

WOOLLAHRA MUNICIPAL COUNCIL

BISHOPSCOURT DEVELOPMENT CONTROL PLAN

Approved : 13 June 1995
Came into Force : 21 June 1995

TABLE OF CONTENTS

	PAGE
1. CITATION	1
2. LAND TO WHICH THE PLAN APPLIES	1
3. OPERATION OF THE PLAN	1
4. APPLICATION	1
5. OBJECTIVES	1
6. CONSERVATION GUIDELINES : BISHOPSCOURT	2
7. DEVELOPMENT CONTROLS : VACANT LAND	2
FIGURE 1	4

1.0 CITATION

This plan may be cited as the "Bishopscourt Development Control Plan".

2.0 LAND TO WHICH THE PLAN APPLIES

This plan applies to the site located at 11 Greenoaks Avenue, Darling Point, which comprises Part Lot 1, DP 938275, Volume 4452, Folio 150, being the land upon which the buildings and gardens known as "Bishopscourt" stand, and the land comprising Deed to Conveyance dated 5th December, 1919, Book 922 No. 811, being the land generally to the south of the buildings's stable wing (Figure 1 refers).

3.0 OPERATION OF THE PLAN

This plan was approved by Woollahra Council on 13 June 1995 and came into force on 21 June 1995 in accordance with Clause 20(4) of the Environmental Planning and Assessment Regulation, 1994.

4.0 APPLICATION

The Development Control Plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979, and the provisions of the Plan are matters to be taken into consideration under Section 90 of the Act when determining a development application relating to the site.

This Plan shall be read in conjunction with Woollahra Local Environmental Plan 1995.

The provisions of Section 6 of the Plan will be applied to application for development consent in relation to "Bishopscourt". The provisions of Section 7 of this Plan will be applied to applications for development consent relating to the vacant land described in the Deed of Conveyance, dated 5th December, 1919, Book 922, No. 811 (hereinafter referred to as the "Vacant Land").

The Plan has been prepared having regard to the "Conservation Analysis and Conservation Guidelines" (1986) prepared by Clive Lucas and Partners Pty Ltd. Any person wishing to carry out works to any part of the site should consult that document prior to seeking the Council's approval.

Applications will also need to have regard to the requirements of any conservation instrument made under the Heritage Act, 1977, relating to "Bishopscourt". A copy of any such instrument and the above document can be obtained from the Council's Land Management Division.

Development on the site will also be required to comply with the objectives and requirements of Council's Residential Development Control Plan and the Parking Development Control Plan.

A Tree Preservation Order applies to the whole of the lands to which this Plan applies.

5.0 OBJECTIVES

The objectives of this Plan are:-

- (i) to encourage the conservation of "Bishopscourt" including its architectural elements, historical significance and settings;
- (ii) to allow development on land which is adjacent to "Bishopscourt" and which is not critical to the conservation of "Bishopscourt";

- (iii) to require that any new development or work is in harmony with the design, scale, form and character of the existing building and its setting; and
- (iv) to encourage development and landscaping which enhances the significance of "Bishopscourt" as a heritage item.

6.0 CONSERVATION GUIDELINES : "BISHOPSCOURT"

The following controls are to apply to any development on the site occupied by "Bishopscourt" and its gardens being Part Lot 1, DP 938275.

- 6.1** Any development on the site described above, should be carried out in accordance with the constraints and guidelines specified in the report prepared by Clive Lucas Pty Ltd, dated August, 1986, entitled **Conservation Analysis and Conservation Guidelines**.

The Council will take the report into consideration when assessing and determining any development application relating to "Bishopscourt".

- 6.2** The existing "Bishopscourt" gardens and landscaped areas are to be conserved. Applications should consult the Council's Landscape Architect prior to formulating any proposals for altering the gardens or landscaped areas.

- 6.3** The Council will require an applicant to engage a suitably qualified person to supervise any major building or site works carried out on the land and to advise on appropriate action relating to any relics or remnants exposed during the work.

7.0 DEVELOPMENT CONTROLS : VACANT LAND

The following controls apply to any development on the land shown hatched in Figure 1 of this Plan, comprising the area described in the Deed of Conveyance dated 5th December, 1919, Book 922 No. 811.

- 7.1** In the design of any new buildings on the Vacant Land, attention is to be given by any applicant to:

- * the use of overhanging elements casting shadows on facades;
- * the arrangement of balconies and verandahs and their support structures;
- * the proportions of facades;
- * the height and type of fencing on the eastern and northern boundary;
- * the proportions, type and positioning of windows and doors;
- * the pitch of roofs relative to those of "Bishopscourt";
- * the repetition and predominance of gable projections and eaves; and
- * the use of architectural detailing and decorative features for windows, doors joinery, chimneys, roof ridges and facades.

In assessing the harmony of any proposed building with "Bishopscourt", the Council will take into consideration the new building's style, scale, location, use of balconies or verandahs, roof form and pitch, fenestration, and building materials as they relate to the historical significance and architectural features of "Bishopscourt". A design approach which is sympathetic rather than purely imitative is preferred.

- 7.2** Any structures are to be setback from Greenoaks Avenue, eastern boundary of the site by a minimum of 35 metres in order to:-

- (i) retain view of "Bishopscourt" from Greenoaks Avenue; and
- (ii) retain and enhance the landscape contribution which this part of the site makes to the locality.

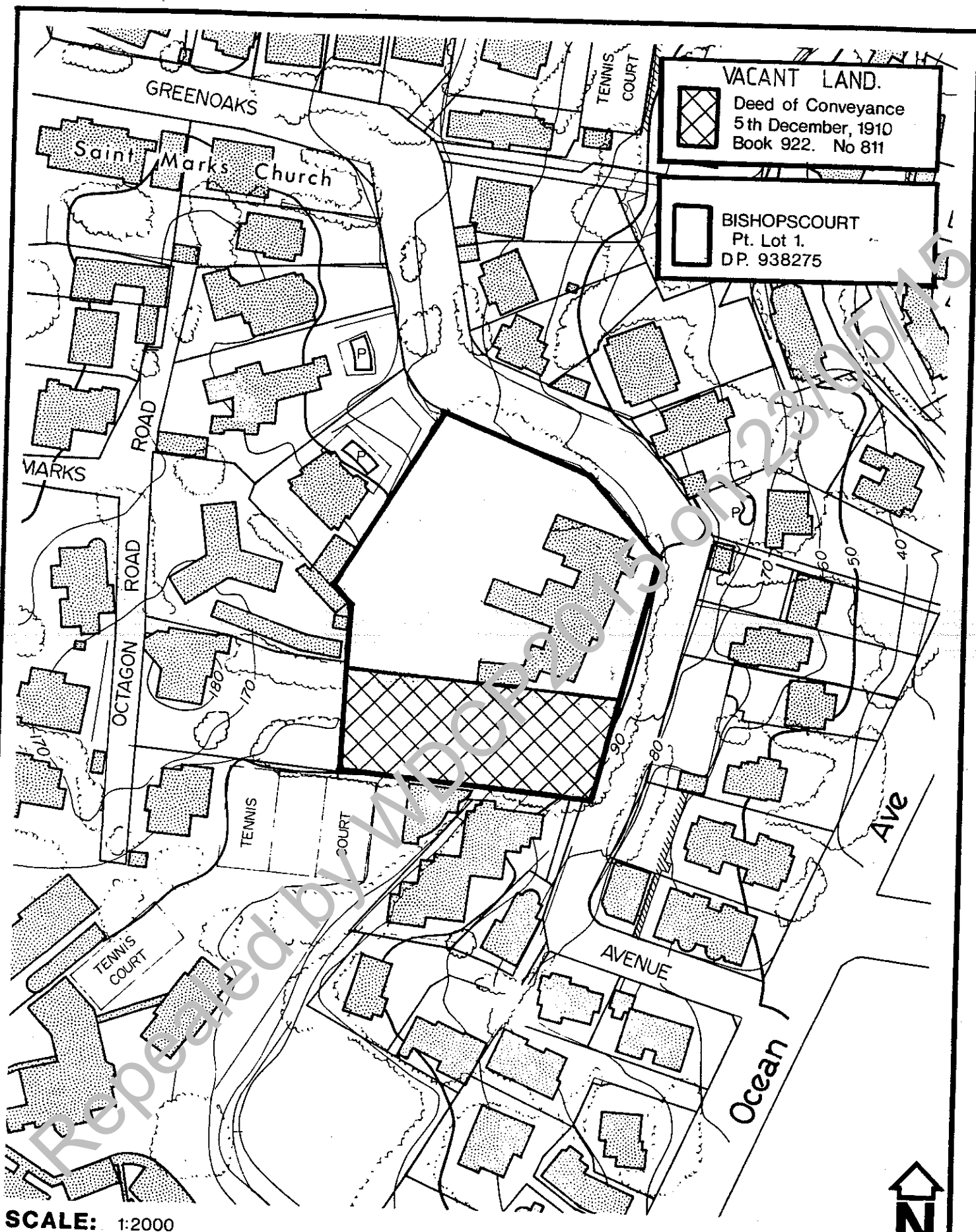
- 7.3** Landscaping along Greenoaks Avenue frontage is to be designed to enhance views of "Bishopscourt" from the roadway.

Landscaping proposals shall pay particular attention to the landscape contribution of the Greenoaks Avenue frontage of the site to the character of the area, including the retention of the Port Jackson Fig tree, existing rock outcrops and the general landform.

Applicants should consult the Council's Landscape Architect prior to formulating a Landscape Plan for the site.

- 7.4** Access to the site is to be obtained from the south eastern corner of the site with the gradient of any driveway not being steeper than 1:5.

- 7.5** In general, any development of the Vacant Land should not detract from the buildings or garden setting of "Bishopscourt", should be subservient in scale to Bishopscourt and should incorporate design elements which are sympathetic to the historical and architectural features of "Bishopscourt".



ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

MUNICIPALITY OF WOOLLAHRA **BISHOPSCOURT DEVELOPMENT CONTROL PLAN**