

Part B ► General Residential

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

Chapter B1

Residential Precincts

Part B ► General Residential

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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 2015 (DCP). It contains the precinct controls for 10 residential precincts.

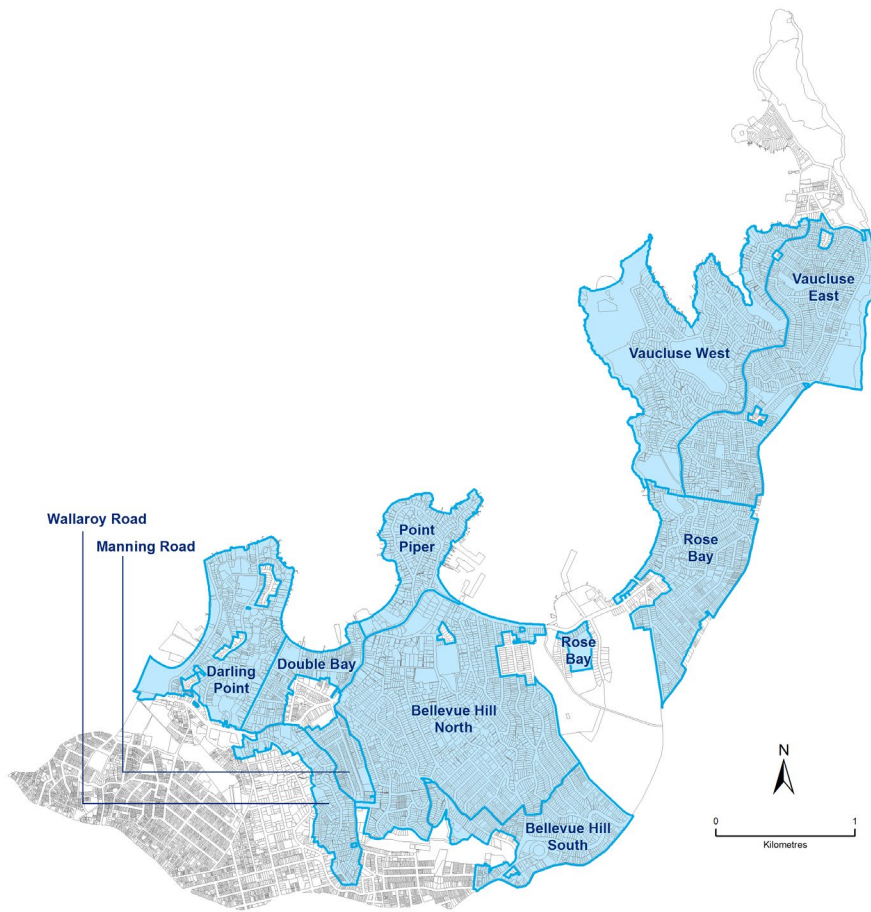
This chapter seeks to ensure that development has regard to its context and is compatible with the desired future character for each precinct as described in this chapter.

B1.1.1 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.



B1.1.2 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 Woollahra LEP 2014.

B1.1.3 Objectives

The objectives of this chapter are:

- 01 To ensure development reflects the desired future character of the precinct.
- 02 To preserve the significant features of individual precincts which contribute to their unique character.
- 03 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.

B1.1.4 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 B2 Neighbourhood HCAs - this chapter contains objectives and controls that apply to development in a neighbourhood HCA.
- 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.

B1.1.5 How to use this chapter

The primary planning considerations 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.

Each precinct comprises 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.

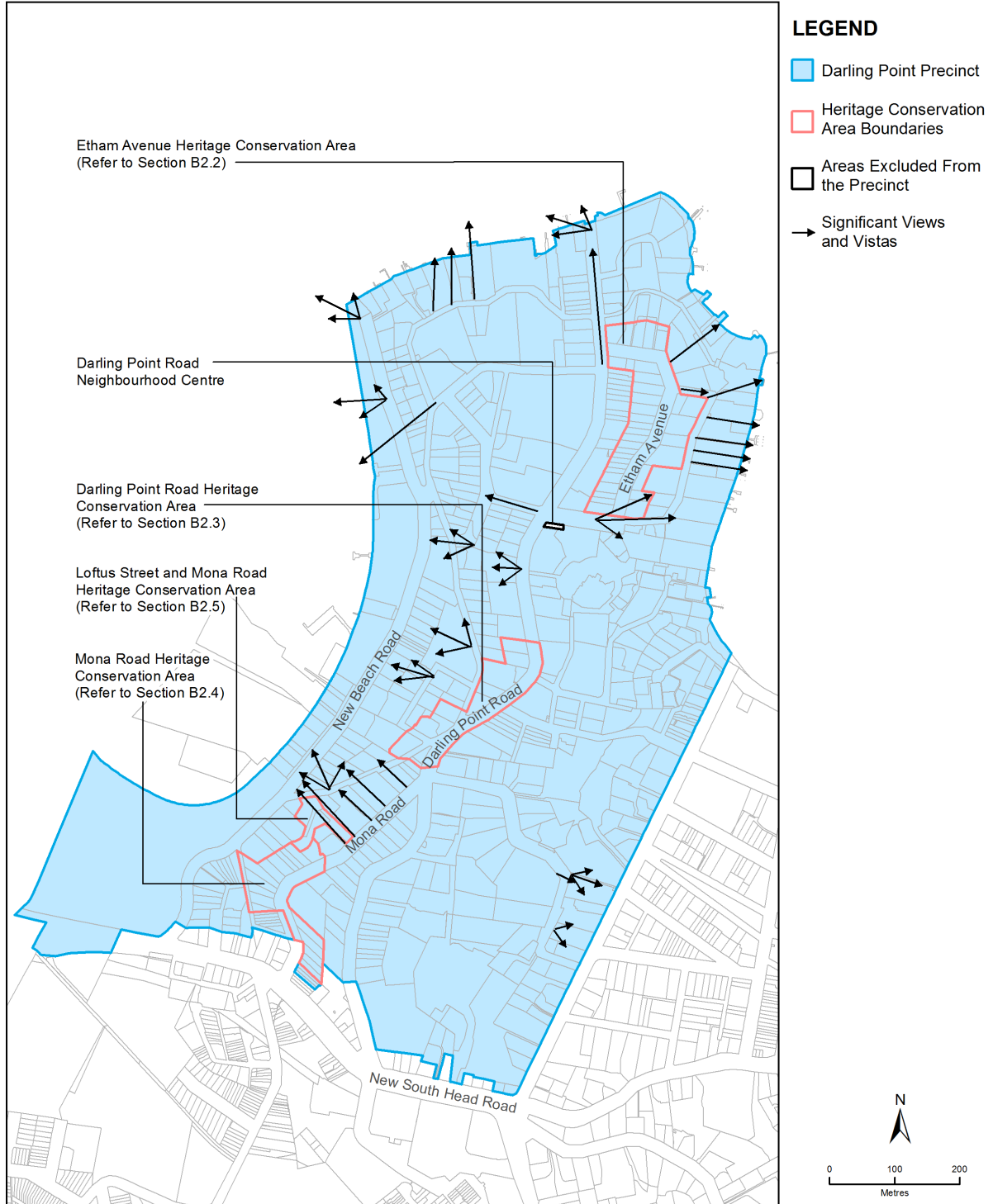
Chapter B3 General Development Controls

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



B1.2.1 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 Bishopscourt, 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 2014) 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.

B1.2.2 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;

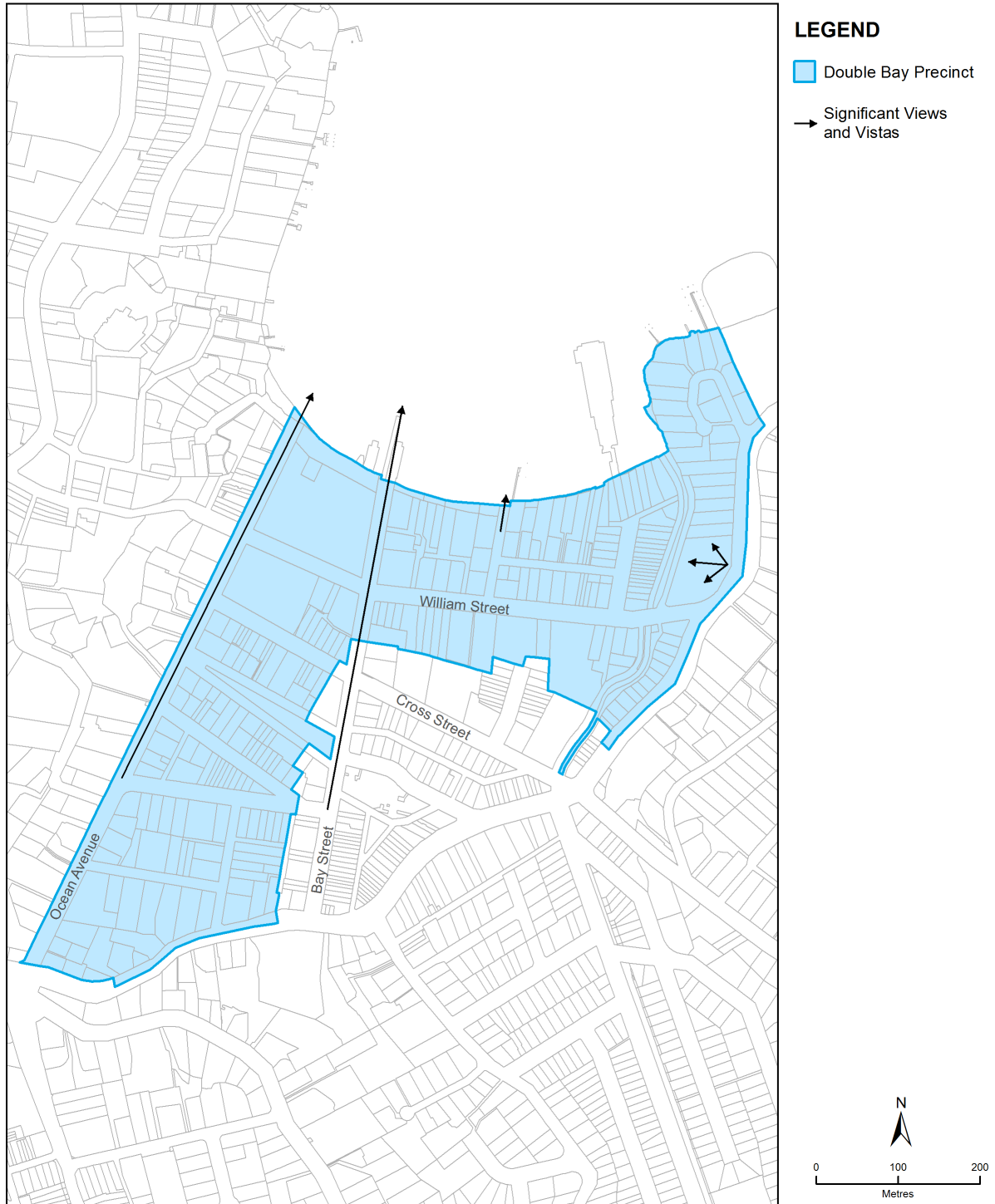
- g) historic stairway and streetscape elements;
- h) pedestrian links through the precinct;
- i) mature street trees especially along the ridgeline;
- j) the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands;
- k) extensive views afforded 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

- 01 To respect and enhance the streetscape character and key elements of the precinct.
- 02 To maintain the sense of the historic grand estates.
- 03 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.
- 04 To maintain the heritage significance of heritage items and buildings in adjacent heritage conservation areas.
- 05 To ensure that development does not reproduce or match existing intrusive buildings.
- 06 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.
- 07 To ensure roof forms are articulated to provide attractive roofscapes and designed to minimise view loss.
- 08 To design and site buildings to respond to the topography and minimise cut and fill.
- 09 To ensure that development is subservient to the tree line along the ridge of Darling Point Road when viewed from the harbour.
- 010 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.
- 011 To retain the landscape setting of the locality by maintaining landscaped areas around buildings and minimising hard stand areas.
- 012 To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct.
- 013 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



B1.3.1 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.

B1.3.2 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.

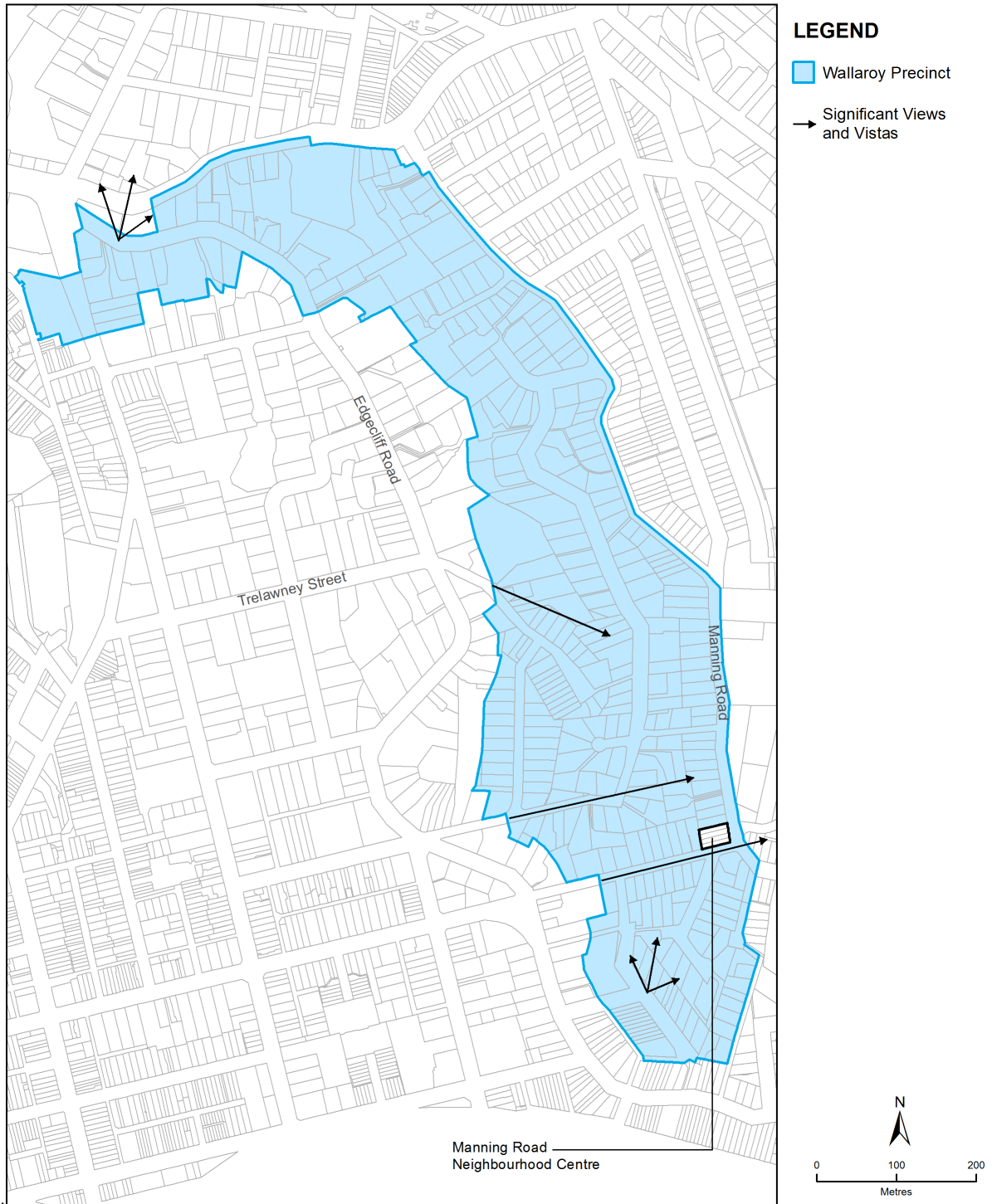
Streetscape character and key elements of the precinct

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

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

B1.4 Wallaroy Precinct**MAP 4** Wallaroy Precinct

B1.4.1 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.

B1.4.2 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:

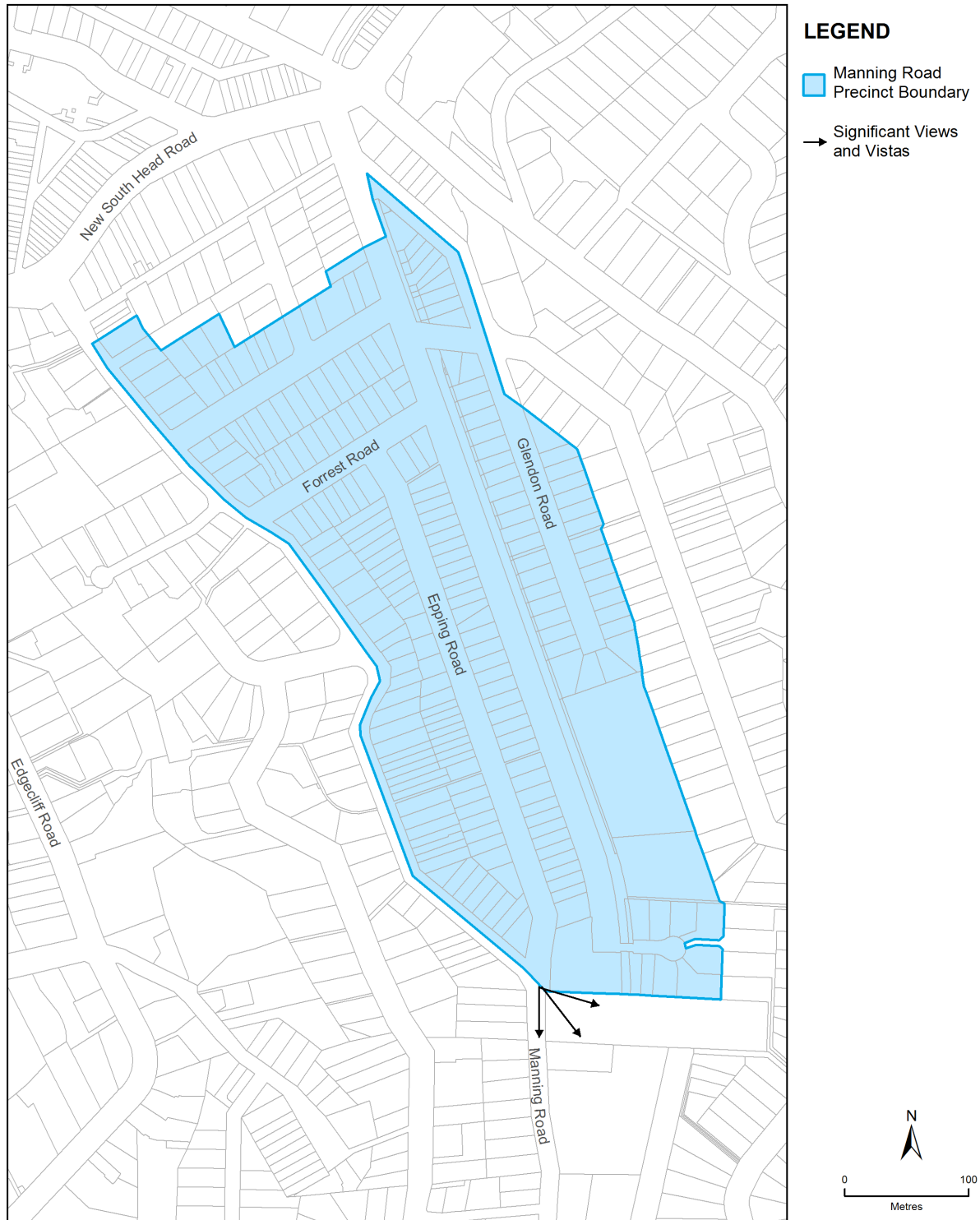
- a) the period housing, including large Federation and Inter-War houses set within spacious grounds;
- b) pitched roof or articulated roof forms;
- c) the stepping of development on the hillside;
- d) well established private gardens and trees;
- e) grassed verges and mature street trees;
- f) sandstone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

Desired future character objectives

- 01 To respect and enhance the streetscape character and key elements of the precinct.
- 02 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.
- 03 To design and site buildings to respond to the topography and minimise cut and fill.
- 04 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- 05 To protect iconic, harbour and other significant views from the public spaces of the precinct.
- 06 To promote view corridors between buildings to significant views, particularly harbour views.
- 07 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.
- 08 To retain and reinforce the green setting of mature street trees, private trees and garden plantings.
- 09 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

B1.5 Manning Road Precinct

MAP 5 Manning Road Precinct



B1.5.1 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.

B1.5.2 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

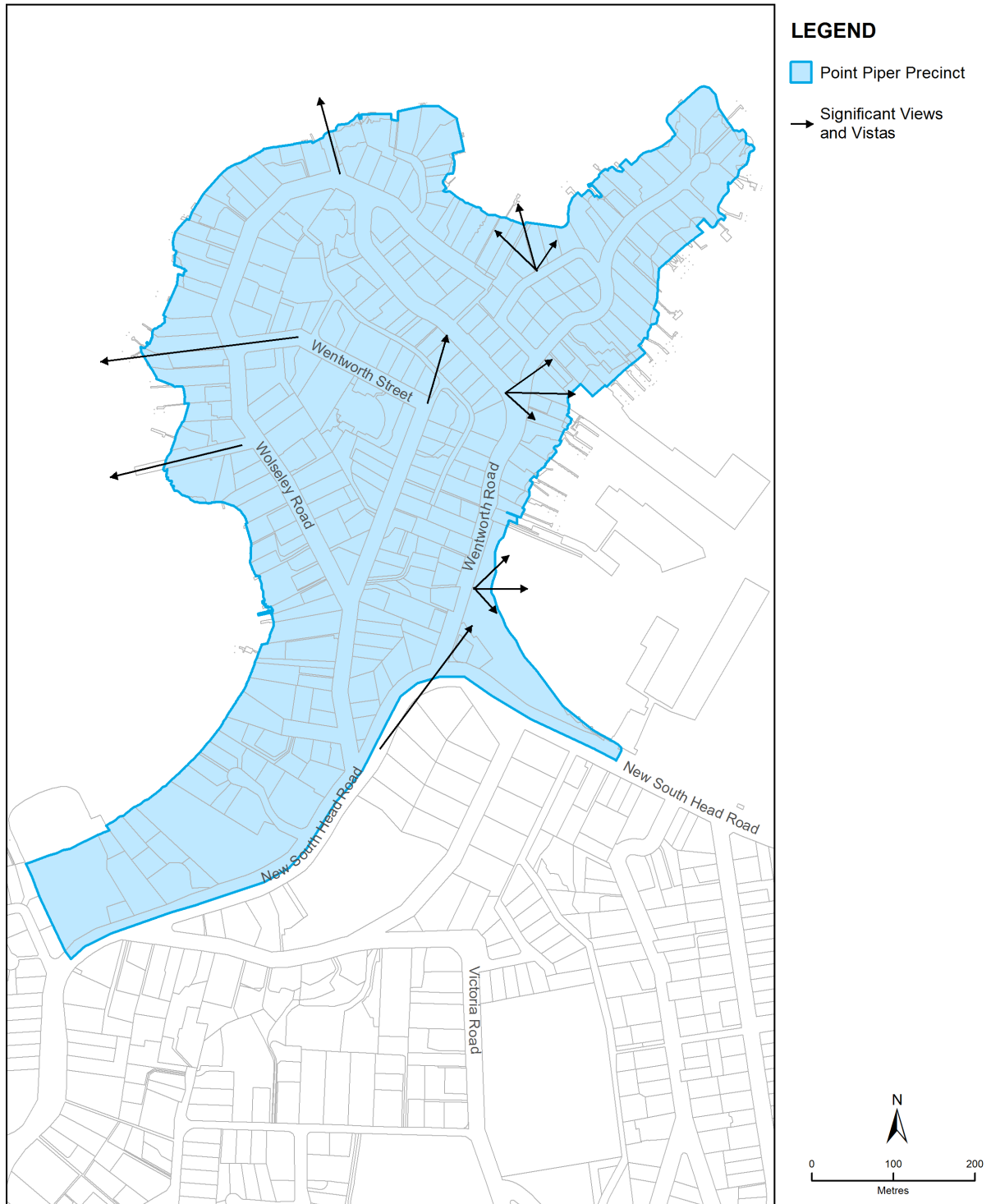
Development respects and enhances the existing elements of the neighbourhood character that contributes to the precinct including:

- 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

B1.6.1 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 flat 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.

B1.6.2 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;

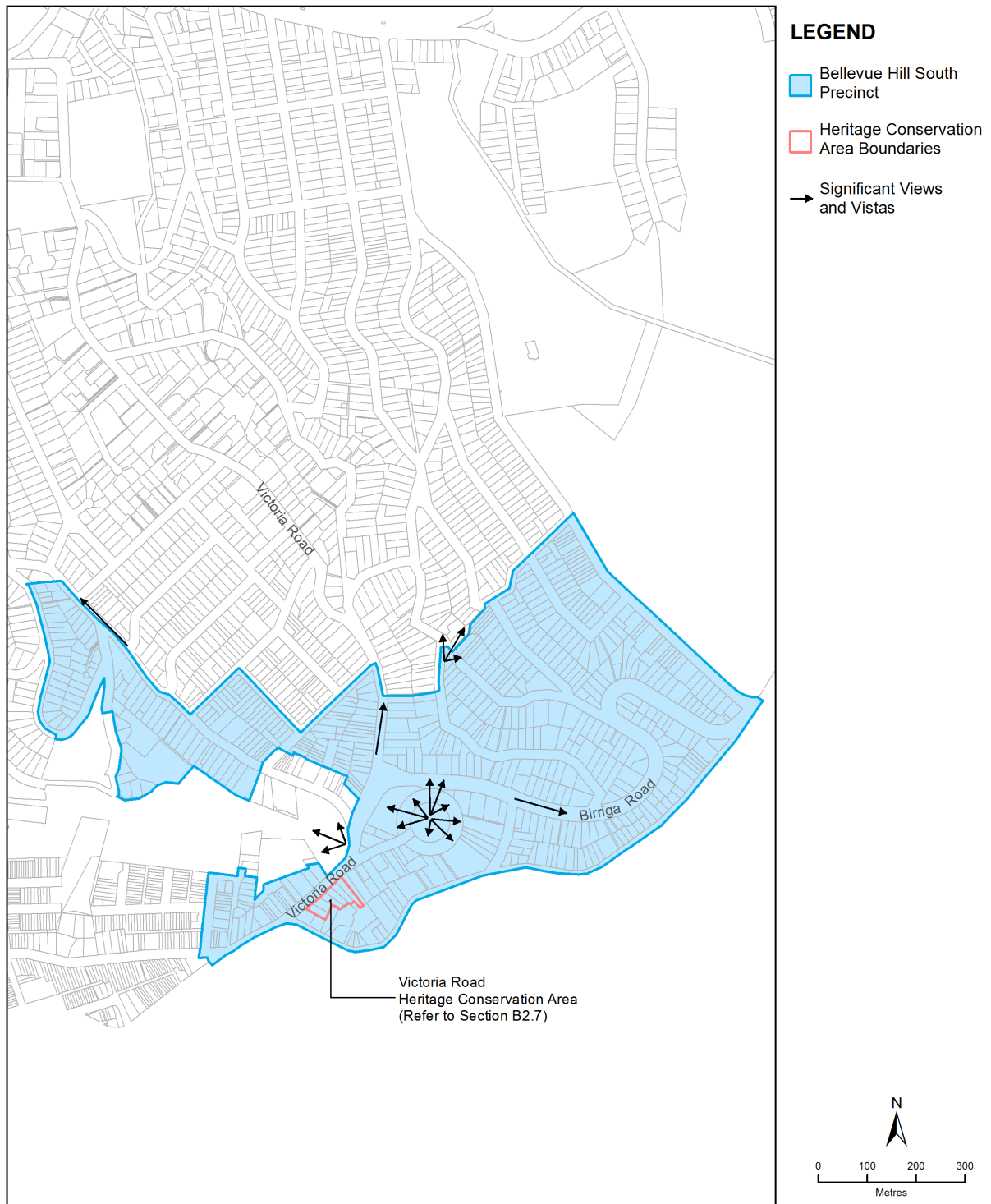
- d) well established private gardens and trees;
- e) mature street trees;
- f) stone and brick retaining walls on public and private land; and
- g) Inter-War flat buildings.

Desired future character objectives

- 01 To respect and enhance the streetscape character and key elements of the precinct.
- 02 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- 03 To ensure that development on the low side of the street maintains a consistent front setback.
- 04 To design and site buildings to respond to the topography and minimise cut and fill.
- 05 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.
- 06 To ensure that development facilitates view sharing to adjoining and adjacent private properties.
- 07 To maintain the sense of the historic grand estates by retaining the garden settings and streetscape elements.
- 08 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.
- 09 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



B1.7.1 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 flat 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.

B1.7.2 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:

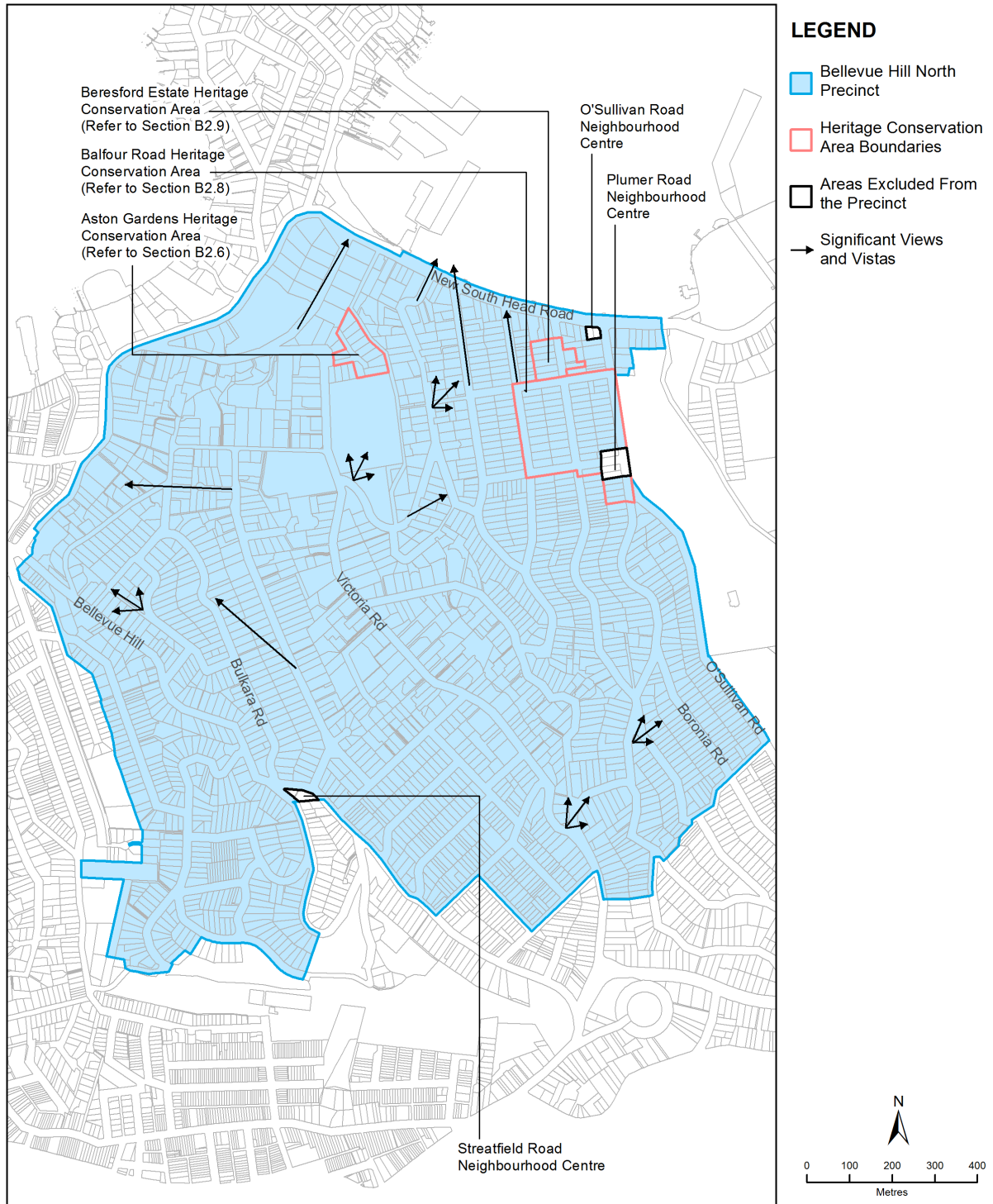
- a) the rich mixture of architectural styles and forms;
- b) the stepping of development down the hillside;
- c) interconnected streets following the contours of the land;
- d) deep soil landscaping within the front and rear setbacks;
- e) mature street trees and grassed verges;
- f) the highly visible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

Desired future character objectives

- 01 To respect and enhance the streetscape character and key elements of the precinct.
- 02 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings, incorporating modulation and a varied palette of materials.
- 03 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.
- 04 To retain Inter-War flat buildings and ensure that alterations and additions do not detract from the character of these buildings and their presentation to the street.
- 05 To design and site buildings to respond to the topography and minimise cut and fill.
- 06 To preserve significant views and vistas to surrounding areas from the streets and parks.
- 07 To reinforce the landscape setting and maintain the existing tree canopy.

B1.8 Bellevue Hill North Precinct

MAP 8 Bellevue Hill North Precinct



B1.8.1 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.

B1.8.2 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;
- g) the heritage significance of the adjoining Aston Gardens, Beresford Estate and Balfour Road Heritage Conservation Areas; and
- h) Inter-War flat buildings.

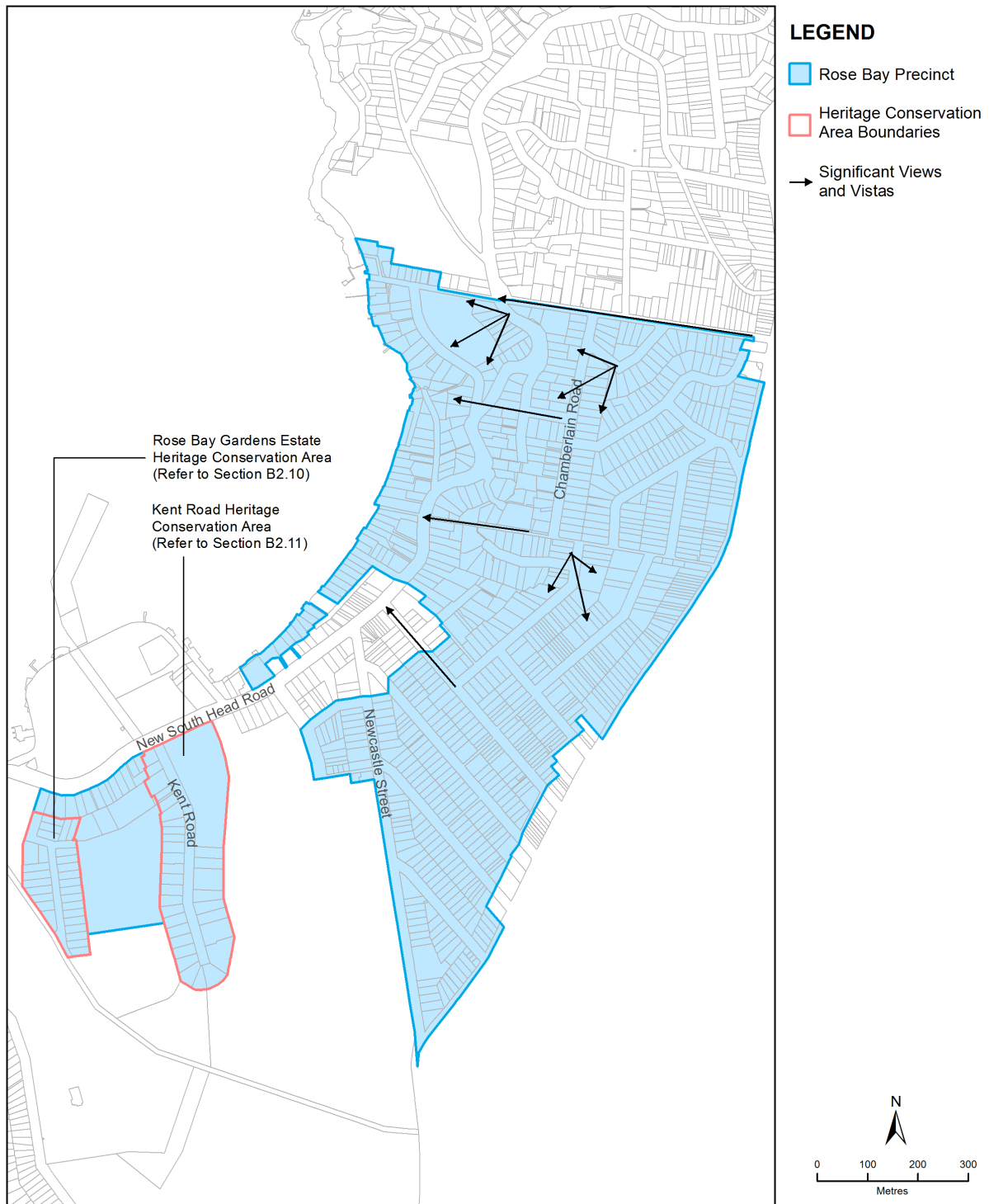
Desired future character objectives

- 01 To respect and enhance the streetscape character and key elements of the precinct.
- 02 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.
- 03 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.
- 04 To reinforce a consistent building scale with streets.
- 05 To ensure that development responds in form and siting to the street and subdivision pattern.
- 06 To design and site buildings to respond to the topography and minimise cut and fill.
- 07 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.
- 08 To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.

- 09 To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.
- 010 To ensure that development facilitates view sharing to adjoining and adjacent private properties.
- 011 To ensure on-site parking does not dominate the streetscape.
- 012 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

B1.9 Rose Bay Precinct

MAP 9 Rose Bay Precinct



B1.9.1 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 flat 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.

B1.9.2 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, manor houses, multi dwelling housing, multi dwelling housing (terraces) 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;

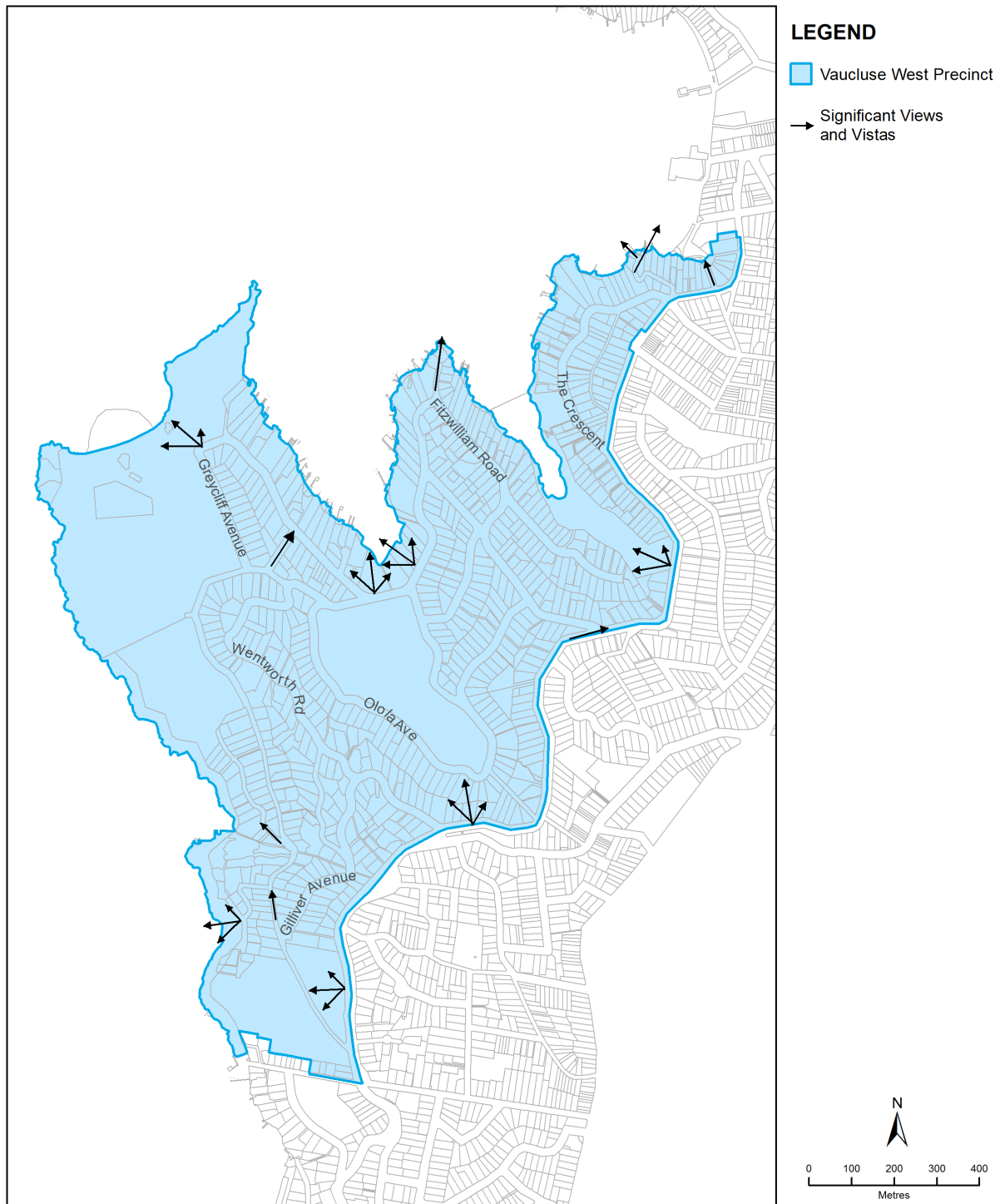
- c) dwelling houses set within highly visible gardens;
- d) the visual relief within streetscapes provided by the separation of buildings, the articulation of facades and building forms;
- e) the tree canopy formed by both street and private yard plantings;
- f) sandstone garden walls at the street;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

Desired future character objectives

- O1 To respect and enhance the streetscape character and key elements of the precinct.
- O2 To encourage development at a scale which relates to the function and role of the streets they address, i.e. larger scale development 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.
- O9 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

B1.10 Vaucluse West Precinct

MAP 10 Vaucluse West Precinct



B1.10.1 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.

B1.10.2 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.

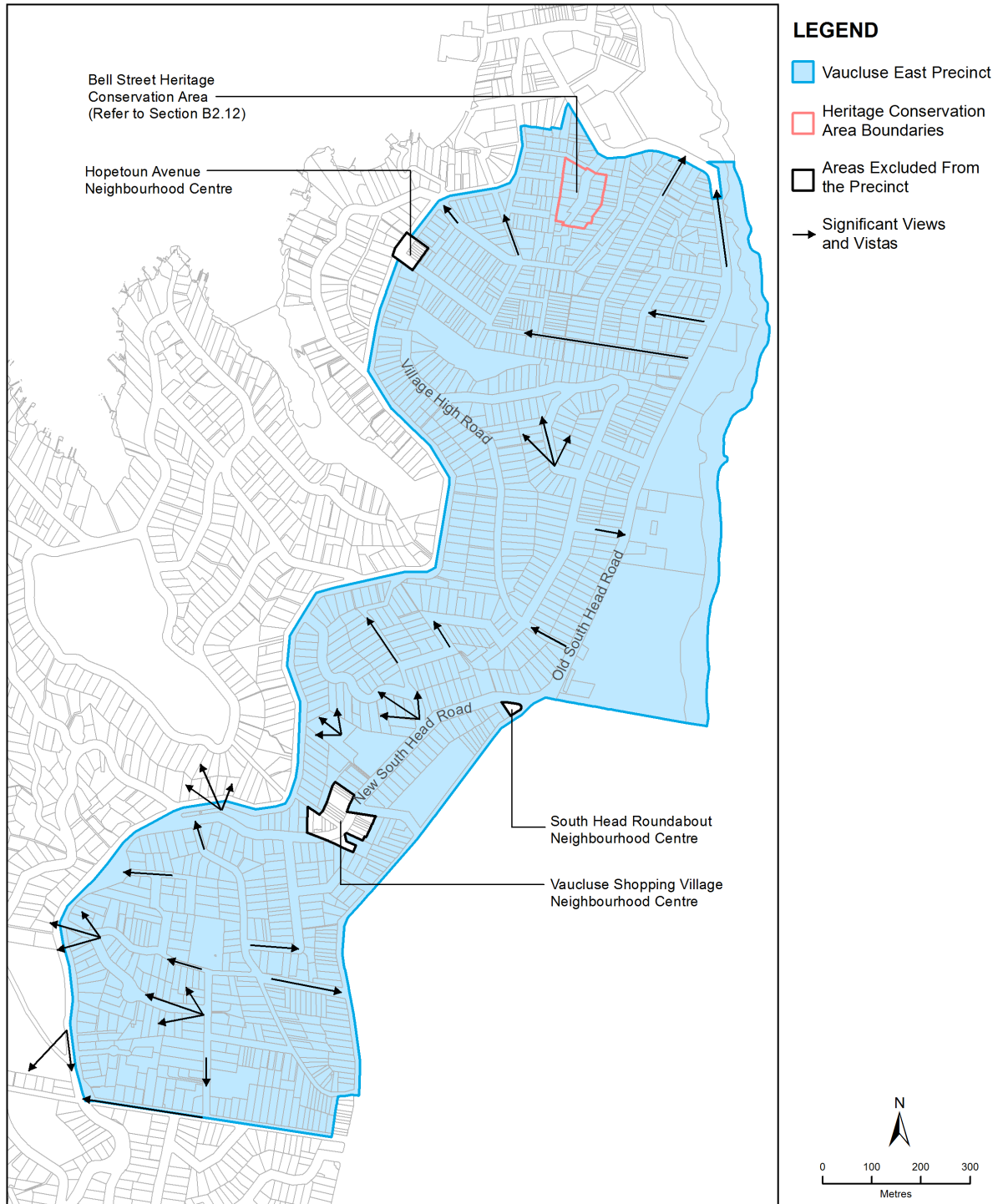
The built form should not detract from the unique features of the natural landscape, or be of such a scale that it dominates adjoining development, or is visually intrusive when viewed from the streetscape or the harbour.

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



B1.11.1 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.

B1.11.2 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;
- e) the iconic and harbour views available from the streets of the precinct, including view corridors between buildings; and
- f) Inter-War flat 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.
- O9 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.