaping and private open space
- 3.5.7 Fences and walls
- 3.5.8 Car parking and access
- 3.5.9 Site facilities and aerial devices
- 3.5.10 Acoustic and visual privacy

The controls in this section apply in addition to:

- Section C3.3 Objectives for development; and
- Section C3.4 Precincts.

If there is an inconsistency between the general controls and the precinct controls, the precinct controls take precedence.

If compliance with a general control cannot be achieved, it must be demonstrated that the objectives of the control can be met (refer to Section C3.3).

3.5.1 Topography and vegetation

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Development is not to alter natural sandstone cliff faces and outcrops.
- C2 Development is not to protrude above the height of natural cliff lines or to obscure or detract from views of the landform from major public vantage points including the harbour.
- C3 Development on sites located on ridgelines and on sloping sites is to be of a height that will complement the natural topography of the site and the surrounding environment; that is, it should broadly follow the contours of the land. To achieve this, development is to be of a similar height to neighbouring dwellings.
- C4 Development is to step down sloping sites.
- C5 Bulky structures that would adversely affect the visual appreciation of the landform are not permitted.
- C6 Native planting is to be retained and protected where present.
- C7 Significant cultural plantings, including but not limited to those identified as contributory items, are to be retained, except where removal is necessary due to ill health.
(Where significant cultural plantings are removed due to ill health, they are to be replaced with a species that has an appropriate character, mature height limit and spread.)

3.5.2 Townscape

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 The mix of small scale, close knit dwellings and larger waterfront houses north of Robertson Park is to be retained.
- C2 The predominant one and two storey scale of the residential precincts is to be retained to protect their character, retain significant views and vistas and to enhance view sharing.
- C3 Existing development patterns, including building footprint size and spacing between buildings, are to be retained based on precinct type. Refer to Section C3.4 Precincts.
- C4 The predominant pattern of subdivision and lot sizes is to be retained. Re-subdividing of properties into narrower, smaller allotments is not permitted where this would alter subdivision patterns or compromise the setting of the existing building on the site or on the setting of the adjoining sites.
- C5 Amalgamation of allotments is not permitted unless resulting development is of a form that reflects the character of single detached dwellings on separate allotments with setbacks from boundaries. The size and location of garden areas must be similar to predominant patterns in the area.
- C6 The existing street pattern is to be retained without road widening.
- C7 The existing public lanes and passageways that service Watsons Bay are to be retained.
- C8 contributory items and natural and landscape features that contribute to the significance of the area are to be retained and conserved.
- C9 Extensive cut and fill or retaining walls that would detract from the appearance of the natural landform or streetscape character are not permitted.

3.5.3 The waterfront

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Development is not to further encroach onto existing public foreshore promenades or beaches.
- C2 Development is to retain the visual links between the water and foreshore areas.
- C3 Commercial development is not permitted within the public domain, other than in those areas that are already used commercially.
- C4 No development is permitted that would prevent public access to the shoreline or create the impression of the foreshore being a private area.
- C5 Development on foreshore properties is not to alter natural foreshore features including cliffs, rock outcrops, rock shelves and beaches.
- C6 Slipways and stairs are to be designed and constructed to closely conform with the character of the natural foreshore.
- C7 Development on foreshore properties is not to increase current levels of site stormwater or sediment run-off entering the harbour.
- C8 Historic maritime structures are to be retained in situ.
- C9 Building forms are to follow the natural topography and maintain or enhance vegetation cover as viewed from the harbour.
- C10 New maritime structures (including wharves, jetties and boatsheds) are not to be constructed on, nor to shade, seabeds or seagrass habitats identified as sensitive marine environments and are not to be sited upon rock shelves.
- C11 The design of new maritime structures is to be sympathetic to the character of the surrounding environment and not impede significant public views to the harbour from within the conservation area, or views to the beaches from the harbour.
- C12 Pergolas, boatsheds and other outbuildings and structures are to be designed and constructed to complement the overall appearance of the development. Such structures are to be no more than a single storey in height.
- C13 Boatsheds are to have a direct relationship with the water, with openings and access facing the water.
- C14 Boatsheds are to be used solely for the storage and/or maintenance of boats and are not to be used as dwellings. Boatsheds that include washing or showering facilities, hand basins, toilets, cooking facilities or habitable rooms are not permitted.
- C15 Boatsheds are to have maximum plan dimensions of 6m x 3.7m. Boatsheds are to be sited so that the minimum dimension fronts the harbour.

-
- C16 Boatsheds are to incorporate gable pitched roofs with a minimum pitch of 30°. The use of roofs as sun decks, patios or the like is not permitted.
 - C17 Boatsheds are to be single storey with a maximum wall height of 2.5m.
 - C18 Boatsheds are to be constructed of solid materials such as stone or timber. Large areas of glazing are not permitted.
 - C19 Jetties are to be of minimum size, constructed of hardwood and designed to be as unobtrusive as possible. The sharing of jetties between properties is encouraged and, where possible, jetties are to be constructed on common boundaries to limit the proliferation of structures along the foreshore.

3.5.4 Views and vistas

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 View corridors identified from the public domain in the Watsons Bay HCA precinct map are to be retained.
- C2 Development is to be designed (including bulk and heights of proposed buildings and vegetation) and located to minimise impact on existing views.
- C3 Development is to include opportunities to reinstate identified blocked views and vistas.
- C4 Development is not to block views to Watsons Bay from elevated locations including along Old South Head Road from Gap Park, from Robertson Park and the foreshore.
- C5 Roofs of development are to be designed and oriented to ensure views from more elevated locations and visual gateways are retained. Photomontages are to be submitted with development applications demonstrating retention of key views.
- C6 Buildings must be setback from side boundaries and adjacent sections of front fences are to be transparent in order to retain and restore view corridors between the street and the harbour.
- C7 Building forms are to enable a sharing of views with surrounding residences (refer to Figures 166 and 167).

FIGURE 165

Existing views to the harbour between building side setbacks

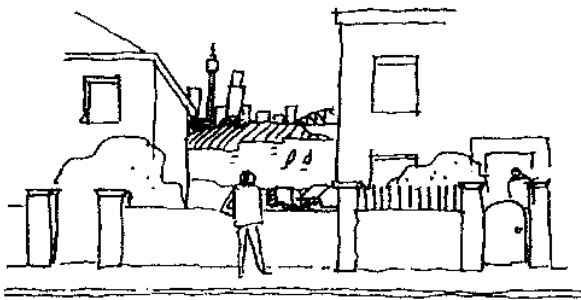


FIGURE 166

Creating streetscapes that allow for the retention of significant views

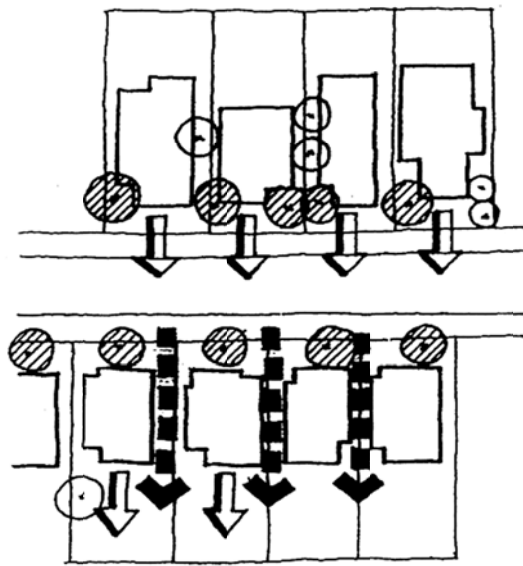


FIGURE 167

Articulated building forms and setbacks that enable view sharing



3.5.5 Built form

Note: The objectives for these controls are in Section C3.3 Objectives for development.

The controls below apply to new buildings (infill development) as well as alterations and additions to existing buildings. For contributory items, the controls below apply in addition to the built form controls for contributory items in Section C3.6. If there is an inconsistency between the general controls and the controls for contributory items, the contributory item controls prevail.

Controls

Building footprint

- C1 The building footprint is not to exceed 60% of the site area unless stated otherwise in the precinct controls. Total built upon area including paths, driveways, tennis courts, swimming pools and all hardstand areas must not exceed 75% of the site area with a minimum of 25% to be deep soil landscaped area unless stated otherwise in the precinct controls.
- C2 The proportion of site coverage is to be no greater than that of adjoining properties and surrounding areas.
- C3 Building footprints for residential flat buildings or multi dwelling housing are limited to 40% of the site area unless stated otherwise in the precinct controls.
- C4 Existing development patterns, including building footprint size and spacing between buildings, are to be retained based on precinct type. (Refer to Section C3.4 Precincts).

Excavation

Excavation is an accepted part of development in the Woollahra Municipality where the topography varies. Excavation allows buildings on the sloping sites to be designed to step down and sit into the hillside, and it also enables cars and storage to be accommodated on site in an unobtrusive manner.

However, there are significant environmental impacts associated with extensive excavation, as well as external impacts, such as amenity impacts to adjoining properties during the excavation process.

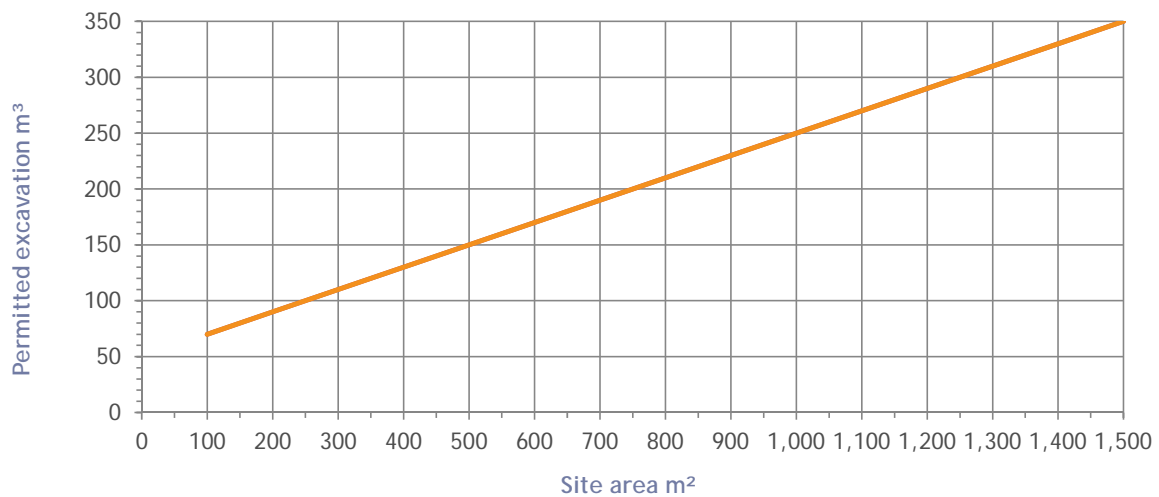
Council has determined that the volume excavated from a given site should be limited to that which might reasonably be required for car parking and domestic storage requirements, and to allow the building to respond to the site topography in an appropriate manner.

- C5 For dwelling houses, dual occupancies, semi-detached dwellings, and attached housing with at grade parking—the maximum volume of excavation permitted is no greater than the volume shown in Figure 168.

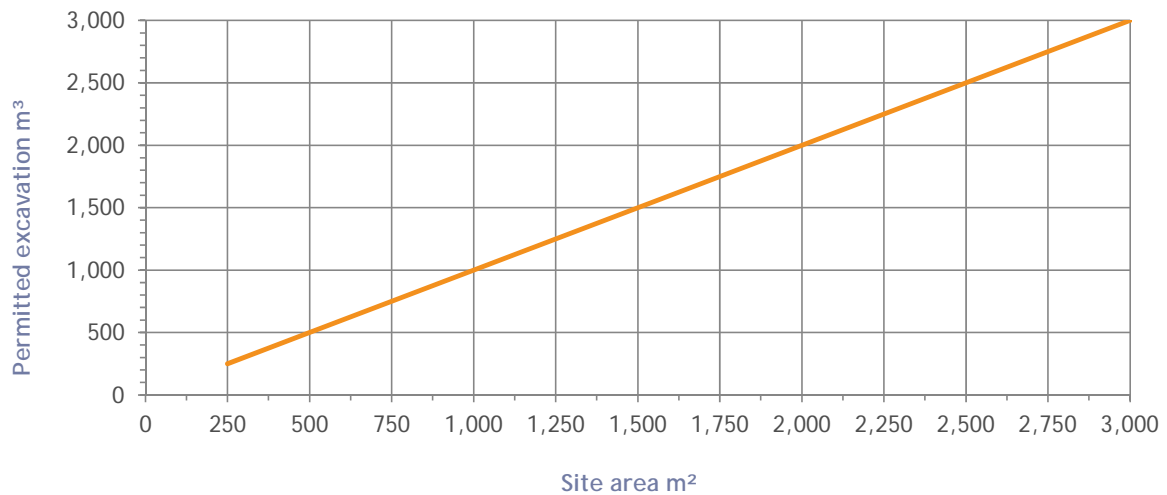
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- C6 For residential flat buildings, multi dwelling housing, and attached housing with basement parking—the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.
- Note: The above volume controls in C5 and C6 do not apply to backyard swimming pools, tennis courts and the like.
- C7 For a site that slopes up from the street—a variation to the volume shown in Figures 168 and 169 may be considered, however the maximum volume of excavation permitted will only be the amount needed to accommodate:
- a) car parking to comply with the maximum rates in Part E1 of this DCP and any reasonable access thereto; and
 - b) storage at a rate of 20m³ per dwelling if for a dwelling house, dual occupancy, semi-detached dwelling or attached housing; or
 - c) storage at a rate of 8m³ per dwelling if for a residential flat building or multi dwelling housing development.
- C8 All habitable rooms have at least one wall fully above existing ground level (see Figure 170).
- C9 Sub-surface walls are no closer to the boundary than permitted by the setback controls (refer to Figure 171).
- C10 Notwithstanding C9, for excavation in relation to an existing attached dwelling, semi-detached dwelling, or attached dual occupancy—excavation is not to occur under common walls, footings to common party walls, freestanding boundary walls, or footings to freestanding boundary walls.
- C11 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical report and a structural report to demonstrate that the works will not have any adverse effect on the neighbouring structures.
- Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.
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FIGURE 168

Maximum volume of excavation for a dwelling house, dual occupancy, semi-detached dwelling, or for attached housing where the attached housing has at grade parking

**FIGURE 169**

Maximum volume of excavation for a residential flat building, multi dwelling housing, or for attached housing where the attached housing has basement parking



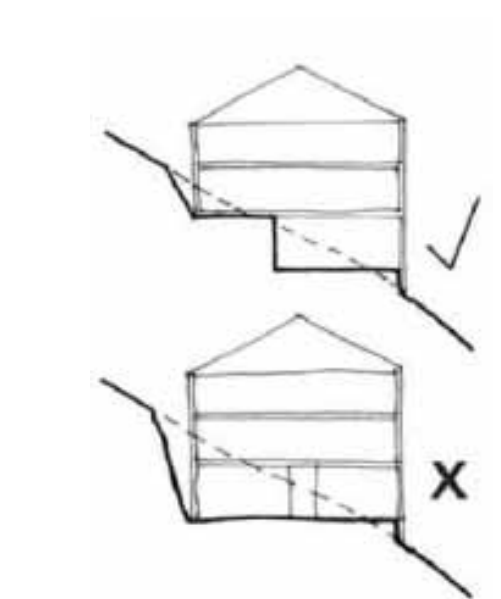


FIGURE 170

Habitable rooms are to have at least one external wall fully above existing ground level

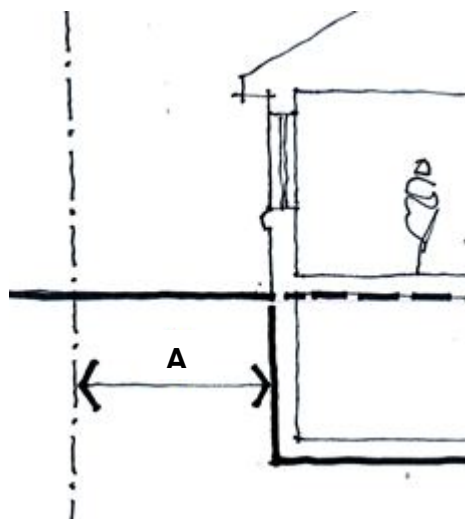


FIGURE 171

Sub-surface walls can be no closer to the boundary than the required setback A

Building siting and alignment

- C12 Development is to adopt the established orientation patterns. Where adjoining buildings are oriented to face a view rather than the street, new development is to adopt this orientation.
- C13 Development is to conform to the existing pattern of development within the streetscape in terms of setbacks from front boundaries and footprint size.
- C14 Where there is a uniform building setback, development is to be aligned to the existing setback pattern. Development is not to be built forward of adjacent buildings.
- C15 Where there are contributory items in the street, development is to match the predominant setback of contributory items.
- C16 Where there is no uniform or predominant building setback, development is to achieve a transitional front setback between the two properties on either side.
- C17 The setback of development from side and rear boundaries is to be sufficient to ensure that the residential amenity of neighbouring properties is not unduly affected.
- C18 Rear setbacks are to relate to the existing building pattern, to provide rear yard space and to maintain the amenity of neighbouring residential property.
- C19 Notwithstanding C18 above, a deeper rear setback may be considered where:
- a) development is for a significant single storey cottage adjacent to two storey dwellings; or
 - b) development is on a site where the directly adjoining properties are underdeveloped; and
 - c) the deeper rear setback does not unreasonably impact on privacy, solar access or views of the adjoining properties.
- C20 Side setbacks are to be a minimum of 1.2m (and 1.5m on lots greater than 15m in width). A variation to setback controls may be considered where the site is less than 10m wide, comprises an irregular shape allotment, contains a service easement or shares a party wall with an adjoining property.
- C21 In waterfront precincts, the siting of development is to have regard to views to and from the waterfront and from the harbour.
- C22 Ground floor levels of development are to be similar to those of the existing building on the site and adjacent buildings with similar natural ground levels.

Building height

Note: The maximum building height control is set by Woollahra LEP.

- C23 The height of buildings should not exceed two storeys, except where permitted otherwise by the precinct controls.
- C24 New buildings and additions are not to exceed the predominant height of contributory items in the street. Additionally, the height of a proposed new building may be limited to the height of an adjoining contributory item (both along the ridgeline of the roof and the height to the eaves).
- C25 Where a maximum building height of 8.2m applies (as specified in Woollahra LEP)—the maximum external wall height is to be 6.7m to the underside of the eaves or the top of parapet (where proposed).
- C26 The design of new development must conform to the predominant floor and ceiling heights in adjacent contributory items.
- C27 Development is to facilitate view sharing with surrounding buildings and from public roads and public spaces.

Solar access

- C28 New buildings and additions are to be designed and sited so as to retain sunlight to at least 50% or 35m² with minimum dimension of 3m x 3m (whichever is smaller) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June.
- C29 Dwellings are to include at least one north-facing room capable of use as a habitable room.
- C30 Windows to north-facing habitable rooms are to receive at least three hours of sun between 9am and 3pm on 21 June over a portion of their surface.
- C31 North-facing windows to habitable rooms of neighbouring dwellings are not to have sunlight reduced to less than three hours between 9am and 3pm on 21 June over a portion of their surface.

Building form

- C32 Buildings are not to visually overwhelm their context or be visually dominant from the street.
- C33 Development is to respect the dominant form and massing of existing development within the streetscape, in particular, adjacent or nearby contributory items.
- C34 The design of buildings is to respect the simple rectangular footprints and traditional pitched roof forms of existing dwellings in the area.
- C35 Roof forms are to be designed to present a traditional appearance (that is, sloping with hipped, gabled or skillion roof form), when viewed from the harbour.

Building character

- C36 The character of new buildings and additions is to be consistent with the character of nearby and surrounding contributory items and the character of the streetscape in which they are located.

Dormers

- C37 The design, proportions and materials of new dormer windows, where permitted, are to be appropriate to the architectural style of the building and the building's context.
- C38 Dormers detailed in a contemporary style may be permitted on non-contributory items where:
- a) there would be no adverse impact on adjoining contributory items; and
 - b) they would not result in privacy or amenity impacts on neighbouring properties.

Skylights

- C39 Skylights are not to be placed on the front plane of roofs or on other roof planes where they would be intrusive in views from the public domain or affect the amenity of neighbouring properties. The night-time appearance (that is, when lit from below) is to be taken into consideration.
- C40 Skylights are to be limited in number to a maximum of one per 8m² of rear roof plane. This may be further reduced where dormer windows also exist in the same roof plane.
- C41 Skylights are to be of a low profile and flush with the roof surface. Colouring is to merge with the roofing material.

Building materials and details

- C42 Materials, finishes textures and colour schemes are to be appropriate to the architectural style of the building. No fluorescent primary colours are permitted. Intensity and hue of colour is to relate to the style of the building and to the streetscape context. Roofs are to be neutral colour range with the exception of the maintenance of original terracotta tiles.
- C43 The materials and details used are to reflect but not copy the characteristic materials, colours finishes, textures and details of existing surrounding buildings.
- C44 Solid to void ratios should be similar to those of contributory items in the vicinity.
- C45 Excessive areas of glazing will not be permitted.
- C46 Building materials are to be referenced from the predominant materials evident in the streetscape, but detailed in a contemporary manner.
- C47 External colour schemes and materials should respect the character of the streetscape and not detract from contributory items in the street.
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- C48 Verandahs and balconies are to be sympathetic, contemporary design tinted or reflective glass balustrades are not permitted.
 - C49 Security, where needed is to be provided by the least obtrusive method (such as shutters, mortice deadlocks, window locks and alarm systems).
 - C50 Highly visible security grilles embellished with pseudo period detail over windows and doors are not permitted. Metal security doors and window grilles may be acceptable where they use simple, unembellished rectangular bars in a vertical pattern and painted in recessive colours.
 - C51 Security grilles to windows are to be internally located.

Dual occupancy development

- C52 If development is for a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .

3.5.6 Landscaping and private open space

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Each dwelling located at ground level, including any dwelling house, is to provide private open space comprising a minimum area of 35m² with minimum dimensions of 3m. The principal area is to have a minimum area of 16m² with minimum dimensions of 4m at any point.
- C2 Part of the private open space is to be capable of serving as an extension of the dwelling for relaxation, recreation and entertaining and must be directly accessible from the main living areas. Stairways and ramps may be used to provide access to these areas on sloping sites.
- C3 The raising of open space areas to provide level access from a building is not permitted if this would impact on the amenity of adjoining properties or the significance of the property generally.
- C4 Landscaped area is to comprise at least 25% of the site area. At least 40% of the landscaped area is to be deep soil landscaped area.

Vegetation guidelines for landscaping

- C5 Landscaping is to consist of vegetation types and landscaping styles that blend the development into the streetscape and which will not block identified views and vistas.
- C6 Existing significant trees and vegetation are to be retained and incorporated into proposed landscape treatment.
- C7 Where plantings are to be removed due to ill health they are to be replaced with a species that has an appropriate character, mature height limit and spread. Where the removed tree is a cultural planting, it should be replaced with the same species, subject to site constraints. Alternatively, it would be appropriate to use cultural plantings associated with the principal period of the area's development.
- C8 Planting is to be selected to ensure that the mature height and canopy spread would not be excessive for the limited space available, and not obstruct major views to the harbour from private properties and public viewing points further up the slope.
- C9 Trees and other vegetation are to be of a size and species that will not have an adverse impact on the fabric of buildings and works and have minimal adverse impact on the amenity of the occupiers of adjoining properties.
- C10 Plantings in the vicinity of contributory items are to be of a solid, bold, sculptural form with rich green canopy and generally taller than 10m in mature height. While they should help frame and provide an appropriate backdrop to the contributory items, new plantings are to be planted a minimum of 7.5m away from the nearest contributory item so as not to affect their foundations, roofs or views or their spires.

- C11 Pines such as Norfolk Island, Cook Island, Hoop and Bunya, and other large scale trees, are not permitted as they become too large for private open space, potentially damaging buildings and overshadowing neighbouring properties.

Note: Palms are not appropriate as they contribute little to the greening and amenity of the area. Where palms are used, they are not to exceed 25% of the number of trees within the planted area of an allotment. Preferred palms are Howea (Kentia), Bangalow and Cabbage Tree palms.

Small scale trees such as Frangipani, Crepe Myrtle, Chinese Tallowood, New Zealand Christmas Tree, flowering fruit trees and ornamental pears, Blueberry Ash and Lillypilly, are appropriate in private open space.

The use of native species with ornamental plants is acceptable where these tolerate similar growing conditions (watering, fertilising and pruning), but generally they should be kept as specimen plants or grouped together with other native plants. Generally, planting should be 'tiered', with taller shrubs along boundary fences, lower shrubs in front of them, and groundcovers meeting a lawn (if one is provided).

Swimming pools

- C12 Swimming pools are not permitted in front gardens between the house and the street.
- C13 Swimming pools may be permitted in front gardens along waterfronts, but are not to be constructed on rock shelves.
- C14 A swimming pool is only permitted in front gardens along the waterfront where the coping will be flush with or no higher than 300mm above the existing ground level. No portion of the pool casing is to be visible from the water.
- C14 Swimming pools in the rear of properties are not to have an adverse impact on the amenity of adjoining properties.
- C15 Swimming pools in the rear of properties are not permitted if the construction of the pool would result in the removal of identified significant trees and vegetation.

3.5.7 Fences and walls

Note: The objectives for these controls are in Section C3.3 Objectives for development.

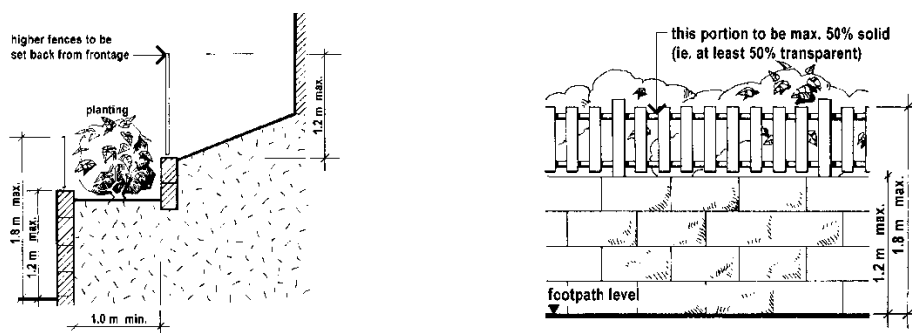
Controls

- C1 Fences styles and heights are to be based on the architectural style of the building and appropriate traditional heights.
- C2 Fences and gates on infill sites are to be of a contemporary design and use details and materials that conform with the building's context.
- C3 The design and materials of front fences is to be compatible with the appropriately designed fences in the streetscape and the heritage context of the area.
- C4 For sloping sites, the height of fences and walls may be averaged and fences and walls may be regularly stepped.
- C5 Front fences and walls are to be no higher than 1.2m above footpath level unless a taller fence is permitted in the precinct controls. Corner sites must maintain an open form front fence to maintain visibility for traffic and pedestrians.
- C6 On sites where the ground level is above the footpath level, a taller fence up to 1.8m max (above footpath level) a taller fence up to 1.8m max (above footpath level) may be permitted if the upper portion of the fence above 1.2m is not more than 50% solid (see Figure 172).
- C7 Gates are to be designed so as not to encroach over the street alignment when opening or closing.

Side and rear fences and walls

- C8 Side and rear boundary fences are to be no higher than 1.8m on level sites or 1.8m as measured from the low side where there is a difference in level either side of the boundary.
- C9 Where there is difference in ground level in excess of 1.2m of either side of the boundary the height of fences and walls between allotments may be up to 1.5m above the ground level of the high side.

FIGURE 172 Maximum fence and wall heights



3.5.8 Car parking and access

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

Refer also to Part E of the DCP, Chapter E1 Parking and Access for parking generation rates and general parking requirements.

- C1 The provision of on-site parking structures, parking areas, driveway access and servicing areas (such as loading facilities) is not a general requirement of Council and may not be permitted in any of the following circumstances:
 - a) if new garages or carports or parking areas would adversely affect the appearance of existing heritage or contributory items or the character of the existing building or streetscape;
 - b) if the parking of a vehicle will have a detrimental impact on the amenity of adjoining properties;
 - c) if vehicle entries and exits have a detrimental impact on pedestrian or traffic movements;
 - d) if inadequate sight distances will result in unsafe vehicle movement to or from the site; or
 - e) if there will be an adverse impact on the effective use of on-street public parking spaces or public parking management.
- C2 The height and bulk of new garages and carports, whether attached or freestanding, is to be subservient to the existing building on the site and to adjacent buildings.
- C3 All car parking is to be provided behind the front wall of the dwelling, preferably at the rear of the property. Exceptions may be considered only where the streetscape is characterised otherwise (in particular, in Precinct H and J).
- C4 No additional vehicle crossovers are permitted off street frontages where these would result in the removal of original sandstone kerbing.
- C5 In streetfront situations where a single crossover exists, it is not to be expanded to facilitate double/multiple garages.
- C6 In streetfront situations where a crossover exists, new garage and carport structures are to be of a design and constructed of materials that respond to the relevant aspects of the historic context, including existing buildings and the streetscape. A sympathetic contemporary design is preferred to historic imitation.
- C7 Open carport structures are preferred to garages. Where garages are proposed, they are to be designed to complement the building but also to respect contributory items in the vicinity.
- C8 Suitable garage doors (in order of preference) are: bi-fold, panelled doors, panel lift doors or roller shutter doors. Roller doors are not permitted without a masonry surround structure.

- C9 Loft structures over garages will only be permitted in the few areas which are already characterised by these structures and where:
- a) the form, bulk and scale of the structure will not overwhelm the existing building on the site and on adjoining properties;
 - b) they will not adversely affect the existing streetscape patterns and character; and
 - c) they can be included within a roof space of a pitch that reflects surrounding existing development.
- C10 Accessways, driveways and parking spaces are to be designed to comply with the minimum requirements of AS 2890.1 1993 - Parking Facilities Part 1 Off-Street Car Parking.
- C11 Driveways, parking areas or parking structures are not permitted where their location would adversely affect the existing or long term health of significant trees and vegetation.
- C12 Extensive areas of excavation to facilitate car parking/access are not permitted.

3.5.9 Site facilities and aerial devices

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Satellite dishes, solar heating devices, aerials and similar devices are not to be located on any part of a roof that is visible from the street, the public domain or elevated locations within the area.
- C2 Depending on their design, size and visual impact, satellite dishes, solar heating devices, aerials and similar devices may be positioned at the rear of buildings, subject to townscape considerations.
- C3 Television aerials are to be located within the roof area where practicable. If this option is not suitable for reasons such as lack of space, storage or habitation, the aerial to be located on a secondary rear roof rather than attached to the main chimney.
- C4 The design and location of site facilities such as mail boxes and laundry facilities are to be integrated physically and visually with other built elements such as fences, walls, buildings and car parking facilities and to reflect the character of the streetscape.
- C5 Clothes drying facilities are to be located in a secure, open (preferably sunny and breezy) place away from public spaces and screened from public view.

3.5.10 Acoustic and visual privacy

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Shared walls and floors between dwellings are to be constructed in accordance with the sound transmission and insulation requirements of the Building Code of Australia.
- C2 Bedrooms of one dwelling are not to share walls with living rooms or garages of adjacent dwellings.
- C3 Bedroom windows are to be located at least 3m from streets, shared driveways and parking areas of other dwellings.
- C4 Bedroom areas are to be separated, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parks, vehicle accessways and service equipment areas.
- C5 New dwellings located close to high noise sources, such as busy roads, commercial or retail precincts, are to be designed to locate habitable rooms and private open space away from noise sources.
- C6 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high noise sources.
- C7 Electrical, mechanical, hydraulic and plant equipment are to be suitably housed so as to not create an 'offensive noise', as defined in the *Noise Control Act 1975*.
- C8 In sensitive locations, such as where commercial, retail or other non-residential buildings adjoin or are adjacent to residential properties, or on busy roads, an acoustic report prepared by a suitably qualified and experienced professional may be required as part of the site and context analysis process.
- C9 Windows in bathrooms, toilets, laundries and storage rooms are to have translucent glazing if they have a direct view to and from rooms and private open space on adjoining and adjacent properties.
- C10 Direct overlooking of the main living areas and private open space areas of adjoining and adjacent properties is to be minimised by the sensitive location of windows, balconies, screening devices and landscaping and the use of opaque glazing.
- C11 Rear balconies are to be designed to provide privacy for the building's occupants and for the occupants of adjoining and adjacent properties. This may require the use of privacy screens to be designed with regard to the architectural style of the building and relevant aspects of the historic context.

-
- C12 The use of any premises is not to result in:
- a) transmission of vibration to any other premises;
 - b) an offensive noise as defined in the *Noise Control Act 1975*; and
 - c) a sound level at any point on the boundary of the site greater than the levels specified in the relevant Australian Standard.
- C13 Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:
- a) be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows; or
 - b) have sill heights of 1.7m above floor level; or
 - c) have fixed obscure glazing in any part of the window below 1.7m above floor level.
- C14 Windows and balconies of an upper level dwelling are to be designed to prevent overlooking of the private open space of a lower level dwelling directly below and within the same development.

C3.6 Contributory items: additional built form controls

This section contains additional built form controls for contributory items to ensure that alterations and additions to contributory items do not have an adverse impact on the heritage significance of the building, the streetscape and the surrounding area.

Contributory items

Contributory items are those individual elements within the area that have heritage significance, either as heritage items or contributory items. Contributory items are the buildings and structures, landscape elements, landmarks or other townscape features such as historic kerbs and gutters that contribute to the overall heritage significance of the Watsons Bay HCA.

The contributory items within the Watsons Bay HCA are identified on Map 3 and also listed in the various precincts in Section C3.4 Precincts of this chapter. Heritage items are listed in Woollahra LEP.

The key contributors in the built form include the late 19th and early 20th century single storey cottages, in particular the early weatherboard cottages. The area retains the largest concentration of weatherboard cottages within the Woollahra Local Government Area.

Other contributory items include the historic commercial development fronting Military Road, 1930s residential flat buildings, historic churches and Inter-War period housing. Landmarks are evident throughout the area in various forms including certain buildings, monuments, trees and other natural features. These items also contribute to the significance of the area and, in some cases, its village character.

Objectives

- O1 To ensure that heritage items and contributory items are retained and appropriately managed.
- O2 To ensure that new development respects the significance of heritage items and contributory items.
- O3 To ensure that the contributory single storey dwellings/cottages throughout the area, particularly the weatherboard cottages, are retained as contributory items that also enhance the character and village scale of Watsons Bay.
- O4 To ensure that new development respects the scale and character of significant single storey dwellings/cottages.
- O5 To ensure that significant external and internal fabric and spaces within contributory items are retained and appropriately conserved.
- O6 To ensure that significant landmarks are retained and appropriately managed.

Controls

- C1 Contributory items are to be retained unless overwhelming physical constraints (such as structural integrity, extensive damaged fabric and fire safety requirements) preclude this option.
- C2 The significant fabric of contributory items is to be retained.

Note: Heritage items are identified in Schedule 5 of Woollahra LEP. For the protection of heritage items refer to clause 5.10 of the LEP.

3.7.1.1 Alterations and additions to contributory items

Alterations and additions to buildings within Watsons Bay have the potential to adversely affect the streetscape and the heritage significance of the area as a whole.

To retain the heritage significance of the conservation area it is important that changes to contributory items does not adversely affect their heritage value.

Alterations and additions to existing buildings are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape in which they are located. It should also remain possible to tell the new work from the old on close inspection.

Objectives

- O1 To ensure that alterations and additions to a contributory item do not adversely affect the character of the building and the streetscape.
- O2 To ensure that alterations and additions to a contributory item that contributes to the significance of the conservation area (i.e. heritage items and contributory items) respect the contributory and/or streetscape values of these items.
- O3 To ensure retention of the existing heights and form of contributory single storey dwellings/cottages.
- O4 To retain existing significant fabric that contributes to the significance of individual buildings and the overall character of the area.
- O5 To restore or reconstruct missing elements, where possible.

3.7.1.2 Siting and alignment

- C1 Additions to buildings that are contributory items are to respect their height, form, character and materials.
- C2 Additions to the front of contributory items are not permitted.
- C3 Additions to a single storey dwelling/cottage are to occur at the rear and are to be unobtrusive when viewed from the street (Figures 174 and 176).
- C4 Additions to the side of contributory items, including cottages, may be permitted in rare situations where there is insufficient space at the rear of the building and the addition would respect and enable interpretation of the original form of the existing building.
- C5 Side additions to significant single storey dwellings/cottages are to be located towards the rear of the dwelling and are to be screened with vegetation (Figure 175).

3.7.1.3 Height of additions

- C1 The height of contributory items, as they present to the street, is not to be increased. This applies irrespective of whether the building is single storey or whether it adjoins or is located between higher buildings.
- C2 The height of additions is to be no greater than that of the existing building unless the addition is a pavilion form and the upper storey of the rear form is not visible when viewed from the public domain, and the additions do not adversely affect the appearance and setting of the existing building, nor its streetscape contribution.

3.7.1.4 Form and character

- C1 Attic conversions within contributory items, including cottages, are only permitted where the upper floor can be contained wholly within the existing roof space without change to the roof pitch (Figure 176). Dormer windows may be permitted in these circumstances, but only if located in the rear roof plane.
 - C2 Two storey rear extensions to single storey dwellings/cottages may be permitted where:
 - a) the land slopes to the rear and can provide for the additional storey as a basement level;
 - b) the ridgeline of the addition is not to extend above the height of the ridgeline of the existing building; and
 - c) the roof form is to relate to the original existing roof form (Figure 174).
 - C3 The form (massing and building arrangement) of additions is to complement and not compete with the existing building. Additions are to generally match the roof pitch, form and proportions of the existing building. (Skillion or 'lean-to' additions may be appropriate at the rear of contributory items, as this is a traditional form of building extension.) (Figure 174).
 - C4 Additions to contributory items are to complement but not mimic their character (i.e. architectural design treatment or 'style').
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- C5 Components/elements that contribute to the significance of the building or the conservation area are not to be altered; in particular, those visible from the streetscape.
 - C6 The removal of unsympathetic alterations to existing buildings is encouraged, particularly when further work is undertaken.
 - C7 Internally, room layouts of original portions of contributory cottages are to be retained.
 - C8 Changes to the roof pitch (i.e. slope) of contributory items are not permitted.
 - C9 The eaves height of contributory items is not to be raised; for example, by constructing the roof at a higher level in order to accommodate an additional storey.
 - C10 Contributory items are not to be 'restyled'; i.e. their architectural style is not to be changed.
 - C11 Additions are not to alter original roof forms of contributory items.

3.7.1.5 Verandahs and balconies

- C1 The enclosure or infilling of existing verandahs or balconies is not permitted.
- C2 Original verandahs and balconies are not to be altered except for the reinstatement of original details and the reversal of unsympathetic alterations.
- C3 Verandahs, balconies and shop awnings may be reinstated on street front elevations where evidence shows that they have previously existed. They should be reconstructed to their former appearance in terms of materials and details.

3.7.1.6 Materials and details

- C1 The removal of original materials, details and decorative elements is not permitted unless they are in poor condition. If removed, they are to be replaced using the same or similar materials, details and decorative elements.
- C2 Previously unpainted brick or stone walls/surfaces are not to be painted, rendered or bagged.
- C3 Mortars for repointing and repair are to match the colour, profile of joint, texture and mix of the original mortar (usually a mixture of lime, putty and sand).

3.7.1.7 Dormers

- C1 Dormer windows are not to be added to street front and side elevations unless documentary evidence shows that an original dormer or dormers existed in these locations as part of the original design.
 - C2 A dormer may be located within the rear slope of the main roof subject to consideration being given to its visual impact when viewed from the public domain, its impact on the building's significance and, where the building forms part of a group, the impact on the group's significance.
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- C3 More than one dormer window may be located within the rear slope of the main roof subject to the width of the roof being greater than 6m and subject to consideration of the impact on the building's significance and appearance.
- C4 The overall height of the dormer window, including the pediment, must be below the main roof ridgeline by at least 300mm.
- C5 The design, proportions and materials of new dormers where permitted, are to be based on traditional models, appropriate to the architectural style of the building and the building's context and have the following characteristics:
- pediment infill for dormer windows must only be weatherboards;
 - the cheeks may be covered in weatherboard or in corrugated profile steel sheeting, depending on the building's architectural style and context;
 - windows shall be traditional double hung windows or pivoting wings with casement stays: and
 - dormers are not to incorporate balconies.

FIGURE 174 Rear additions to single storey dwellings

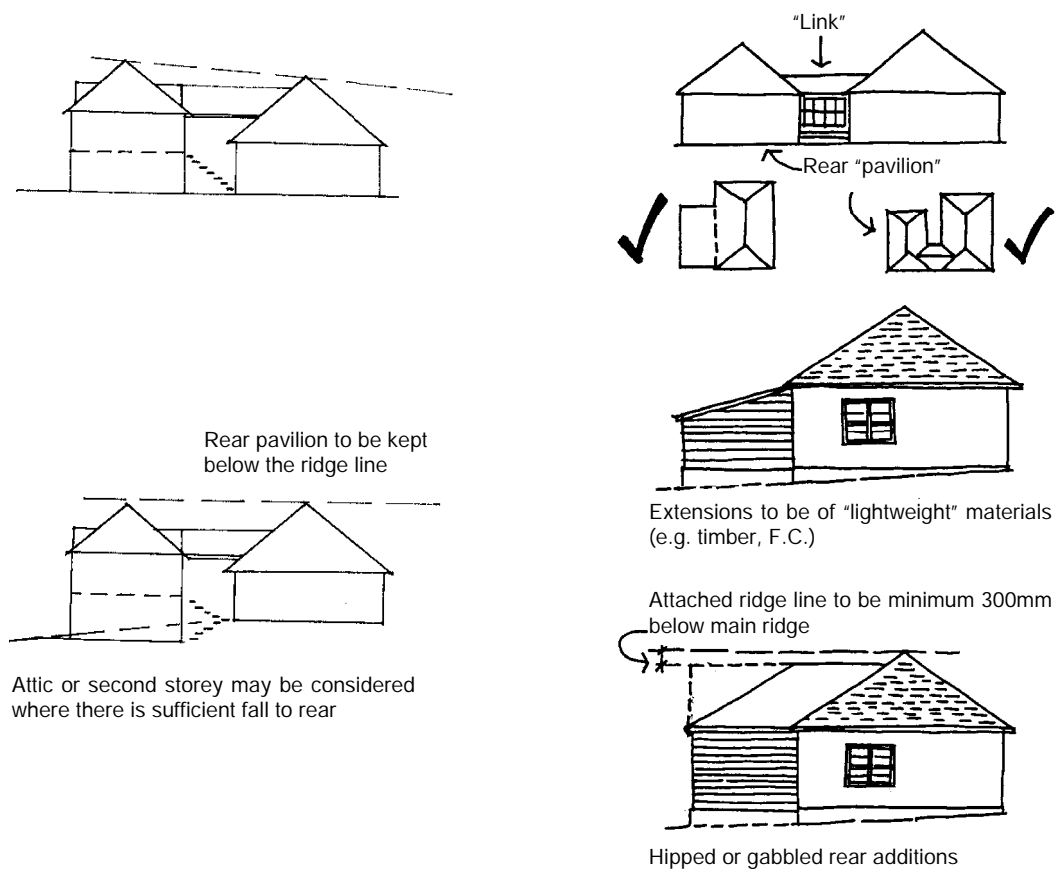


FIGURE 175 Side additions to cottages are to be towards the rear

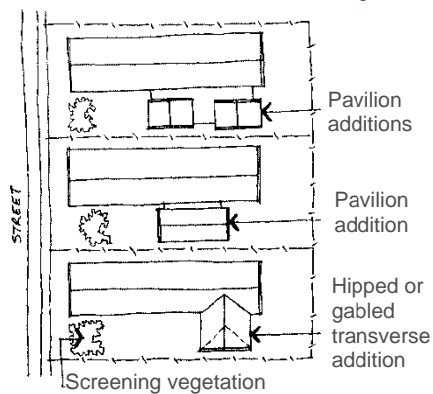
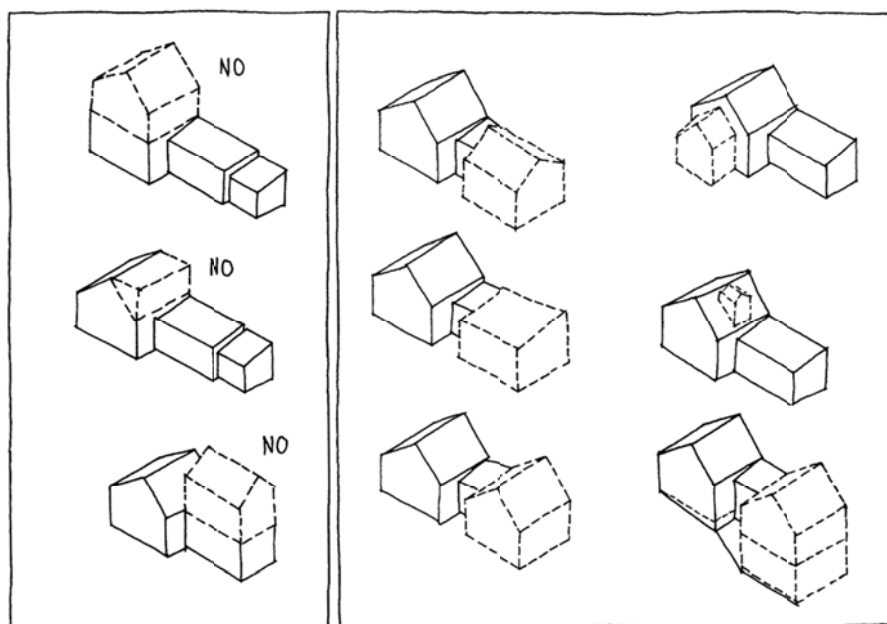


FIGURE 176 Rear additions to significant single storey dwellings/cottages



C3.7 Public domain

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

The public domain plays a significant role in determining the overall character of the Watsons Bay HCA. Development must have regard to the impact on the public domain and not unreasonably compromise key elements of the public domain.

In addition to the following principles, the general development objectives and controls in Section C3.3 Objectives for development also apply within the public domain.

Objectives

- O1 To ensure that existing elements of the public domain, which give Watsons Bay its distinctive character, are conserved.
- O2 To ensure that new elements are appropriately designed and managed to retain and enhance the character of the area and its precincts.
- O3 To ensure that new elements within the public domain are discreet and unobtrusive in terms of colours, materials and location.

3.7.1 Beaches, waterfront and public access

Beaches

- C1 The natural qualities of the beaches should be retained and rock platforms protected.
- C2 Direct public access should be retained to the beaches.
- C3 Views to the beaches from the water should not be obscured by a proliferation of structures such as wharves, jetties, boat ramps, clubhouses, landings and the like. The cumulative effects of such structures should also be assessed when new structures are being considered.

Camp Cove Beach



Waterfront

- C4 Public promenades should be retained along the waterfront and from Marine Parade to The Gap through Robertson Park.
- C5 Views from the public domain to the waterfront or the harbour should not be obscured by structures such as kiosks, public facilities such as telephone booths, wharves, jetties, and the like. The cumulative effects of such structures should also be assessed.
- C6 Continuity of public access to the waterfront and along the promenade must be retained and, where possible be enhanced.

North end of Marine Parade



Public access

- C7 Continuous public access (including disabled access) linkages should be retained and created to the harbour foreshore.
- C8 Opportunities should be retained and created for pedestrian circulation throughout the Watsons Bay area.
- C9 The pedestrian network of public stairways and promenades has historic significance and should be retained, recognised and enhanced.

Pathway and steps, Sydney Harbour National Park (Inner South Head)



3.7.2 Landscape elements and kerbs and gutters

Landscape elements

- C1 Significant landscape elements such as cultural plantings (street trees and park vegetation), sandstone retaining walls, and steps should be retained and conserved in situ using appropriate conservation methods.
- C2 New retaining walls should be of similar design to traditional retaining walls in the area in terms of their character, height and materials. Appropriate materials may include sandstone and face brick.
- C3 Materials for new steps should be concrete or sandstone, depending on their function and the significance of their location.
- C4 New steps and ramps should be designed and located to enhance amenity and opportunities for vistas.

Cultural plantings on Cliff Street



Sandstone retaining wall along Salisbury Street



Kerbs and gutters

- C5 Meaningful sections of original sandstone kerbs and gutters should be retained in situ to enhance interpretation. New paving should not adversely impact on the fabric or setting of sandstone kerbs and gutters.
- C6 Kerbs and gutters that incorporate street names should be retained.
- C7 Damaged original sandstone kerbs and gutters should be restored where possible or replaced with new sandstone kerbs and gutters.

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- C8 New kerb and guttering should be constructed in similar materials and details to that of original fabric.
 - C9 New sandstone kerbing should be used where appropriate to the context and is to be detailed to match the existing kerbing. Where concrete kerbs are to be used, preference should be for precast segmental elements.
 - C10 Original kerb alignments should be retained to preserve the character of the streets.
 - C11 Screen planting (using appropriate species) should be provided to off-street public car parking areas to soften their visual impact, increase shade and provide a visual barrier to adjacent residential development.

Camp Street name incorporated into gutter



Sandstone guttering

