

# Woollahra Residential Development Control Plan 2003



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# Acknowledgments

This development control plan was prepared by Woollahra Council, under the direction of the RDCP Review Working Party. It is modelled on the RDCP 1999 prepared by Hassell P/L with Woollahra Council.

## WOOLLAHRA COUNCIL RDCP REVIEW WORKING PARTY

The Mayor, Cr John Comino (Chair)  
 Cr Valerie Corrigan  
 Cr Sue Crawford  
 Cr Christopher Dawson  
 Cr Andrew Petrie  
 Cr Cynthia Wrublewski

## WOOLLAHRA COUNCIL

Scott Pedder, Urban Designer (Project officer)  
 Allan Coker, Director Planning and Development  
 Christopher Bluett, Manager Strategic Planning  
 Michael Miodic, Manager Development Control  
 George Losonci, Senior Strategic Planner  
 Jeff Mead, Strategic Planner  
 Margaret Zulaikha, Team Leader - Urban Design  
 Libby Maher, Strategic Heritage Officer  
 Ian Kirk, Team Leader - Heritage Assessment  
 Zoltan Kovacs, Heritage Officer  
 Rebecca Peacock, Environmental Protection Coordinator

The heritage investigations and preparation of controls for the heritage conservation areas were undertaken by the following:

- Noel Bell Ridley Smith, Terranova (consultants) and Libby Maher (Balfour Road, Beresford Estate and Kent Road);
- Mark Robinson, Hugh Fraser (consultants) and Libby Maher (Etham Avenue, Darling Point Road and Mona Road);
- Ian Kirk (Aston Gardens, Rose Bay Gardens Estate and the general Inter-war Flat Building controls)
- Ian Kirk and Zoltan Kovacs (Bell Street)

Council wishes to thank the Darling Point Society for their contribution to the preparation of the precinct controls for Darling Point.

Repealed by WDCP2015 on 23/05/15

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# Preliminary

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# Preliminary

## PART 1

### 1.1 ABOUT THE RDCP

This development control plan is known as "Woollahra Residential Development Control Plan 2003" (RDCP).

The RDCP is one of Woollahra Council's main non-statutory documents for the regulation of housing design.

The RDCP uses a "performance approach" to direct the design of housing development. This allows flexibility for innovation and expression in building design while at the same time ensuring developments meet important neighbourhood character and site planning objectives.

Applicants and designers will need to read all sections of the RDCP in order to make sure that they have met the RDCP's performance requirements.

The RDCP's development controls are contained in the following three sections:

- Part 3: Site analysis controls - contains objectives and performance criteria requiring applicants to demonstrate how their proposal responds to street character and important site features and opportunities;
- Part 4: Precinct controls - contains desired future character objectives and performance criteria for individual precincts. (Figure 1.2 on page 4 will show you which precinct your development lies within); and
- Part 5: General controls - contains objectives and performance criteria that refer to all areas covered by the RDCP.

### 1.2 LAND AND DEVELOPMENT TO WHICH THE RDCP APPLIES

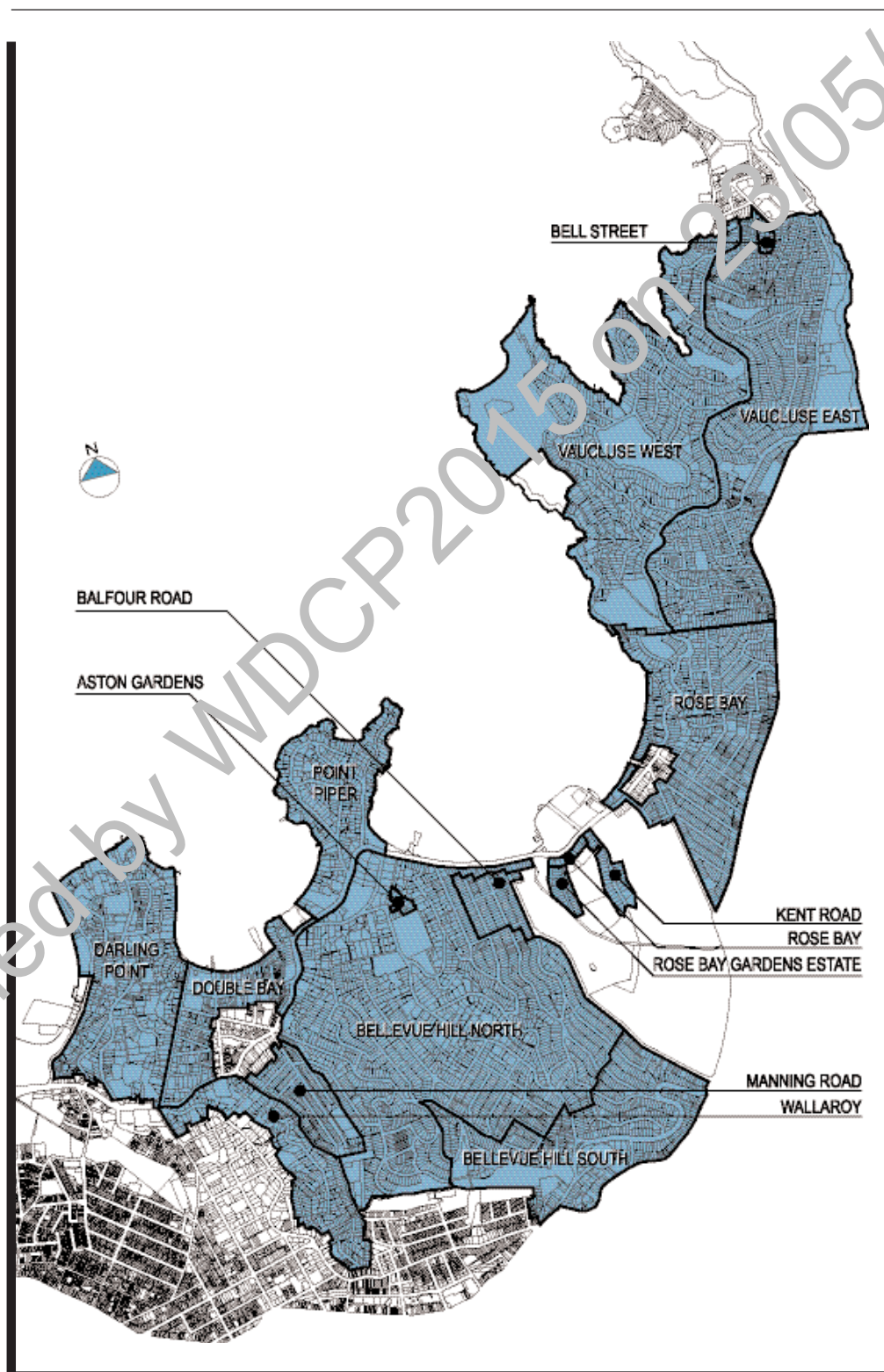
The RDCP applies to all types of housing including dwelling-houses, dual occupancies, mixed development, residential flat buildings, serviced apartments, boarding houses, backpackers accommodation and school dormitories on land within the Municipality of Woollahra that is zoned Residential 2(a), Residential 2(b), General Business 3(a), Special Business 3(b), Restricted Special Business 3(b1) and Neighbourhood Business 3(c), (and to special uses zones where indicated on the precinct maps) with the exception of housing on:

- land subject to the Double Bay Centre Development Control Plan and the Rose Bay Centre Development Control Plan; and
- land within the Paddington, Woollahra and Watsons Bay Heritage Conservation Areas defined by Woollahra Local Environmental Plan 1995.

Land subject to the RDCP is shown in Figure 1.2.

**FIGURE 1.2:  
WHERE THE RDCP APPLIES**

The precincts defined by the RDCP form the basis of special provisions contained in Part 4: Precinct Controls.



### 1.3 APPLICATIONS TO WHICH THIS RDCP APPLIES

Except as provided by clause 1.7 the RDCP applies to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* (the Act) and applications for review of determination under section 82A of the Act which are made on or after the commencement date of this RDCP.

### 1.4 OBJECTIVES OF THE RDCP

The objectives of the RDCP are:

- (a) to facilitate housing in a way that reflects desired future character objectives for precincts;
- (b) to retain and enhance significant trees and vegetation to conserve Woollahra's leafy character;
- (c) to minimise the negative impacts of development on the amenity of adjoining and neighbouring properties;
- (d) to minimise the reliance of housing development on non-renewable energy sources;
- (e) to conserve biodiversity and protect and enhance local indigenous wildlife populations and habitat;
- (f) to promote housing that achieves the principles of ecologically sustainable development;
- (g) to conserve the natural, built and cultural significance of identified heritage items and heritage conservation areas;
- (h) to encourage innovation in housing design; and
- (i) to provide a balance between flexibility and certainty in the development assessment process.

### 1.5 HOW TO USE THE RDCP'S CONTROLS

Applicants should read this section in order to understand how to use the RDCP's development controls.

The RDCP's controls are contained in three sections:

- Part 3: Site Analysis Controls;
- Part 4: Precinct Controls; and
- Part 5: General Controls.

Applicants will need to comply with the requirements of all three sections in order to ensure

their development meets the RDCP's requirements. In all sections, references to relevant provisions within the Woollahra LEP 1995 (as amended) are also included to assist applicants. While the RDCP contains most of the detailed design controls for residential development, the LEP also contains important objectives and controls that will need to be met.

Some objectives and performance criteria may not be relevant to all sites. Where applicants believe that provisions are not relevant, the statement of environmental effects accompanying the development application must provide a justification for not addressing the provisions.

**Note: Unless otherwise indicated, where there is any disparity between the objectives and performance criteria in Parts 3,4 and 5, the objectives and performance criteria in Part 4: Precinct controls take precedence.**

### **PART 3: SITE ANALYSIS CONTROLS**

#### **1.5.1**

The site analysis controls comprise three basic elements:

- a set of site analysis objectives;
- an explanation of the role of site analysis; and
- performance criteria for completing the site analysis.

The "objectives" describe the outcomes that the site analysis process is required to achieve. The objectives represent desired outcomes for development, which are intended to fulfil the objectives of the RDCP (see section 1.4). In order to gain Council approval, applicants need to demonstrate that they have fulfilled the relevant site analysis objectives.

The "explanation" provided for the site analysis controls will help applicants to determine in what ways the site analysis controls should be applied to their development. The "performance criteria" represent specific ways in which a development proposal can meet the site analysis objectives. Applicants are required to address all relevant performance criteria. The intent of the performance criteria must be interpreted in the context of the site analysis objectives.

#### **1.5.2 PART 4: PRECINCT CONTROLS**

Each section in Part 4 represents an individual "character precinct". The RDCP contains precinct controls for fifteen individual precincts. Figure 1.2 on page 4 shows the precincts. Applicants need only refer to the individual precinct that is relevant to their site in this Part.

The controls for each character precinct comprise four elements:

- a precinct map showing the land to which specific objectives and performance criteria apply;

- a brief description of the precinct;
- a set of desired future character objectives for the precinct; and
- performance criteria which apply to the precinct.

The desired future character objectives for each precinct describe the outcomes that are required to be achieved through development within the precinct. In order to gain Council approval, developments need to demonstrate that they have fulfilled the relevant objectives.

The performance criteria describe specific ways in which the desired future character objectives can be met. In particular, the performance criteria for each precinct require developments to preserve or enhance the important character elements for the precinct, where these are relevant to the site.

General controls, other than the Inter-war flat building controls in Part 5.14, apply to all sites regardless of the precinct in which they are located. The general controls are divided into fourteen parts. Developments are required to fulfil the relevant requirements of all general controls.

Note: Only development relating to an Inter-war flat building is required to fulfil the controls set out in Part 5.14. Other controls in Part 5 will apply to Inter-war flat buildings unless they are inconsistent with the controls in Part 5.14.

The general controls in Part 5 comprise three elements:

- an explanation of the topic;
- a set of objectives; and
- performance criteria.

The explanation of each topic provides background information on why the topic is important and how it is relevant to housing design. The explanation will help to determine in what ways the general controls should be applied to development. The objectives for each topic describe the outcomes that proposed development is required to achieve. In order to gain Council approval, developments need to demonstrate that they have fulfilled the relevant objectives for each topic.

The performance criteria represent specific ways in which a development proposal can meet the objectives for the topic. Development proposals are required to address all relevant performance criteria. The intent of the performance criteria must be interpreted in the context of the topic's objectives.

### 1.5.3

#### PART 5:

#### GENERAL CONTROLS

## 1.6 RELATIONSHIP OF THE RDCP TO OTHER DOCUMENTS

### 1.6.1 HOUSING STRATEGY

The overall policy direction for housing in Woollahra is provided by the Woollahra Housing Strategy. The strategy identifies ways in which the municipality can accommodate new housing in order to meet urban consolidation objectives.

### 1.6.2 AMCORD AND OTHER MODEL CODES

The RDCP is based on the Australian Model Code for Residential Development (AMCORD) and the NSW Model Code.

### 1.6.3 THE ACT AND THE REGULATION

The RDCP has been prepared under section 72 of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

### 1.6.4 STATE POLICIES AND REGIONAL PLANS

State environmental planning policies and regional environmental plans may apply to the land to which the RDCP applies. Where this occurs, the statutory provisions of those policies and plans prevail over the RDCP.

### 1.6.5 WOOLLAHRA LEP 1995

Woollahra Local Environmental Plan 1995 applies to the land to which the RDCP applies. Woollahra LEP 1995 is a statutory instrument that sets out the land use zones and broad development controls for development within the municipality, including controls for height, floor space ratio (for certain development), special sites and areas, heritage conservation areas and heritage items.

The RDCP supplements the provisions of Woollahra LEP 1995. The provisions of Woollahra LEP 1995 prevail over the RDCP.



In the event of any other inconsistency between the RDCP and other development control plans, policies and codes, the RDCP prevails unless otherwise specified in this plan or in other plans, policies and codes.

#### **1.6.6 OTHER WOOLLAHRA DCPS, POLICIES AND CODES**

Except as provided in clause 1.7, the RDCP repeals the following development control plans, policies and codes in so far as they apply to the land to which the RDCP applies with effect from the commencement date of the RDCP:

- Woollahra Residential DCP 1995
- Woollahra Residential DCP 1998
- Woollahra Residential DCP 1999 (except as it applies to the Kilmory DCP)
- Code for Control of Fencing (1985)
- Policy for alterations and additions to semi-detached and terrace houses in areas outside designated conservation zones (1985)
- Policy for Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Woollahra and West Woollahra (1982)
- Code for Tennis Courts (1989)
- Code for the Installation of Solar Hot Water Heating (1988)
- Code for Satellite Communication Dishes and Similar Structures (1989)
- Code for Television Antenna and Radio Transmitters/Aerials (1989)
- Code for Siting of Swimming Pools (1982)
- Code for Spa Pools, Hot Tubs and Similar Structures (1989)
- Code for the Control and Regulation of Noise on Building Sites (1989)
- Code for Building Sites (1991)
- Code for Advertising Signs

Except as provided in clause 1.7, a reference to the RDCP 1999 or the Residential DCP in other DCPs (except the Kilmory DCP), policies, codes and plans in force at the time the RDCP commences shall be taken to mean a reference to this RDCP unless otherwise stated in the RDCP or those other DCPs, policies, codes and plans.

## 1.7

SAVINGS AND  
TRANSITIONAL  
PROVISIONS

Despite the statements and the repeal of development control plans, policies and codes referred to in clause 1.6, the following savings and transitional provisions apply as if clause 1.6 did not operate:

Woollahra Residential DCP 1995 continues to apply (in respect of land to which the RDCP applies) to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined on the date of commencement of the RDCP.

Woollahra Residential DCP 1998 continues to apply (in respect of land to which the RDCP applies) to development applications and applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* that were made after 6 April 1998 but before the commencement date of Woollahra Residential DCP 1999 (20 September 1999) and which were not determined on the date of commencement of the Residential DCP 1999.

Woollahra Residential DCP 1999 (as amended by amendments 1, 2, 3 and 4) continues to apply (in respect of land to which the RDCP applies) to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined on the date of commencement of the RDCP.

The policies and codes referred to in clause 1.6 continue to apply (in respect to land to which the RDCP applies) to development applications, applications to modify development consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determination under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined on the date of commencement of the RDCP.

The RDCP (as amended by amendments 1 to 4) continues to apply (in respect of land to which this DCP applies) to development applications, applications to modify consents under section 96 of the *Environmental Planning and Assessment Act 1979* and applications for review of determinations under section 82A of the *Environmental Planning and Assessment Act 1979* that were made prior to but not determined before the commencement of Amendment 5 to the RDCP.

## 1.7.1

WOOLLAHRA DCP 2003  
AMENDMENT NO. 4

Woollahra Residential DCP 2003 (Amendment No.4) - Excavation, does not apply to development applications, applications to modify consents under section 96 of the Act, and applications for the review of determinations under section 82A of the Act, that were made prior to but not determined by or on the date of commencement of Woollahra Residential DCP 2003 (Amendment No 4) - Excavation.

## 1.8

APPROVAL AND  
COMMENCEMENT  
OF THE RDCP

The RDCP was approved by Woollahra Council on 22 September 2003 and commenced on 27 February 2004.



Repealed by WDCP2015 on 23/05/15

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## Making an application

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Repealed by WDCP2015 on 23/05/15

# Making an application

## PART 2

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.

Development applications for residential proposals are required for the following activities:

- erect a new building or structure, including such things as out-buildings, swimming pools and retaining walls;
- add to or alter an existing building (including fences and air-conditioning devices);
- demolish a building;
- change the use of an existing building or parcel of land to another use;
- subdivide land or strata subdivide a building;
- carry out earthworks, excavation or filling; and
- carry out development relating to a heritage item listed under the Woollahra LEP 1995.

Some minor developments in the above categories are able to be carried out subject to Council's Exempt and Complying Development DCP. For developments that do require development consent, development application forms are available from Council and must be completed before Council will assess the application.

Note: The items that are required to be included in an application are detailed in Council's Development Application Guide. Other matters, such as the application fee, will need to be confirmed with Council prior to lodgement.

### 2.1 WHEN IS AN APPLICATION REQUIRED?

Development applications are assessed by Council under the *Environmental Planning and Assessment Act 1979*. Council assesses applications on their merits having regard to the RDCP. However, compliance with the RDCP does not guarantee Council's approval. Other factors included in section 79C of the *Environmental Planning and Assessment Act 1979* must also be taken into account.

Section 79C provides five matters for consideration in determining a development application:

- (a) the provisions of:
  - (i) any environmental planning instrument, and

### 2.2 THE ASSESSMENT PROCESS

- (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and
- (iii) any development control plan, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

that apply to the land to which the development application relates.

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Council has criteria that determine when and how an application will be advertised and notified. Please refer to Council's Advertising and Notification of Development Applications DCP.

## 2.3 HOW ARE

### APPLICATIONS

### 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 incidence of objections received:

- delegated determination by a Council officer;
- determination by the Application Assessment Panel (AAP), which comprises senior Council officers;
- determination by the Development Control Committee (DCC), which comprises Councillors; or
- determination by a meeting of the full Council.

Before lodging a development application, applicants must also consider whether their proposal will require other approvals in addition to Council's development consent. Agencies from which you may need to obtain approval include:

- Heritage Council of NSW;
- Department of Land and Water Conservation;
- Environmental Protection Authority;
- NSW National Parks and Wildlife Service; and
- Roads and Traffic Authority.

Council's Development Application Guide can help applicants to identify other approvals that may be necessary.

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## Site analysis controls

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# Site analysis controls

## PART 3

### 3.1 THE ROLE OF SITE ANALYSIS

Site analysis is the first step in design. Site analysis involves drawing a plan to show the key characteristics of the site and neighbouring properties and the site's relationship to the neighbourhood and street. Analysis of the constraints and opportunities of a site helps to achieve the best design for the site, future residents and neighbours. Site analysis is necessary to ensure the most appropriate development for the site. Council's site analysis requirements also aim to reduce delays in the assessment process and to ensure proposals are sensitive to the characteristics of the site and neighbouring properties.

### 3.2 COUNCIL'S SITE ANALYSIS REQUIREMENTS

#### Explanation

Council may require that a site analysis plan and accompanying explanatory statement be included in applications. An explanatory statement is a written statement describing how the applicant's design responds to the site analysis plan.

The level of detail required for a site analysis plan depends on the scale and nature of the proposed development. A site analysis plan may not be required for applications involving minor work such as minor alterations and additions to a dwelling and change of use. Applicants should consult with a Council planning officer to determine the level of detail required.

Larger developments on sites over 2,000m<sup>2</sup> are required to undergo a master plan process overseen by Council. Master planning is used to address broader neighbourhood design issues, such as street layout and subdivision pattern, that may not be as relevant to smaller developments. Master planning also provides an avenue for key stakeholders, including the community, service providers and government agencies, to be involved in the design process for important developments.

#### Objectives

- O 3.2.1** To ensure development preserves or enhances the special qualities of individual sites.
- O 3.2.2** For large development sites, to encourage alternative modes of transport, particularly walking and cycling, through the provision of safe, attractive and convenient street networks.

#### Performance Criteria

##### Site Analysis

- C 3.2.1** Development fits into the surrounding environment and pattern of development by responding to:
  - urban form;

- local topography and landscape;
- view corridors;
- surrounding neighbourhood character and streetscape; and
- the local street and pedestrian networks.

**C 3.2.2** The application includes a site analysis plan prepared in accordance with Council's Development Application Guide. An example of a typical site analysis plan for a dwelling house is shown in Figure 2.1. The Site Analysis Plan should be drawn to a scale of either 1:100 or 1:200 and should include:

- north point (true solar north) - to understand the site's orientation;
- the legal description of the site - including the lot and DP number, property boundaries and dimensions, site area (m<sup>2</sup>) and any easements, rights of way or sewer mains;
- contours or spot levels to Australian Height Datum (extended contours into adjoining roads and properties) - to understand the level of slope;
- differences in ground level between the site and adjoining land - to help in the early identification of potential overshadowing, privacy, drainage and view sharing issues;
- drainage and services - including stormwater drains, flow paths, drainage easements, watercourses and channels;
- extent of any landfill or contaminated soil areas - will it be a problem?;
- landscape features, such as cliffs, rock outcrops, embankments, retaining walls and foreshores - how can building design best respond to important site features?;
- a view analysis showing views from the site and from adjoining land - how can you avoid blocking neighbours' views?;
- the location, canopy spread, name (common and botanical), spot level and numeric reference of all existing trees and vegetation protected by Council's Tree Preservation Order (over 5m in height or having a canopy width exceeding 3m), including those on adjoining property boundaries - Council consent is required for the removal or pruning of all trees protected by Council's Tree Preservation Order;
- trees and vegetation on adjacent properties, particularly those within 15m of the site - how will you affect other people's vegetation?;

- existing public roads, laneways, pathways, driveways, parking areas, loading bays and pedestrian and vehicle access points - access may need to be improved;
- existing buildings and structures on the site and on immediately adjoining land (show location, distance from boundary, height, current use, front and rear entrances) - how will they fit into the new development and which buildings are to be demolished?;
- proposed buildings (show outline only) - how much change is proposed?;
- overshadowing by adjoining buildings - how will this affect the location of habitable rooms and private open space?;
- fences and walls - these may be important to the streetscape;
- swimming pools, sea walls, slipways and other foreshore structures - alterations may be subject to special development controls;
- adjoining private open spaces, facing doors and windows (particularly those within 15m of the site) - these will have privacy implications for both new residents and neighbours;
- prevailing air movements - are there beneficial breezes or adverse winds?;
- noise, odour and light spillage sources (eg. main roads, railway lines, tennis courts, sports fields, air conditioning units, pool pumps, etc) - can the effects be reduced?;
- the characteristics of any nearby public open space - is it suitable for future residents?;
- features on street frontages such as service poles, street trees, kerb cross-overs, footpaths, pedestrian crossings, street furniture, bus stops and services - what and where are the street features?;
- the built form and character of adjacent and nearby development, including characteristic fencing and garden styles - does the new development fit in with the area?; and
- the location of on-site and nearby heritage items, heritage conservation areas and archeological features - how will the development affect the heritage qualities of the site and neighbourhood?

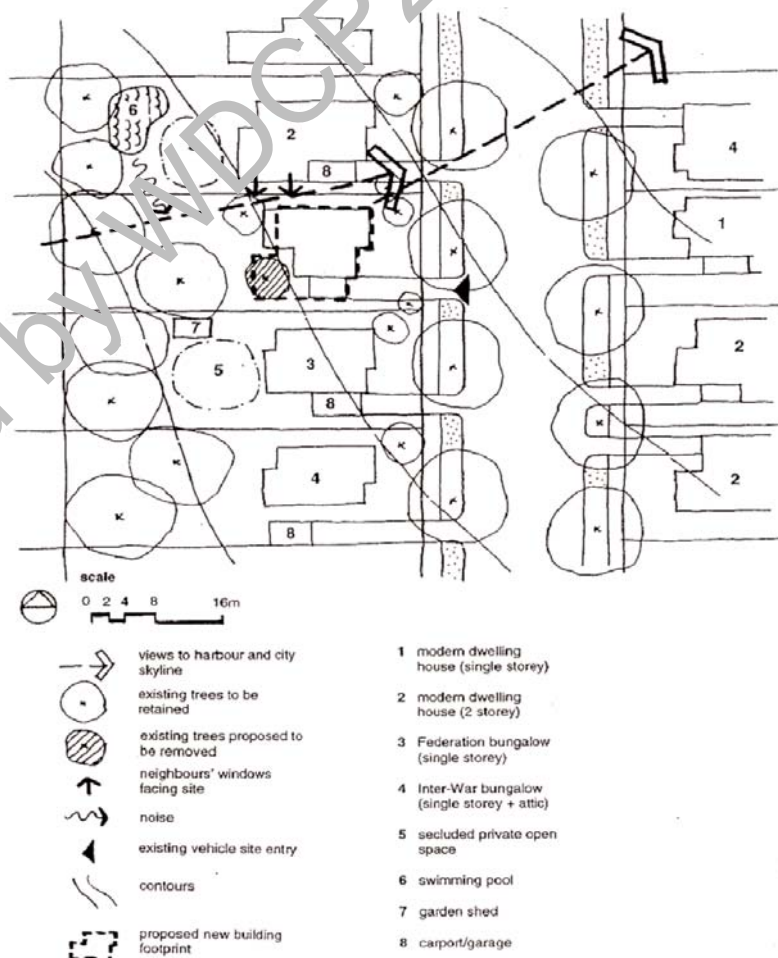
**Note:** A site analysis plan and accompanying explanatory statement are required for all applications involving:

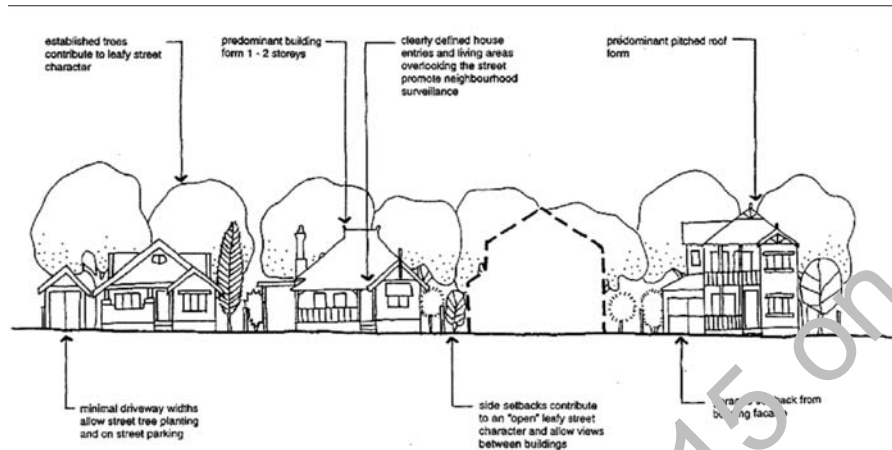
- external building work which will result in significant changes to building form; or
- an increase in the number of dwellings on the site.

A site analysis plan and accompanying explanatory statement are not required for applications involving:

- minor alterations and additions to an existing dwelling which do not result in significant changes to exterior building form; or
- changes of use which do not involve external building work.

**Figure 3.1:**  
**TYPICAL SITE ANALYSIS**  
**PLAN**





**Figure 3.2:**  
**STREET ELEVATION**  
New buildings should maintain the special character elements of the street

## Master Planning

**C 3.2.3** Council may require a master plan for multi-unit housing developments on sites in excess of 2,000m<sup>2</sup> or for other developments which Council considers may have significant impacts on matters such as, but not limited to:

- neighbourhood amenity;
- traffic and parking;
- heritage significance;
- topography and landscape feature;
- draining;
- vegetation.

The master plan should include at least three design options and should demonstrate the design principles set out in AMCORD 1995 Element 1.1 - Neighbourhood Design.

The master plan should address:

- the key design principles of the plan;
- the conceptual distribution of land uses;
- the mix of housing types and forms;
- the arrangement and envelopes of buildings and their relationship to site features, adjoining development, existing landscape, the street network and open spaces;
- ways by which site conditions are used to achieve energy efficiency;
- the use of streets and pathways to provide access within and beyond the site;
- stormwater management; and
- other relevant design aspects and issues identified by Council during pre-development application discussions.

**C 3.2.4** Mid-block street connections are provided on redevelopment sites in excess of 5,000m<sup>2</sup> and on sites with street frontages greater than 100m.

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

P A R T

**4**

## Precinct controls

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### Introduction

Each section in Part 4 represents an individual "character precinct". The RDCP contains precinct controls for fifteen individual precincts. Figure 1.2 on page 4 shows the precincts. Applicants need only refer to the individual precinct that is relevant to their site in this Part.

The controls for each character precinct comprise four elements:

- a precinct map showing the land to which specific objectives and performance criteria apply;
- a brief description of the precinct;
- a set of desired future character objectives for the precinct; and
- performance criteria which apply to the precinct.

The desired future character objectives for each precinct describe the outcomes that are required to be achieved through development within the precinct. In order to gain Council approval, developments need to demonstrate that they have fulfilled the relevant objectives.

The performance criteria describe specific ways in which the desired future character objectives can be met. In particular, the performance criteria for each precinct require developments to preserve or enhance the important character elements for the precinct, where these are relevant to the site.

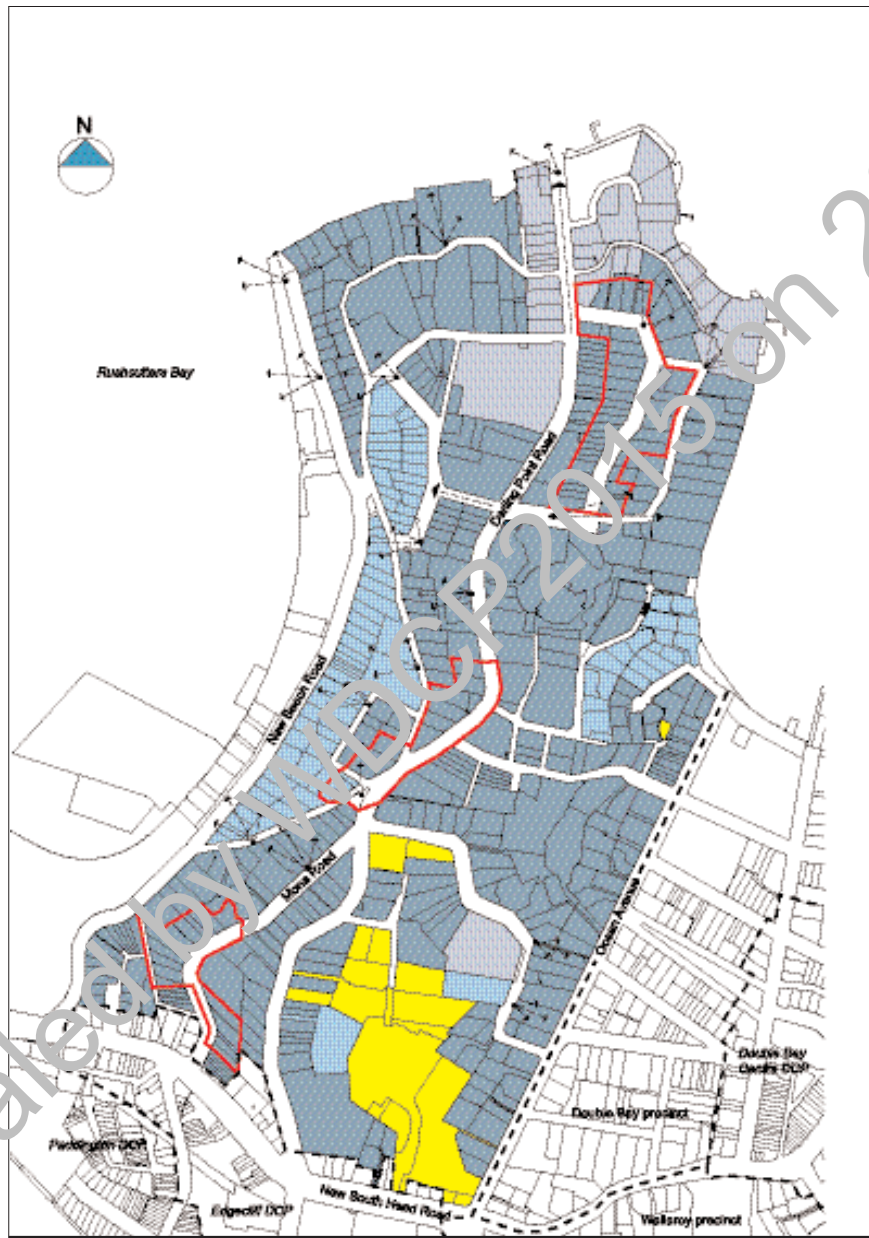


# Precinct controls

## PART 4

### 4.1 DARLING POINT

Figure 4.1.1:  
DARLING POINT PRECINCT  
MAP



#### LEGEND

- 40% FOOTPRINT  
Residential - 2b
- 35% FOOTPRINT  
Residential - 2b
- Residential - 2a
- Mixed use - 3c
- Special Uses
- Significant views
- Significant vistas
- Heritage  
Conservation Area  
boundaries
- Boundaries of  
adjoining precincts

#### Description

The Darling Point precinct is a highly prominent peninsula on Sydney Harbour sited between Rushcutters Bay and Double Bay. Darling Point's natural setting facilitates 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.

The built environment is notable for the wide variety of architectural styles and housing

types. The precinct contains heritage conservation areas at Etham Avenue, Darling Point Road and Mona Road, and a significant number of heritage items (refer to Woollahra LEP 1995 as amended). A significant element of the heritage items and heritage conservation areas is the location of buildings within a landscaped setting.

The ridgeline of Darling Point saw the development of post war high rise and higher density development. Significantly, many of the towers contain extensive landscaped grounds and gardens which provide an openness and allow for distant views. Streets surrounding the ridgeline are typified by two, three and four storey development and include walk up flats, semi detached and detached houses. The Rushcutters Bay foreshore area comprises a mix of buildings, including Victorian terraces and heritage listed residential Arts and Crafts buildings.

#### **Etham Avenue Heritage Conservation Area - Statement of Significance**

The Etham Avenue Heritage Conservation Area provides a physical record of a significant historical phase in the closer urban subdivision of Darling Point. It retains sandstone remnants of the Etham Mansion in the form of its gate and fence pillars.

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 c1920. There are distinct groups of buildings that provide physical evidence of the evolutionary development of the area when more compact residences were being designed for the minimum of household assistance.

The avenue has a distinctive character that retains the qualities of a more compact early 20th century garden suburb. 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. This provides a more comprehensive view than the frontal view of the housing and is typical of the movement. The constant width of the road with its grass nature strip and avenue plantings contribute to the quality of streetscape.

The entry to the avenue is defined by substantial corner residences providing a strong sense of arrival. The c1900 suburban subdivision pattern is largely intact and most of the housing derives from this period with characteristic stylistic details that largely remain intact.

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

The consistency of the dominant roof forms and stylistic elements such as verandas, porches, bay windows and chimneys, semi transparent front fencing and front gardens without

terracing contributes to the strong streetscape qualities and create an aesthetically pleasing character

#### **Darling Point Road Heritage Conservation Area - Statement of significance**

The Darling Point Road Heritage Conservation Area is a cohesive group of substantial late 19th and early 20th century houses in the Gothic and Arts and Crafts styles. Their siting, prominent steeply pitched roofscape, mature garden settings with traditional fences and the serpentine layout of Darling Point Road make a positive contribution to the identity of Darling Point.

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 precinct 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 closer residential development of Darling Point is represented by the large and architecturally distinctive Gothic houses adjacent to the St Marks Church precinct. 'Cloncorrick' at No. 32 Darling Point Road, was designed by the notable architect Horbury Hunt for the Hon George Simpson. 'St Cornice' [now the Jean Colvin Private Hospital] at 9 Loftus Street, was designed for the Hon Edward Butler.

The second significant phase of development was associated with the 1907 Springfield Estate subdivision. The substantial houses at Nos. 42, 44-46 and 48 Darling Point Road are representative of the Federation Arts and Crafts style in a distinct derivation that uses face brickwork that is rare in Wollahra. 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. These residences possess the quality and appearance of being the work of an architect(s) unknown, probably of English origin.

'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 verandas and wider eaves.

The pair of semi-detached dwellings at Nos. 44 and 46 are 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.

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 addresses both the southern and eastern approaches.

**Mona Road Heritage Conservation Area - Statement of significance**

The Mona Road Heritage Conservation Area is 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 closer residential development pattern of Darling Point. The group comprises dwelling houses, semi-detached houses and apartments that demonstrate the important characteristics of the Federation Arts and Crafts and Queen Anne styles.

Some of the dwellings were subsequently converted to duplexes or triplexes in the 1920s without change to their form and without destroying 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 ficus hillii street trees form a distinctive streetscape with cohesive groups of buildings on each side of Mona Road that are orientated towards the harbour view.

The western group Nos. 14-36a are characterised by the rhythmic tiled roofscapes of Federation dwellings and semi-detached dwellings designed to read as single houses, albeit partially obscured by carparking. The houses are all 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.

The houses at Nos. 14-16 are adjoining two storey red brick houses in the Queen Anne style with rusticated sandstone foundation walls, terracotta tiled roofs.

The houses at Nos. 18-22 are substantial adjoining identical houses designed in the Federation Queen Anne style with face brick with rusticated sandstone foundation walls with slate roofs. Together with No 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 eastern group at Nos. 15-17 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 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, weatherboard balustrading, characteristic of the style.

**Desired Future Character Objectives - Darling Point Precinct****General**

- 0 4.1.1** To enable the peninsula's natural ridgeline to be read as the dominant element of the precinct when viewed from the surrounding districts;
- 0 4.1.2** To maintain the sense of the historic grand estates by retaining the garden settings and streetscape elements;
- 0 4.1.3** To ensure that new development reinforces the stepped and sloping topography;
- 0 4.1.4** To retain and reinforce the setting of mature street trees and garden plantings especially along the precinct ridgeline;
- 0 4.1.5:** To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct;
- 0 4.1.6** To preserve and enhance the traditional mainstreet and corner shop qualities of Neighbourhood Business zones.
- 0 4.1.7** To ensure that residential development addresses the street;
- 0 4.1.8** To ensure that built form and streetscape elements reinforce the hierarchy of curving streets and lanes;
- 0 4.1.9** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts, and to provide additional views from the public spaces of the precinct to the harbour and surrounding districts;
- 0 4.1.10** To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings
- 0 4.1.11** To maintain the heritage significance and significant items of the HCA's within the precinct

**Heritage Conservation Areas****Etham Avenue**

- 0 4.1.12** To retain the key values of the Etham Avenue HCA including the historic subdivision pattern, the significant street trees the housing, gardens and fences that demonstrate the wide range of Federation styles that contribute to the strong streetscape qualities;

**Darling Point Road**

- O 4.1.13** 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;

**Mona Road**

- O 4.1.14** 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.

**Desired Future Character Performance criteria - Darling Point Precinct****Precinct character**

- C 4.1.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Darling Point Precinct including:
- a rich mixture of architectural styles and forms;
  - the stepping of development on the hillside;
  - the well established gardens and trees, remnant estate gardens and the historic stonewalls;
  - the historic stairway and streetscape elements ;
  - the curvilinear streets following the contours of the land;
  - the mature street trees; the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands;
  - the highly visible roof forms as development steps down the hill side; and
  - the extensive views afforded from the public spaces.

**Views and vistas**

- C 4.1.2** Development maintains the views and vista corridors shown on the precinct map. Development on the low side of the street is to preserve views from the street to surrounding areas by providing substantial breaks between buildings, car parking and other structures and front fences.

**Building footprint**

- C 4.1.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.



### Side boundary setbacks

- C 4.1.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 3.0m (see figure 4.1.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 6.0m.

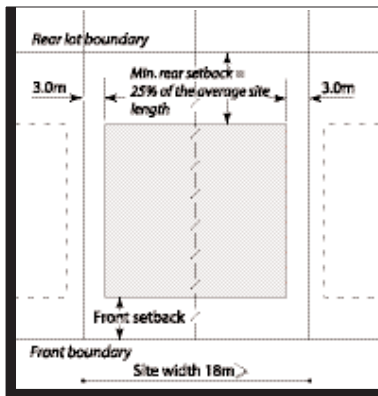


Figure 4.1.2:

To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 3.0m where the site width is greater than or equal to 18 metres - refer C 4.1.

### Location of garages

- C 4.1.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.
- B) Other than for the circumstance listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.

*(continued over)*

C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

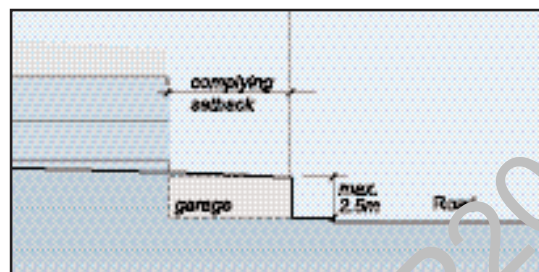


Figure 4.1.3:  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall.  
(see C 4.1.5.)

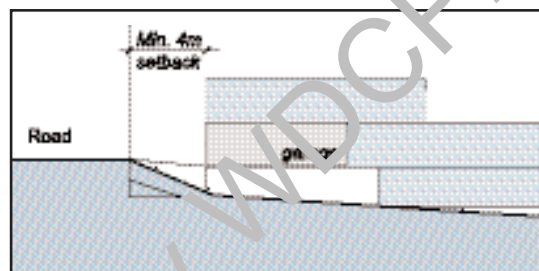


Figure 4.1.4:  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.1.18.6 - Front Setback)

#### Development adjoining or adjacent to heritage conservation areas

**C 4.1.6** Development adjoining or adjacent to heritage conservation areas must consider the impacts upon the heritage conservation areas.

#### Controls for Heritage Conservation Areas

**Note:** The following performance criteria (C 4.1.7 to C 4.1.16) supplement all other precinct and general controls in this DCP. Where there is any disparity, the performance criteria listed below take precedence.

**C 4.1.7** The significant fabric of contributory buildings is to be retained, that is:

- original principal roof forms, including roof pitch, eaves height and chimneys, are to be retained;
- no alteration to be made to the original details, materials or finishes of the principal form except to allow for restoration or reconstruction;
- original verandahs are not to be infilled; and
- room layout of original portions are to be retained.

**C 4.1.8** Elements of the established garden settings are to be retained, including mature trees, original pathways, gates and front fencing forward of the building line.



**C 4.1.9** Additions may be located at the rear or in the principal roof form, provided no alteration to the principal roof form, including dormers and skylights, is visible from the public domain.

**C 4.1.10** Additions at the side of a residential building may only be permitted if:

- the addition is designed to respect and enable interpretation of the form of the existing building; and
- additions are set behind the main ridgeline of the existing building so that their forms are secondary to the existing building.

**C 4.1.11** 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 building or compromise their setting.

**C 4.1.12** All car parking is to be set back behind the front building line.

**C 4.1.13** Development is to be a maximum height of two storeys. Development is to have pitched roof forms and scale and character to be consistent with the group.

**C 4.1.14** Front setbacks are to be consistent within each conservation area. For development in the Mona Road Heritage Conservation Area, maintain the street orientation of contributory buildings.

**C 4.1.15** Fences are to be consistent within the streetscape. Front fences are to employ masonry materials and steel balustrading (25% transparent), and are to be a maximum height of 1.5m - but allowing for pillars to extend to a maximum height of 1.8m.

**C 4.1.16** For the Mona Road Heritage Conservation Area, sandstone and brick retaining walls are not to be breached by additional openings.

#### **Alterations and additions to post-World War II residential flat buildings**

**C 4.1.17** Alterations and additions to post-World War II residential flat buildings including those buildings that fall within the Inter-war flat building definitions must have regard to:

- their highly visible location and any impacts upon views of the Darling Point skyline;
- their impacts upon views from public spaces;
- contemporary energy efficient and environmentally sustainable design techniques;
- the architectural integrity of the existing building's design; and
- the materials and finishes of the existing building.

## Darling Point Precinct Street Section

**C 4.1.18** Development in the Darling Point precinct conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

### C 4.1.18.1 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m.

Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent. Maintain remnant sandstone and garden walls.

### C 4.1.18.2 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

### C 4.1.18.3 - BUILDING HEIGHT - STOREYS:

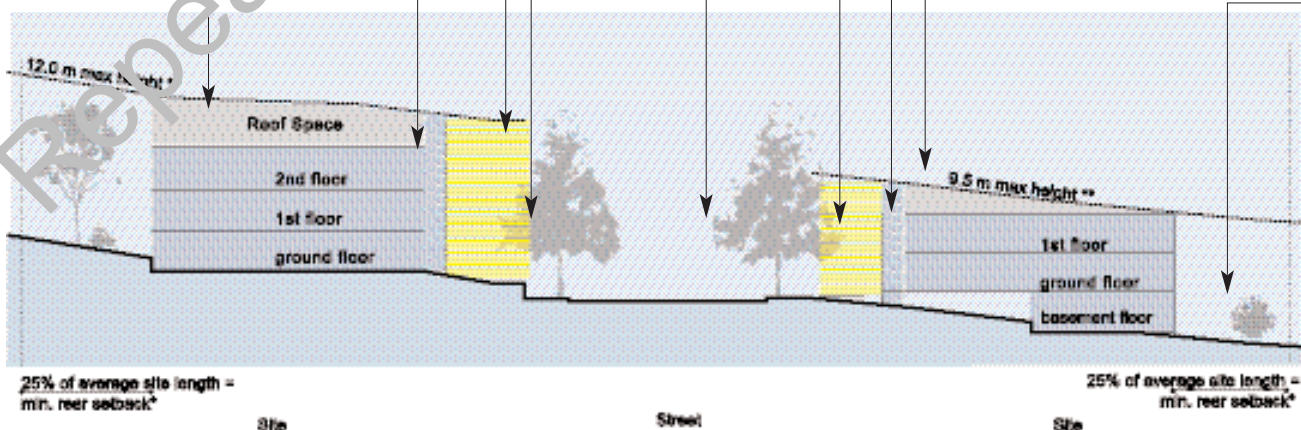
Dwelling houses are to be a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted provided that all other RDCP controls are met.

Residential flat buildings are to be a maximum height of three storeys. (Where the maximum height permitted in WLEP 1995 is 12m or greater as shown below, development up to four storeys may be considered).

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

### C 4.1.18.4 - ROOF FORM

Roof forms are to be well articulated and designed having consideration for neighbouring amenity, over-looking, streetscape amenity, and to maintain views across the precinct.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

**C 4.1.18.5 - STREET LANDSCAPE:**  
Maintain grassed verges and significant street trees where present.

### C 4.1.18.6 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2. Corner buildings are to address each street frontage.

On sites on the **low side of the street**, Council may consider a variation to the front setback control - to a minimum setback of 4 metres where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

### C 4.1.18.7 - BUILDING ARTICULATION:

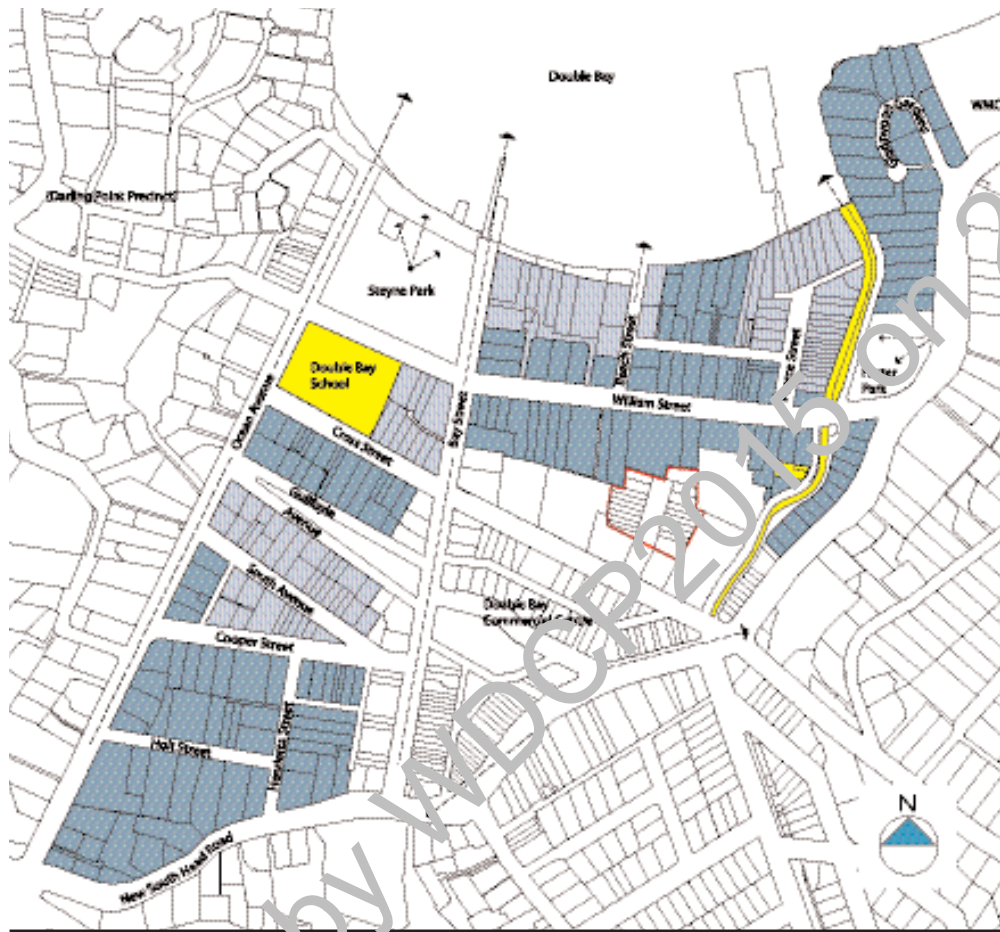
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment, and can be in the form of verandas, loggias and wall offsets.

### C 4.1.18.8 - BUILDING FORM:

Building form is to follow the slope of the land, and to minimise impact on the existing landform.

### C 4.1.18.9 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.

4.2  
DOUBLE BAYFigure 4.2.1:  
DOUBLE BAY PRECINCT  
MAP

## LEGEND

- 40% FOOTPRINT  
Residential - 2b
- Residential - 2a
- Special Uses
- Significant views
- Significant vistas
- Heritage  
Conservation Area  
boundaries

**Description**

Double Bay 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 precinct's tree canopy, formed by both street (public) and private yard planting, is a prominent element in the Municipality's presentation from Sydney Harbour. Maintaining a consistent tree canopy and achieving sensitive building interventions are key elements in this setting.

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 at 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 their topography and location each of these major streets pres-

ents unique settings within the broader common elements of the precinct.

The quality of buildings within the precinct represents an evolution and mix of building styles and very often maintains a consistent scale across both sides of the street. There are a number of inter-war flat buildings within the precinct that contribute to its character.

#### **Desired Future Character Objectives- Double Bay Precinct**

- O 4.2.1** To maintain the urban density of the precinct whilst retaining and reinforcing its green setting of mature street tree and garden plantings;
- O 4.2.2** To reinforce a consistent building scale across both sides of the street;
- O 4.2.3** To ensure that new development reinforces the precinct's topography;
- O 4.2.4** To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings.;
- O 4.2.5** To ensure that rooflines sit within the predominant street tree canopy;
- O 4.2.6** To differentiate between the tight urban grain of the Double Bay commercial centre and the density of the residential area;
- O 4.2.7** To ensure that residential development addresses the street;
- O 4.2.8** To protect views from public spaces of the harbour down Ocean Avenue, Bay and Beach Streets and from New South Head Road to the harbour and surrounding districts;
- O 4.2.9** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts;
- O 4.2.10** To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings; and
- O 4.2.11** To maintain the heritage significance and significant items of the HCA's within the precinct.

#### **Desired Future Character Performance Criteria - Double Bay Precinct**

##### **Precinct character**

- C 4.2.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Double Bay Precinct including:
  - the rich mixture of architectural styles and forms including freestanding buildings, row housing, and apartment buildings;

- the siting of development on New South Head Road as it descends into (and ascends out of) the Double Bay shopping centre;
- the well established gardens and trees including the avenue plantings in Ocean, Guilfoyle and South Avenues, and Bay Street;
- the tree canopy formed by both street and private yard plantings; the harbour views from the streets connecting to the foreshore and the beach front areas.

#### Views and vistas

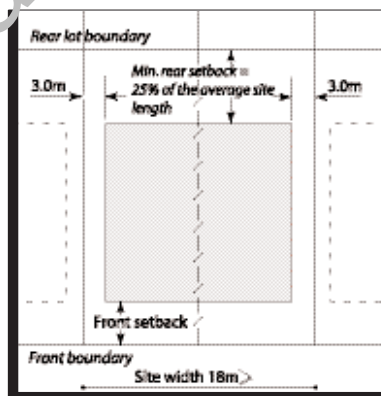
**C 4.2.2** Development maintains the views and vista corridors shown on the precinct map.

#### Building footprint

**C 4.2.3** The building footprint for a residential flat building is limited to 40% of the site area. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.2** in Part 5.

#### Side boundary setbacks

**C 4.2.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 3.0m (see Figure 4.2.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 6.0m.



**Figure 4.2.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 3.0m where the site width is greater than or equal to 18 metres - refer C 4.2.4.



#### Location of garages

- C 4.2.5** All garages and car parking structures are provided behind the front building line. Garages, car parking structures and driveways are designed and located so as not to dominate the street by minimising their width to no more than 40% of the site frontage width and ensuring that the roof form, materials and detailing complement that of the associated dwelling.

#### Development adjoining or adjacent to the Transvaal Avenue Heritage Conservation Area

- C 4.2.6** Development adjoining or adjacent to the Transvaal Avenue Heritage Conservation Area must consider the impacts upon the heritage significance of the heritage conservation area.



**Figure 4.2.3:**  
Landscaping and tree planting along the foreshore  
are important elements of Double Bay's  
presentation to Sydney Harbour.

### Double Bay Precinct Street Section

**C 4.2.7** Development in the Double Bay precinct conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.2.7.1 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2. Buildings are to address the street frontage.

#### C 4.2.7.2 - BUILDING HEIGHT - STOREYS:

Dwelling houses are to be a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted providing all other RDCP controls are met.

Residential flat buildings are to be a maximum height of three storeys.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

#### C 4.2.7.3 - ROOF FORM

A variety of roof forms are encouraged. Roof forms are to be well articulated and designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

#### C 4.2.7.4 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees, and minimise kerb crossing, particularly at Bay Street and Ocean Avenue.

#### C 4.2.7.5 - FRONT FENCES:

Front fences are to be no greater in height than 1.2m.

#### C 4.2.7.6 - DEEP SOIL LANDSCAPE AT THE

##### FRONTAGE:

A minimum of 40% of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 12m<sup>2</sup>.

#### C 4.2.7.7 - BUILDING ARTICULATION:

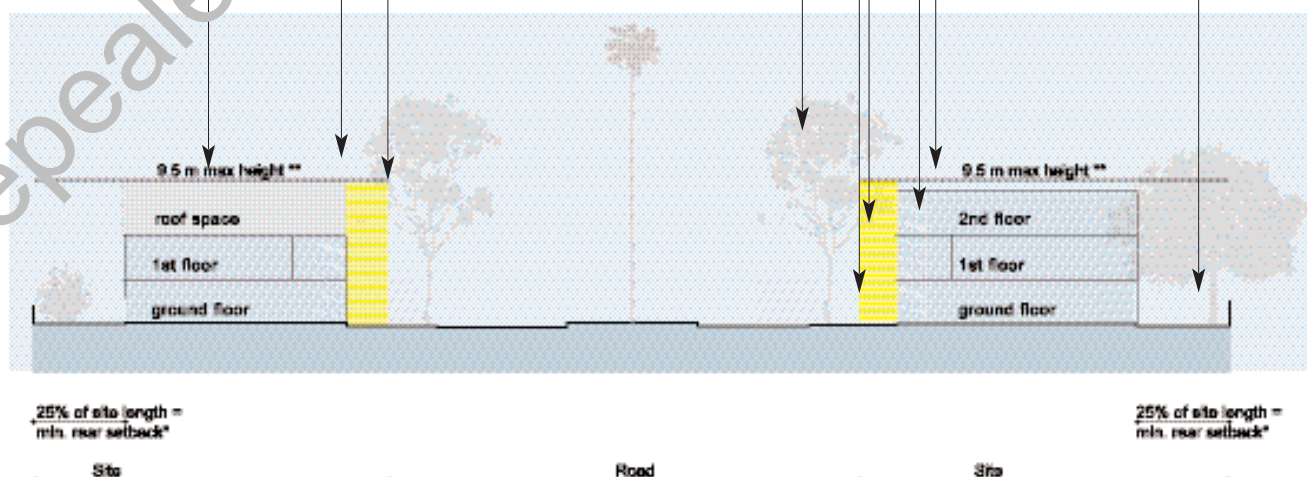
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and can be in the form of lightweight balconies, verandas, loggias and wall offsets.

#### C 4.2.7.8 - BUILDING FORM:

Buildings are to reinforce a consistent scale either side of the street.

#### C 4.2.7.9 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.











\* Refer to Part 5.2 - Building Siting and Design

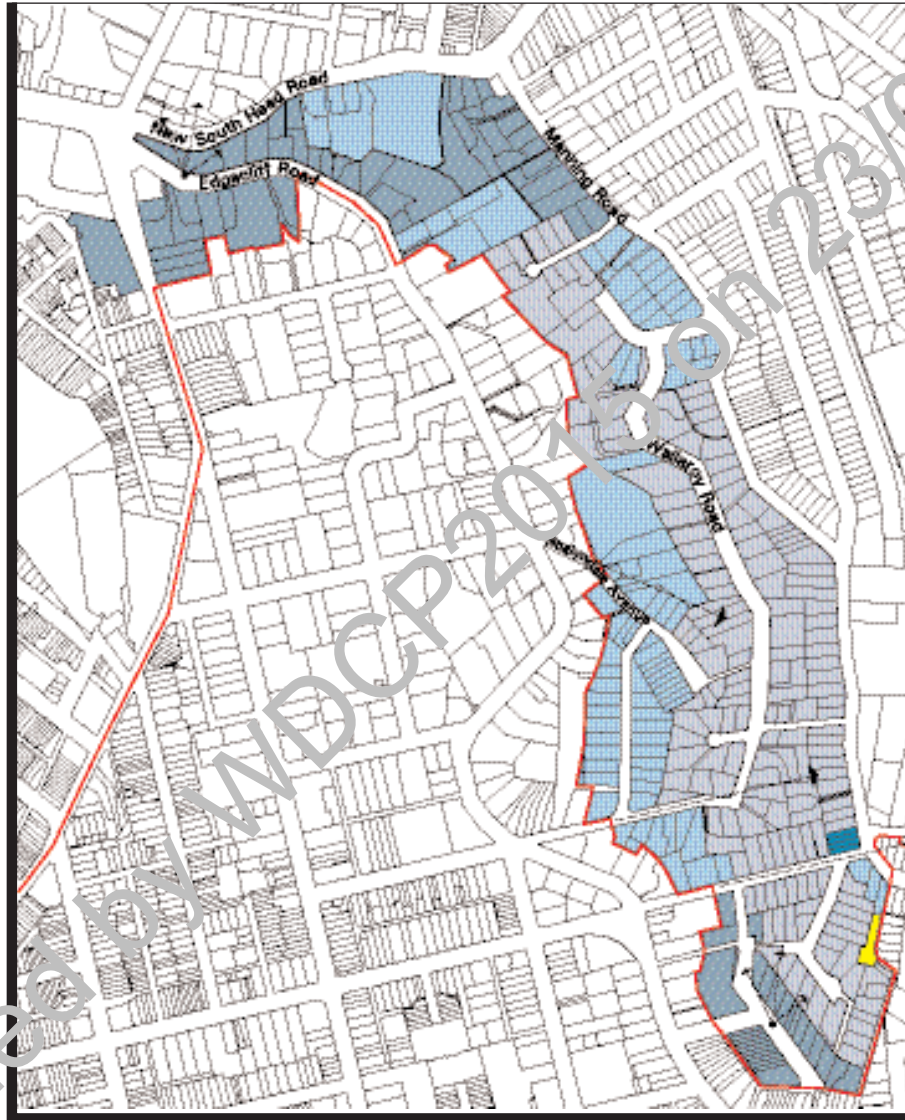
\*\* Refer to Woollahra LEP 1995

### 4.3 WALLARROY

Figure 4.3.1:  
WALLARROY PRECINCT MAP

#### LEGEND

-  40% FOOTPRINT  
Residential - 2b
-  35% FOOTPRINT  
Residential - 2b
-  Residential - 2a
-  Mixed use - 3c
-  Special Uses
-  Significant views
-  Significant vistas
-  Heritage  
Conservation Area  
boundaries



#### Description

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 at New South Head Road and the Woollahra Heritage Conservation Area adjacent to Edgecliff Road.

The steeply sloping topography has meant that the roadways are not particularly well connected, but it does allow for many expansive views from the streets as they wind down the hill from Edgecliff Road



**Desired Future Character Objectives - Wallaroy Precinct**

- O 4.3.1** To establish a development transition from the large residential buildings and allotments at New South Head Road and Edgecliff Road to the smaller dwelling houses situated on the slopes.
- O 4.3.2** To reinforce the precinct's landform and landscape qualities including the steep topography, terracing of development, and the curvilinear road pattern.
- O 4.3.3** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts
- O 4.3.4** To maintain the evolution of residential building styles through the introduction of exemplary contemporary buildings.
- O 4.3.5** To preserve and enhance the traditional mainstreet and corner shop qualities of Neighbourhood Business zones.

**Desired Future Character Performance Criteria - Wallaroy Precinct****Precinct character**

- C 4.3.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Wallaroy Precinct including:
  - the large Victorian and inter war houses set within spacious grounds;
  - the stepping of development on the hillside;
  - the well established private gardens and trees;
  - the curvilinear streets following the contours of the land;
  - the mature street trees and sandstone garden walls at the street;
  - the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands; and
  - the highly visible roof forms as development steps down the hillside

**Views and vistas**

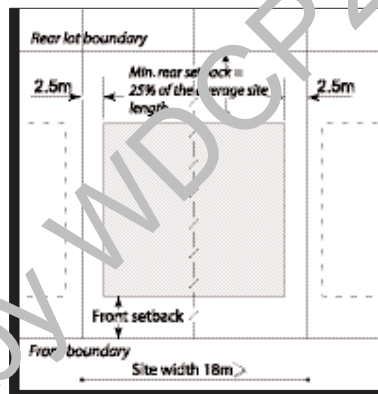
- C 4.3.2** Development maintains the views and vista corridors shown on the precinct map. Development on the low side of the street is to preserve views from the street to surrounding areas by providing substantial breaks between buildings, car parking structures and front fences.

### Building footprint

- C 4.3.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

### Side boundary setbacks

- C 4.3.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 2.5m (see Figure 4.3.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.



**Figure 4.3.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.3.4.

### Location of garages

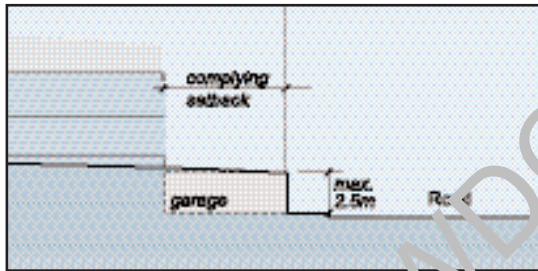
- C 4.3.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.

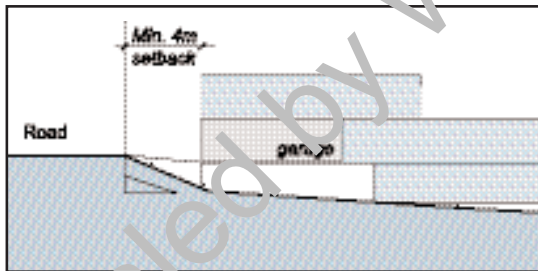
C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

**Development adjoining or adjacent to the Woollahra Heritage Conservation area.**

**C 4.3.6** Development adjoining or adjacent to the Woollahra Heritage Conservation Area must consider the impacts upon the heritage significance of the heritage conservation area.



**Figure 4.3.3:**  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall.  
(see C 4.3.5.)



**Figure 4.3.4:**  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.3.7.1 - Front Setback)

### Wollaroy Precinct Street Section

**C 4.3.7** Development in the Wollaroy precinct conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.3.7.1 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2. Buildings are to address the street frontage.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.3.7.2 - BUILDING HEIGHT - STOREYS:

Dwelling houses are to be a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted providing that all other RDCP controls are met.

Residential flat buildings are to be a maximum height of three storeys. (Where the maximum height permitted in WLEP 1995 is 18m or greater, development up to six storeys may be considered).

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

#### C 4.3.7.3 - ROOF FORM

A variety of roof forms are encouraged. Roof forms are to be well articulated and designed having consideration for neighbouring amenity, overlooking, streetscape suitability and to maintain views across the precinct.

(Refer to performance criteria C 4.3.5 - Location of garages. This example illustrates an instance where an existing sandstone wall exists.)

#### C 4.3.7.4 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees where present.

#### C 4.3.7.5 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

#### C 4.3.7.6 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

#### C 4.3.7.7 - BUILDING ARTICULATION:

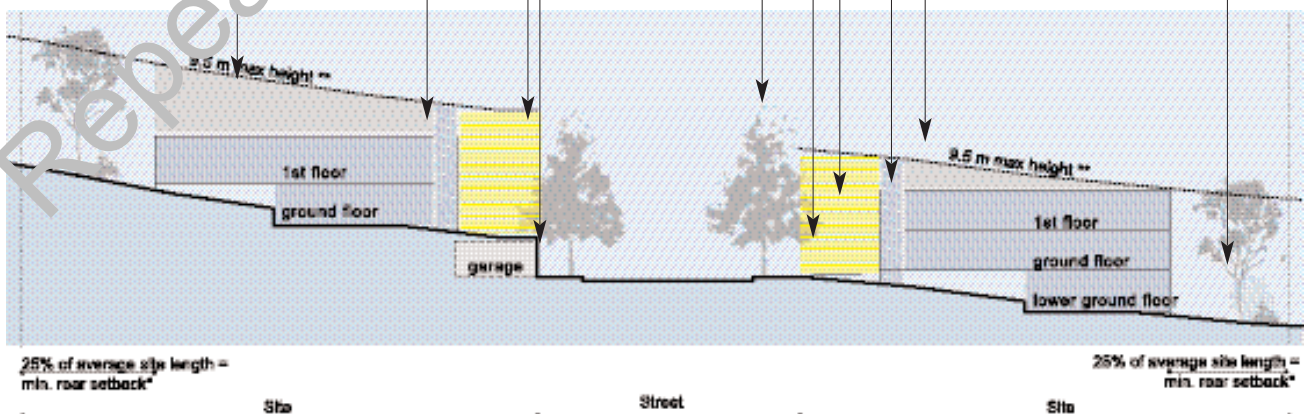
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and can be in the form of lightweight balconies, verandahs, loggias, terraces, and wall offsets.

#### C 4.3.7.8 - BUILDING FORM:

Building form is to follow the slope of the land, and to minimise impact on the existing landform.

#### C 4.3.7.9 - SIGNIFICANT VEGETATION:

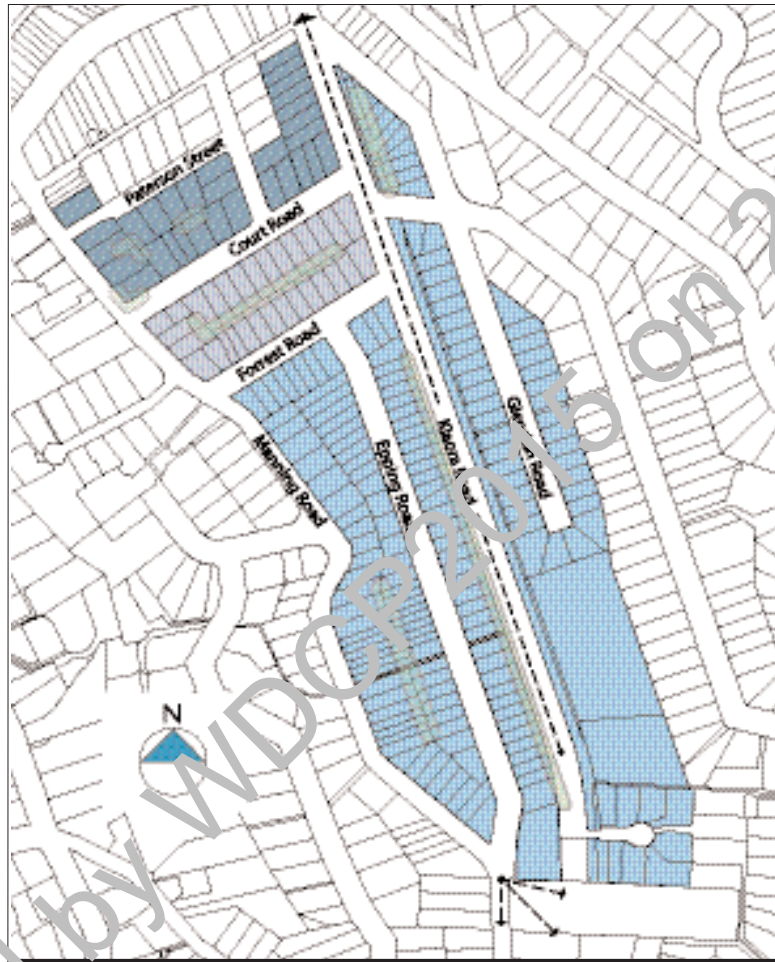
Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design  
 \*\* Refer to Woollahra LEP 1995

#### 4.4 MANNING ROAD

Figure 4.11:  
Manning Road Precinct  
Map



#### LEGEND

- 40% FOOTPRINT -  
TRANSITION AREA  
Residential - 2b
- 45% FOOTPRINT  
Residential - 2b
- 35% FOOTPRINT  
Residential - 2b
- Significant vegetation
- Significant views
- Significant vistas

#### 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 valley walls and to the north is the Double Bay Commercial Centre. The historical subdivision pattern of small single lots provides for the dominant building form of detached dwelling houses.

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. The current LEP controls that apply to the precinct provide a gradation in residential development intensity from the commercial centre to the residential areas to the south.

The precinct controls contained within this part of the DCP emphasise this transition. They will achieve a future character that is compatible with the existing built fabric so that the precinct's landscape character is reinforced.



**Desired Future Character Objectives - Manning Road Precinct**

- O 4.4.1** To establish a transition between the urban quality of the Double Bay commercial centre and the landscape setting and built form character of the residential precinct.
- O 4.4.2** To reinforce the landscape character and the form and scale of the one and two storey residential character of the Double Bay valley floor.
- O 4.4.3** To reinforce the landscape character of the streetscape of the Double Bay valley floor.

**Desired Future Character Performance Criteria - Manning Road Precinct****Precinct character**

- C 4.4.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Manning Road Precinct including:
- predominantly one and two storey, street addressing houses on small allotments;
  - predominant architectural character of inter-war houses with hip and gabled roof forms;
  - regular separation and rhythm of spaces between buildings;
  - buildings and their roof forms sited beneath the tree canopy;
  - open space corridor formed by Kiaora Road;
  - uniform street and rear setbacks incorporating highly visible soft landscaping;
  - mature street trees and grassed verges; and
  - the highly visible tree canopy as it appears from the surrounding lands.

**Views and vistas**

- C 4.4.2** Development maintains the views and vista corridors shown on the precinct map.

**Building footprint**

- C 4.4.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

### Side boundary setbacks

- C 4.4.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 2.5m (see figure 4.4.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.

### Location of garages

- C 4.4.5** All garages and car parking structures are provided behind the front building line. Garages, car parking structures and driveways are designed and located so as not to dominate the street by minimising their width to no more than 40% of the site frontage width and ensuring that the roof form, materials and detailing complement that of the associated dwelling.

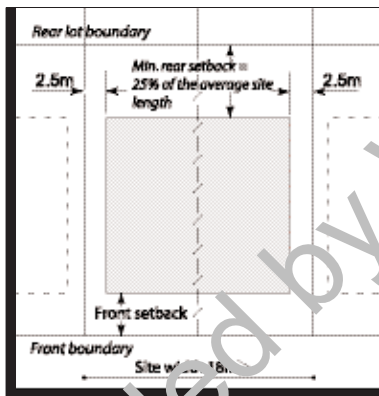


Figure 4.4.2:

To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.4.4.

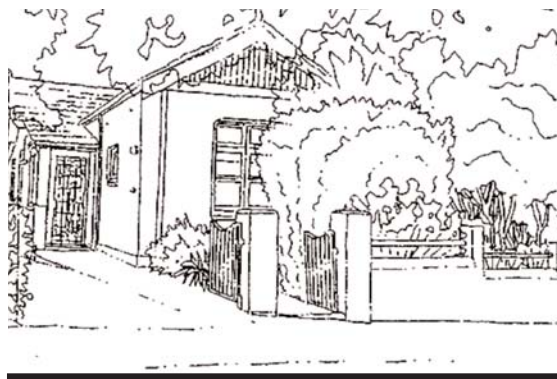


Figure 4.4.3:

Predominant pattern of Federation and Inter-war bungalows are evident in the Manning Road precinct. Important elements of older buildings include their modest scale, emphasis on landscape setting and strong street presence.

## Manning Road Precinct Street section

**C 4.4.6** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

**C 4.4.6.4 - STREET LANDSCAPE:**

Maintain grassed verges and significant street trees.

**C 4.4.6.5 - FRONT FENCES:**

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

**C 4.4.6.1 - FRONT SETBACK:**

Build a minimum of 60% of the building frontage, parallel with the front boundary, at a setback of 4.5 metres.

**C 4.4.6.2 - BUILDING HEIGHT - STOREYS:**

Other than the area of transition as indicated on the precinct map, development is to have a maximum height of two storeys.

Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted as long as all other RDCP controls are met.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

**C 4.4.6.3 - ROOF FORM**

Minimise massing of roof forms to enable views of the tree canopy across the precinct. Hip and gabled roof forms are encouraged.

**C 4.4.6.6 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:**

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

**C 4.4.6.7 - BUILDING ARTICULATION:**

Buildings have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment.

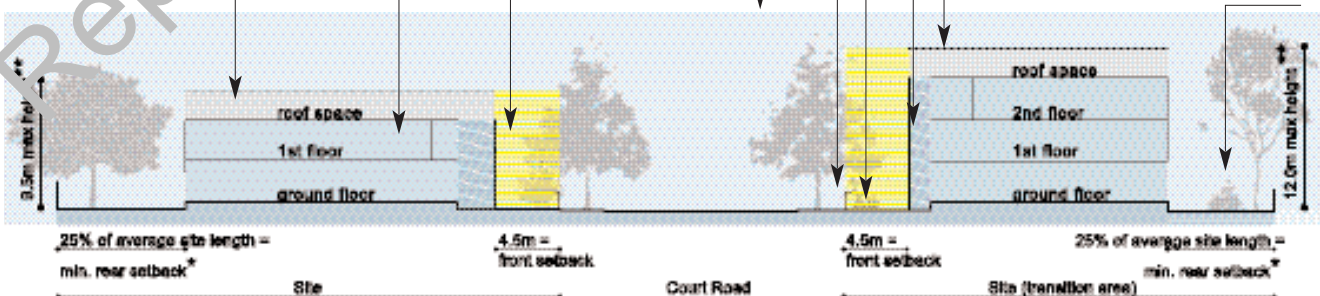
**C 4.4.6.8 - BUILDING HEIGHT - STOREYS (TRANSITION):**

Within the transition areas of the precinct (as indicated on the precinct map) development is to be a maximum of three storeys.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

**C 4.4.6.9 - SIGNIFICANT VEGETATION:**

Maintain and preserve significant trees and vegetation.



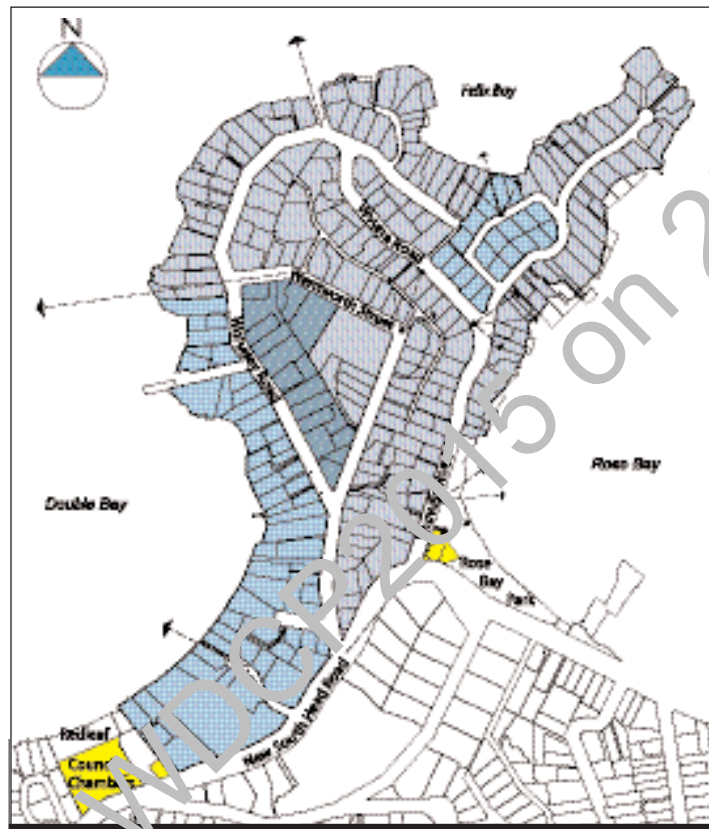
\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995



#### 4.5 POINT PIPER

Figure 4.5.1:  
POINT PIPER PRECINCT  
MAP



#### LEGEND

- 40% FOOTPRINT Residential - 2b
- 35% FOOTPRINT Residential - 2b
- Residential - 2a
- Special Uses
- Significant views
- Significant vistas

#### Description

Point Piper is a peninsula favoured by its prominent location on Sydney Harbour. The peninsula's natural setting facilitates extensive views across the harbour and surrounding harbour-side suburbs.

Where available, the views and glimpses of the harbour between buildings and trees allow for a stimulating pedestrian environment. The streetscape qualities of the precinct, however, vary in their landscape quality, and often front fences and walls and car parks on the street edge block views from the footpath.

The built environment of the precinct comprises 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 substantial harbourside houses. Significant elements of most periods of development has been the retention of large areas of soft landscaping around all built form types.

**Desired Future Character Objectives - Point Piper Precinct**

- O 4.5.1** To enable Point Piper's natural ridgeline to be read as the dominant element of the precinct when viewed from the surrounding districts;
- O 4.5.2** To maintain the sense of the historic grand estates by retaining the garden settings and streetscape elements;
- O 4.5.3** To ensure that new development reinforces the stepped and sloping topography;
- O 4.5.4** To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct;
- O 4.5.5** To ensure that residential development addresses the street;
- O 4.5.6** To ensure that built form and streetscape elements reinforce the hierarchy of curving streets and lanes;
- O 4.5.7** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts;
- O 4.5.8** To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings.

**Desired Future Character Performance Criteria - Point Piper Precinct****Precinct character**

- C 4.5.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Point Piper Precinct including:
  - a rich mixture of architectural styles and forms;
  - the stepping of development on the hillside;
  - the well established gardens and trees;
  - the curvilinear streets following the contours of the land;
  - the mature street trees; and
  - the extensive views afforded from the public spaces.

**Views and vistas**

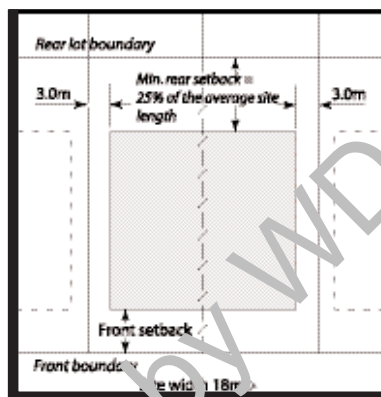
- C 4.5.2** Development maintains the views and vista corridors shown on the precinct map. Development on the low side of the street is to preserve views from the street to surrounding areas by providing substantial breaks between buildings, car parking and other structures and front fences.

### Building footprint

- C 4.5.3** The building footprint for a residential flat building is limited to the percentage of the site area as shown on the precinct map. For dwelling houses and dual occupancies, the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

### Side boundary setbacks

- C 4.5.4** Where the site lot width is equal to or exceeds 18.0m, development has a minimum side boundary setback of 3.0m (see Figure 4.5.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 6.0m.



**Figure 4.5.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 3.0m where the site width is greater than or equal to 18 metres - refer C 4.5.4.

### Location of garages

- C 4.5.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

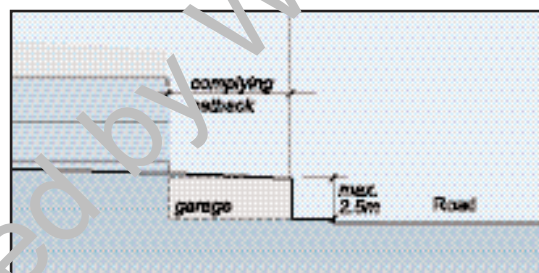
B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.

C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level) and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

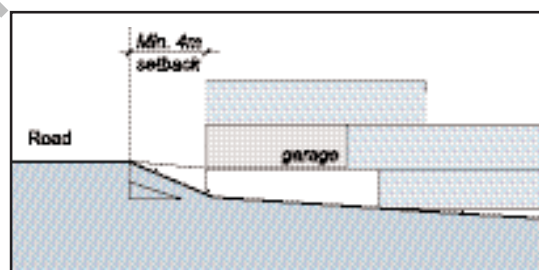
#### Alterations and additions to post-World War II residential flat buildings

**C 4.5.6** Alterations and additions to post-World War II residential flat buildings, including those buildings that fall within the Inter-war flat building definition must have regard to:

- their highly visible location and any impacts upon views of the Point Piper skyline;
- their impacts upon views from public spaces;
- contemporary energy efficient and environmentally sustainable design techniques;
- the architectural integrity of the existing building's design; and
- the materials and finishes of the existing building.



**Figure 4.5.3:**  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall.  
(see C 4.5.5.)



**Figure 4.5.4:**  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.5.7.1 - Front Setback)

### Point Piper Street Section

**C 4.5.7** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.5.7.1 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2. Buildings are to address the street frontage.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.5.7.2 - BUILDING HEIGHT - STOREYS:

Dwelling houses are to be a maximum height of two storeys. An additional basement storey may be permitted on steeply sloping sites, as long as all other RDCP controls are met.

Residential flat buildings are to be a maximum height of three storeys.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

#### C 4.5.7.3 - ROOF FORM

Roof forms are to be well articulated and designed, having consideration for neighbouring amenity, overlooking, streetscape suitability and to maintain views across the precinct.

#### C 4.5.7.4 - HARBOUR FORESHORE

Development on the harbour foreshore is to comply with Part 5.11 - Harbour Foreshore Development.

#### C 4.5.7.5 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.5.7.6 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

#### C 4.5.7.7 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 12m<sup>2</sup>.

#### C 4.5.7.8 - BUILDING ARTICULATION:

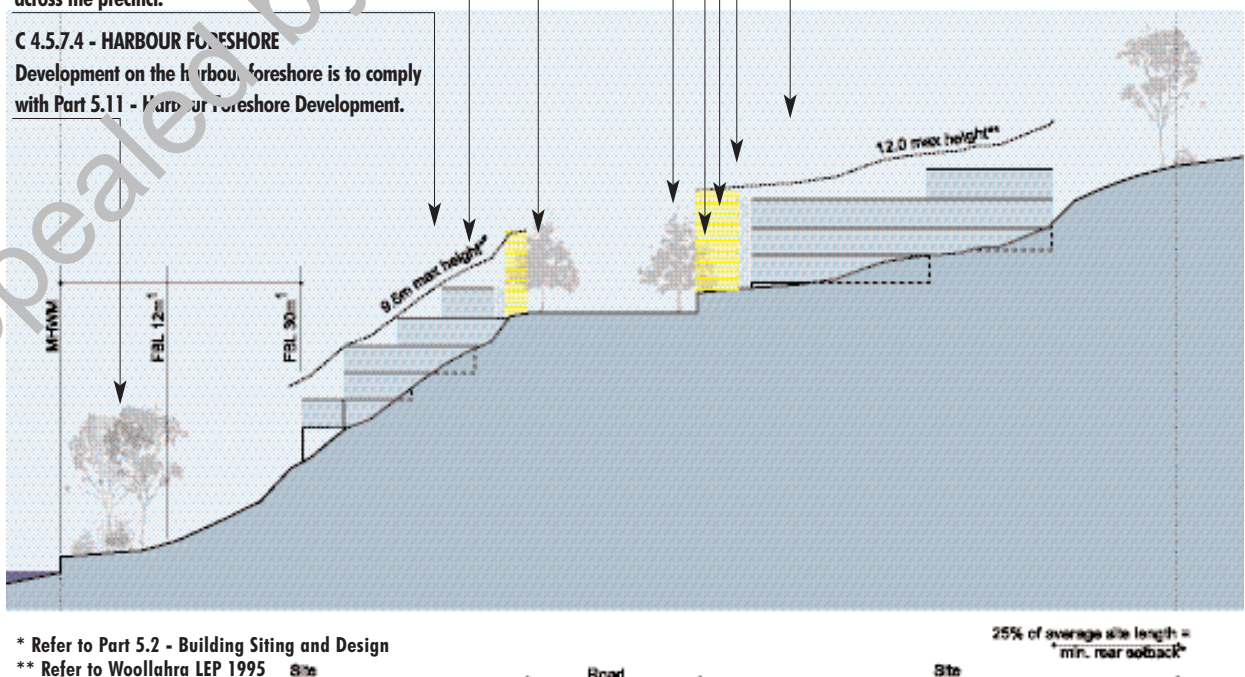
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 0.6m from the front alignment and can be in the form of loggias, lightweight balconies and wall off sets.

#### C 4.5.7.9 - BUILDING FORM:

Building form is to follow the slope of the land, and to minimise impact on the existing landscape.

#### C 4.5.7.10 - SIGNIFICANT VEGETATION:

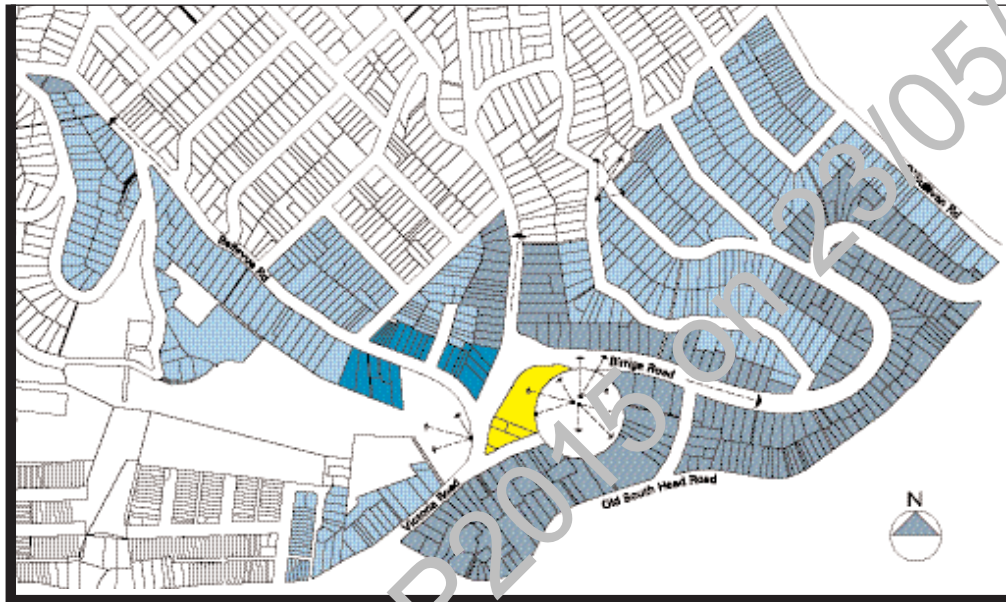
Maintain and preserve significant trees and vegetation.





#### 4.6 BELLEVUE HILL SOUTH

Figure 4.6.1  
BELLEVUE HILL SOUTH  
PRECINCT MAP



#### LEGEND

	40% FOOTPRINT Residential - 2b		Mixed use - 3c		Significant views
	35% FOOTPRINT Residential - 2b		Special Uses		Significant vistas

#### Description

The Bellevue Hill South precinct is sited along the ridgeline and plateau of the municipality at Bellevue Hill. The precinct contains a wide range of housing types and styles. As with much of the municipality's residential areas the built fabric is detached, within a landscaped setting. The form and scale of the detached building form, however, ranges from single lot houses to large interwar (and more recent) apartment buildings.

The street pattern of this part of Bellevue Hill responds to the nature of the landform, curvilinear in hillside areas, and rectilinear in flat areas. The precinct contains a number of street types in an identifiable hierarchy: from the major streets of Birriga Road, Old South Head Road and Victoria Road; collector streets including O'Sullivan Road and Bellevue Road; and local streets. The curvilinear nature of many of the public roads and the effect of the height at the ridge allows for frequent long distance views to the City skyline, the harbour and the coast. The precinct incorporates significant public parklands and open spaces: the upper part of Cooper Park, the Woollahra Golf Course and Bellevue Park, which contribute to the identity of the precinct.

**Desired Future Character Objectives - Bellevue Hill South Precinct**

- O 4.6.1** To establish a transition of development scale from the detached dwelling houses of much 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.
- O 4.6.2** To reinforce the precinct's landscape setting by minimising alterations to the landform and preserving the existing tree canopy.
- O 4.6.3** To preserve significant views and vistas to surrounding areas from the streets and parks.
- O 4.6.4** To preserve and enhance the traditional mainstreet and corner shop qualities of Neighbourhood Business zones.

**Desired Future Character Performance Criteria - Bellevue Hill South Precinct****Precinct character**

- C 4.6.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Bellevue Hill South Precinct including:

- a rich mixture of architectural styles and forms;
- irregular separation between buildings;
- the physical connection between houses and gardens;
- the interconnected, curvilinear streets following the contours of the land;
- soft landscaping of the front and rear setbacks;
- mature street trees and grassed verges;
- the highly visible tree canopy providing a dense green backdrop to views from Sydney Harbour and surrounding lands; and
- the generous residential building scale.

**Views and vistas**

- C 4.6.2** Development maintains the views and vista corridors shown on the precinct map. Development on the low side of the street is to preserve views from the street to surrounding areas by providing substantial breaks between buildings, car parking structures and front fences.

### Building footprint

- C 4.6.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

### Side Boundary Setbacks

- C 4.6.4** Where the site lot width is equal to or exceeds 18.0m at the frontage, development has a minimum side boundary setback of 2.5m (see Figure 4.6.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.

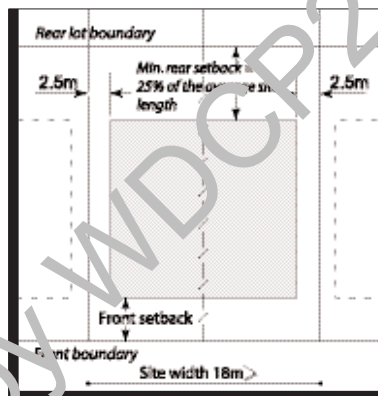


Figure 4.6.2:

To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.6.4.

### Location of garages

- C 4.6.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.



C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

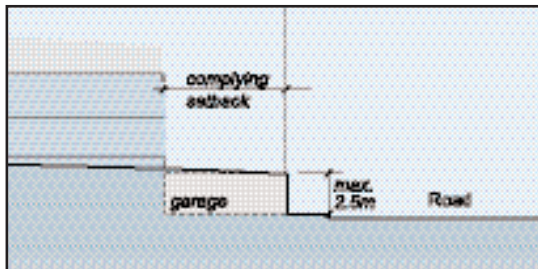


Figure 4.6.3:  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garage forward of the building line if incorporated into a podium/street wall.  
(see C 4.6.5.)

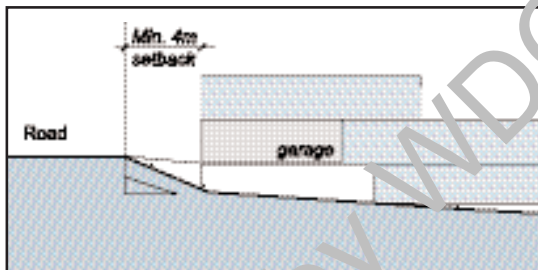


Figure 4.6.4:  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.6.6.2 - Front Setback, C 4.6.7.2 - Front Setback)



Figure 4.6.5:  
Development on the low side of the street should preserve public views to surrounding areas and landmarks by providing breaks between buildings, garages and front fences.

### Bellevue Hill South Major Street Section - Birriga Rd, Victoria Rd, Old South Head Rd

**C 4.6.6** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.6.6.1 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

#### C 4.6.6.2 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.6.6.3 - BUILDING HEIGHT - STOREYS:

Development is to be a maximum height of four storeys along the major streets.

(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)

#### C 4.6.6.4 - ROOF FORM

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability, and to maintain views across the precinct.

#### C 4.6.6.5 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.6.6.6 - FRONT FENCES:

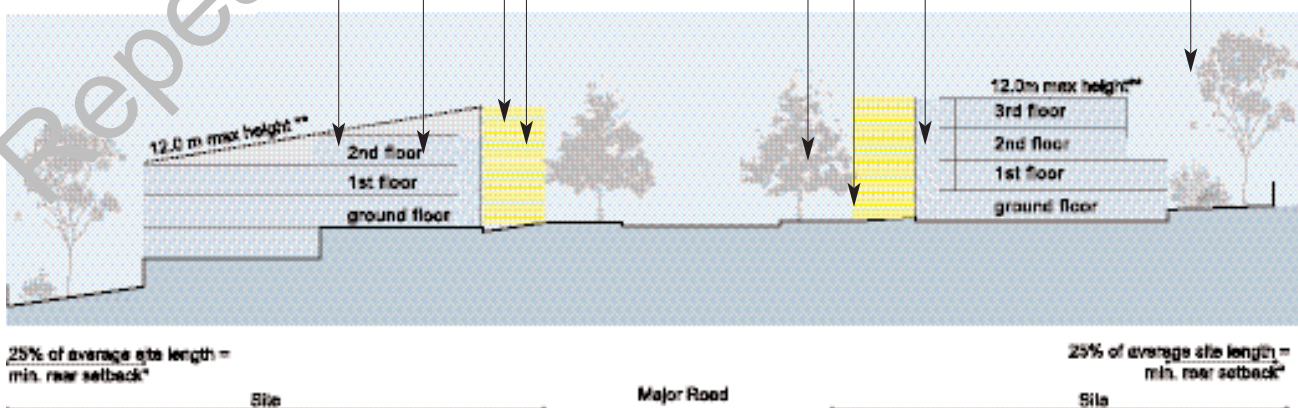
If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

#### C 4.6.6.7 - BUILDING ARTICULATION:

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment.

#### C 4.6.6.9 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

### Bellevue Hill South Minor Street Section

**C 4.6.7** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.6.7.1 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

#### C 4.6.7.2 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.6.7.3 - BUILDING HEIGHT - STOREYS:

Development is to be a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted provided that all other RDCP controls are met.

*(Note: The maximum height of development in metres - is determined by the height controls in Woollahra LEP 1995.)*

#### C 4.6.7.4 - ROOF FORM

A variety of roof forms is encouraged. Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

#### C 4.6.7.5 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.6.7.6 - FRONT FENCES:

Front fences are to be no greater in height than 1.2m.

#### C 4.6.7.7 - BUILDING ARTICULATION:

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment.

#### C 4.6.7.8 - BUILDING FORM:

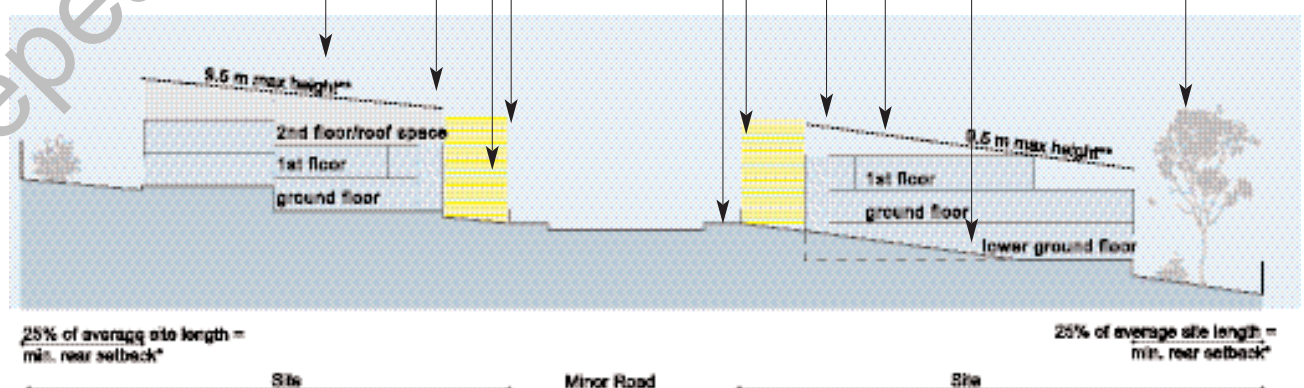
Building form is to respond to the fall of the land.

#### C 4.4.7.9 - OPEN SPACE:

Dwelling units at the ground floor shall provide a good physical connection with deep soil open space areas.

#### C 4.4.7.10 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design









\*\* Refer to Woollahra LEP 1995

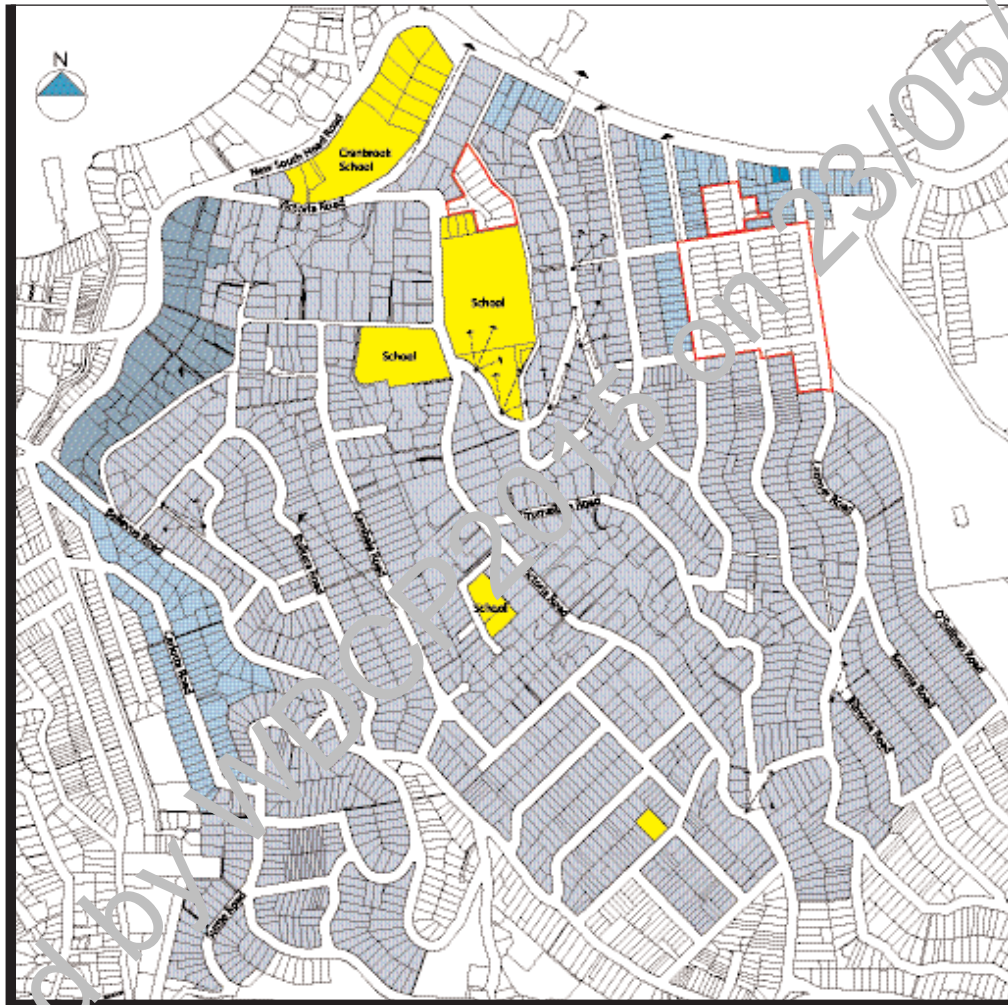


## 4.7 BELLEVUE HILL NORTH

Figure 4.7.1:  
BELLEVUE HILL NORTH  
PRECINCT MAP

### LEGEND

-  40% FOOTPRINT  
Residential - 2b
-  35% FOOTPRINT  
Residential - 2b
-  Residential - 2a
-  Mixed use - 3c
-  Special Uses
-  Significant views
-  Significant vistas
-  Heritage  
Conservation Area  
boundaries



### Description

The Bellevue Hill North precinct is sited on the hills and plateau of the suburb of Bellevue Hill. At its northern perimeter is New South Head Road, the Municipality's main arterial road.

The precinct contains three distinct settings: the edge development fronting New South Head Road (between the commercial centre and Victoria Road) which contains substantial residential flat buildings well set back 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 predominating one to three storey residential houses and flat buildings set in the winding streets that follow the contours of the landscape.

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.

#### **Desired Future Character Objectives - Bellevue Hill North Precinct**

- O 4.7.1** To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the residential houses and flat buildings that dominate the majority of the precinct;
- O 4.7.2** Development is to respond in form and siting to the street and subdivision pattern;
- O 4.7.3** To reinforce the precinct's landscape setting by minimising alterations to the landform and preserving the existing tree canopy;
- O 4.7.4** To maintain mature street trees, grassed verges and garden plantings;
- O 4.7.5** To protect important views from the public spaces of the precinct to the harbour, the city skyline and to the surrounding districts;
- O 4.7.6** To maintain the evolution of residential building styles through the introduction of good contemporary buildings;
- O 4.7.7** To ensure that residential development addresses the street;
- O 4.7.8** To ensure the precinct's tree canopy continues to form a green backdrop when viewed from Sydney Harbour and the surrounding districts.

#### **Desired Future Character Performance Criteria - Bellevue Hill North Precinct**

##### **Precinct character**

- C 4.7.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Bellevue Hill North Precinct including:
  - the rich mixture of residential architectural styles and forms including freestanding houses and apartment buildings;
  - the relationship of development (along Rose Bay promenade) to the promenade and the harbour;
  - buildings set within highly visible gardens;

- buildings addressing the street;
- the tree canopy formed by both street and private yard plantings;
- the harbour views available from the streets of the precinct.

#### Views and vistas

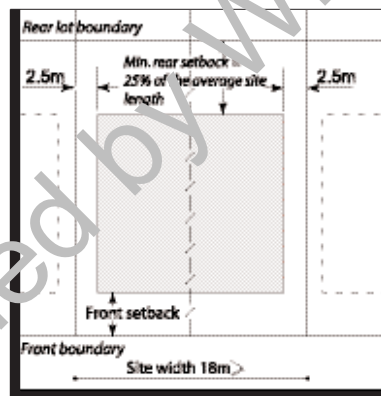
**C 4.7.2** Development maintains the views and vista corridors shown on the precinct map.

#### Building footprint

**C 4.7.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

#### Side boundary setbacks

**C 4.7.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 2.5m (see Figure 4.7.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.



**Figure 4.7.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.7.4.

#### Location of garages

**C 4.7.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

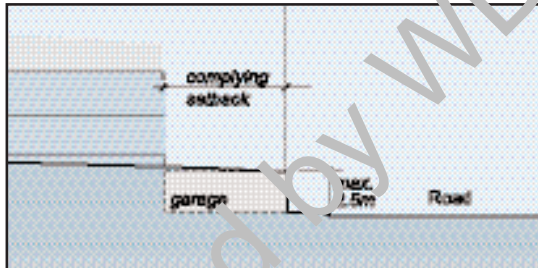
B) Other than for the circumstances listed below, all garages and car parking

structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.

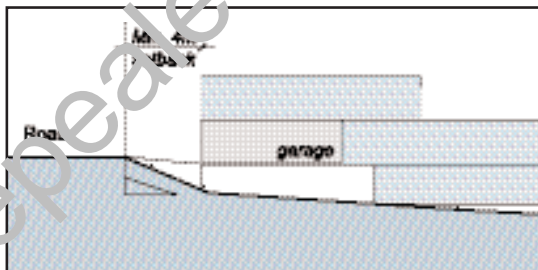
C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

#### Development adjoining or adjacent to the Heritage Conservation Areas

**C 4.7.6** Development adjoining or adjacent to the Aston Gardens, Beresford Estate and Balfour Road Heritage Conservation Areas must consider the impacts upon the heritage significance of the heritage conservation areas.



**Figure 4.7.3:**  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall.  
(see C 4.7.5.)



**Figure 4.7.4:**  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.7.8.2 - Front Setback)



### Bellevue Hill North Street Section (1) - New South Head Road

**C 4.7.7** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



**Figure 4.7.5: Location Plan**  
175 & 177 Bellevue Rd  
489-543 New South Head Rd  
10 Fairfax Road

#### C 4.7.7.1 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

#### C 4.7.7.2 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

Existing sandstone walls are to be retained.

#### C 4.7.7.3 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.7.7.4 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one conserved area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

#### C 4.7.7.5 - BUILDING ARTICULATION:

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment (and can be provided in the form of loggias, balconies and wall offsets).

#### C 4.7.7.6 - BUILDING HEIGHT - STOREYS:

Development is to have a maximum height of four storeys at the New South Head Road frontage in this location. Development at the rear should not exceed the maximum height of development at the New South Head Road frontage, having regard to views from development at the rear and from public spaces.

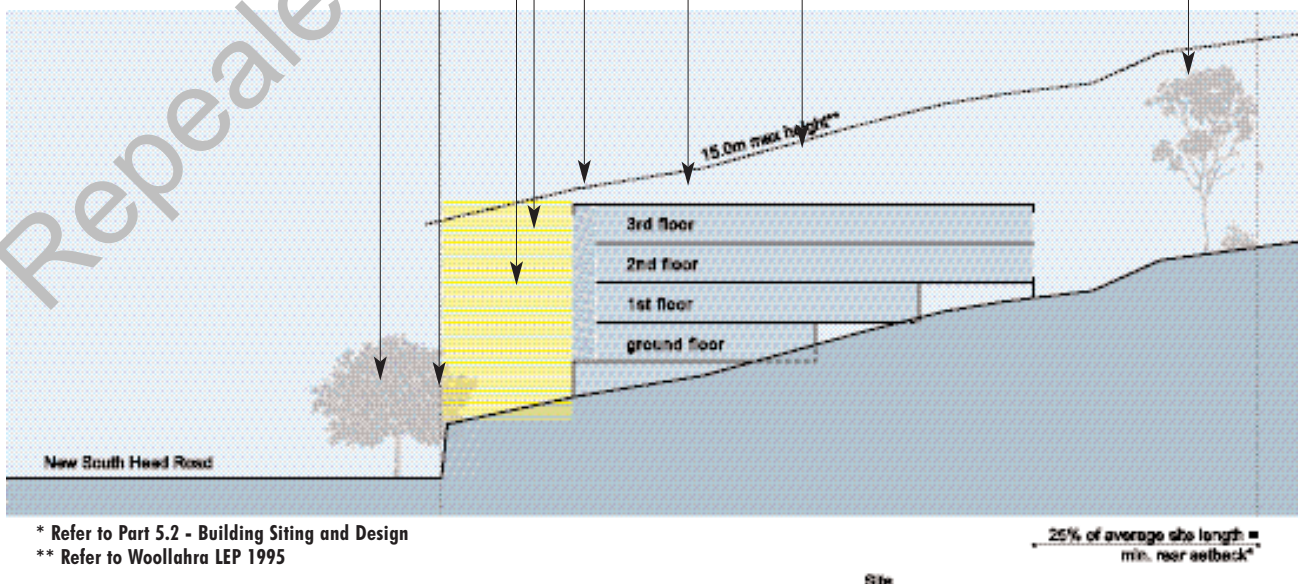
*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

#### C 4.7.7.7 - ROOF FORM

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

#### C 4.7.7.8 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995



**Bellevue Hill North Street Section (2) - Rose Bay Promenade, New South Head Road**

**C 4.7.8** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



**Figure 4.7.6: Location Plan**  
585-601 New South Head Rd  
615-641 New South Head Rd  
653-667 New South Head Rd

**C 4.7.8.1 - BUILDING ARTICULATION:**

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and be provided in the form of lightweight balconies, loggias and wall off sets.

**C 4.7.8.2 - FRONT SETBACK:**

The front setback is to conform to the front setback requirements specified in Part 5.2.

**C 4.7.8.3 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:**

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

**C 4.7.8.4 - FRONT FENCES:**

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

Existing sandstone walls are to be retained.

**C 4.7.8.5 - STREET LANDSCAPE:**

Maintain the Rose Bay Promenade parking bays, kerb lines, verges and significant trees.

**C 4.7.8.6 - ROOF FORM**

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

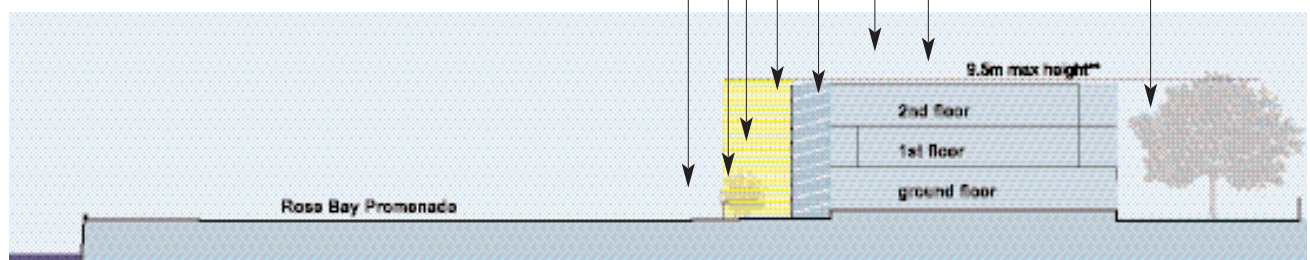
**C 4.7.8.7 - BUILDING HEIGHT - STOREYS:**

Development is to have a maximum height of three storeys in this location.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

**C 4.7.8.8 - SIGNIFICANT VEGETATION:**

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

## Bellevue Hill North Street Section (3)

**C 4.7.9** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



Figure 4.7.7: Location Plan

**C 4.7.9.2 - FRONT SETBACK:**

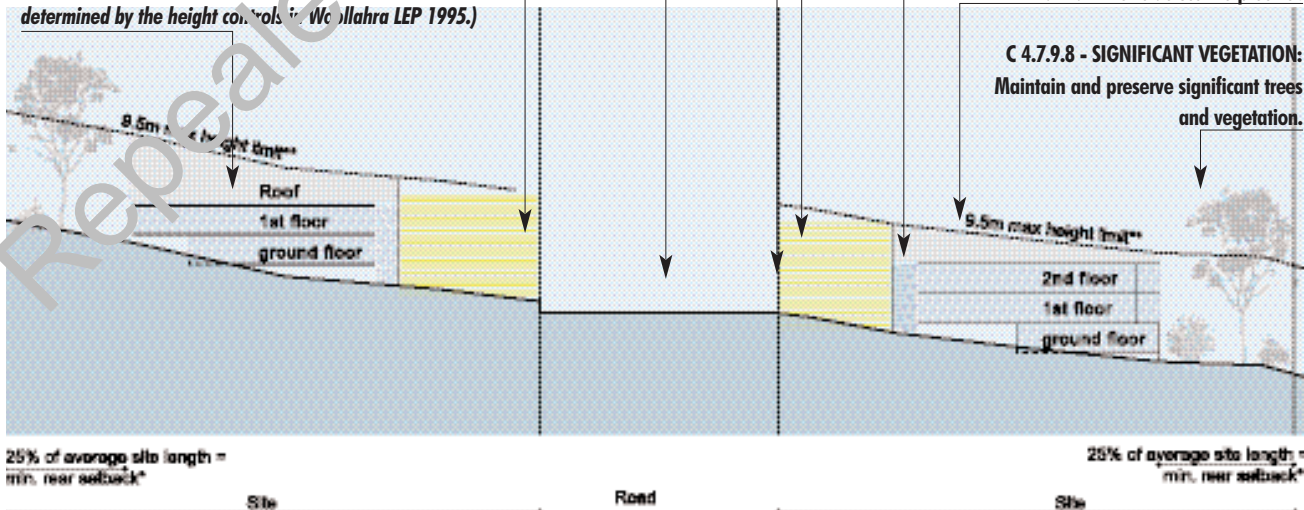
The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

**C 4.7.9.3 - BUILDING HEIGHT - STOREYS:**

Development is to have a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted as long as all other LEP controls are met.

(Note: The maximum height of development in metres - is determined by the height controls in Woollahra LEP 1995.)



**C 4.7.9.1 - STREET LANDSCAPE:**

Maintain grassed verges and significant street trees.

**C 4.7.9.4 - FRONT FENCES:**

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent.

Existing sandstone walls are to be retained.

**C 4.7.9.5 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:**

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

**C 4.7.9.6 - BUILDING ARTICULATION:**

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 0.6m from the front alignment and can be in the form of verandahs, lightweight balconies, loggias and wall offsets.

**C 4.7.9.7 - ROOF FORM**

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

**C 4.7.9.8 - SIGNIFICANT VEGETATION:**

Maintain and preserve significant trees and vegetation.

\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

## 4.8

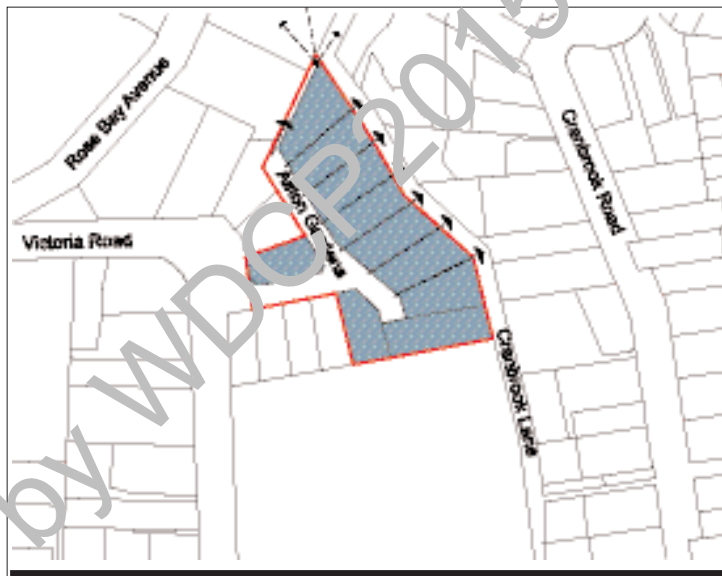
## ASTON GARDENS

**Description**

The street slopes steeply away from Victoria Road with the sub-division intact containing a group of Inter-war flat buildings, 2 - 4 storeys in height, in Spanish Mission, Georgian Revival and Art Deco styles in a landscaped garden setting. 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.

**Statement of significance**

The Aston Gardens Heritage Conservation Area is an outstanding group of Inter-war flat buildings designed by prominent architects that are largely intact. The group have retained their garden settings and the subdivision pattern of the street is intact dating from 1927. 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 servants 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.



**Figure 4.8.1:**  
**ASTON GARDENS PRECINCT**  
**MAP**

**LEGEND**

- Aston Gardens Precinct- Residential 2b
- Aston Gardens Heritage Conservation Area Boundary
- Significant views
- Significant vistas

**Desired Future Character Objectives - Aston Gardens Precinct**

- O 4.8.1** To conserve the significant character elements of the Aston Gardens HCA as identified in the "Statement of Significance".
- O 4.8.2** To conserve the buildings and their setting in accordance with the Inter-war flat building objectives of the DCP(Section 5.14).

**O 4.8.3** To conserve the the principal street elevation.

**O 4.8.4** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts.

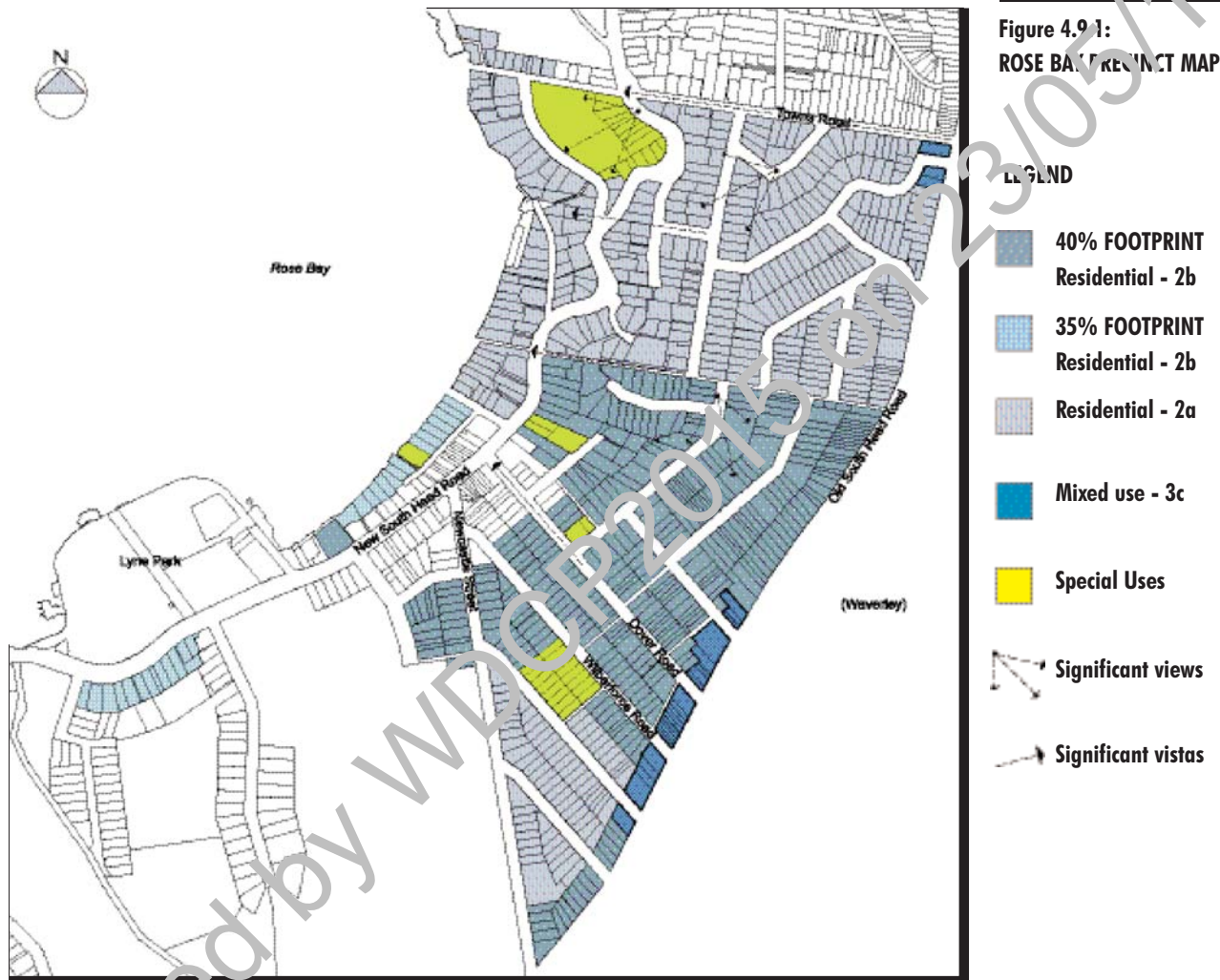
**Desired Future Character Performance Criteria - Aston Gardens Precinct**

**C 4.8.1** The buildings are to be conserved in accordance with the Inter-war flat building performance criteria of this RDCI (Section 5.14).

**C 4.8.2** Development maintains the views and vista corridors shown on the precinct map. Development on the low side of the street is to preserve views from the street to surrounding areas by providing substantial breaks between buildings, car parking and other structures and front fences.

#### 4.9 ROSE BAY

Figure 4.9.1:  
ROSE BAY PRECINCT MAP



#### Description

The Rose Bay precinct is sited adjacent to and between Old South Head Road and New South Head Road, the Municipality's two main urban connectors. The 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 system and recreational area). The street block system in the low lying areas is generally rectilinear, allowing for consistent regular building allotments. On the hillsides an irregular street and block patterns occurs reflecting the landform.

Prominent building types within the precinct includes Inter-war detached housing and Art Deco apartment buildings. Recent development, particularly in Spencer and Carlisle Streets has seen the subdivision pattern altered to create large allotments for residential flat buildings, and which has seen a change in local character. This character change is to be main-



tained in this location. A change of character is also encouraged along Old South Head Road with a view to providing a greater intensity of development adjacent to the regional road and a transition to smaller development behind, where a mix of residential houses and smaller residential flat buildings is envisaged.

#### Desired Future Character Objectives - Rose Bay Precinct

- O 4.9.1** 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;
- O 4.9.2** To reinforce a consistent building scale across both sides of the street;
- O 4.9.3** To ensure that new development reinforces the precincts topography;
- O 4.9.4** To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings.;
- O 4.9.5** To differentiate between the development pattern of the Rose Bay commercial centre and the density of the adjacent residential areas;
- O 4.9.6** To ensure that residential development addresses the street;
- O 4.9.7** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts;

#### Desired Future Character Performance Criteria - Rose Bay Precinct

##### Precinct character

- C 4.9.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Bellevue Hill North Precinct including:
  - the rich mixture of residential architectural styles and forms including freestanding houses and apartment buildings;
  - the pattern of rectilinear residential streets within the valley basin, and curvilinear streets in the steeper areas;
  - houses set within highly visible gardens;
  - the visual relief within streetscapes provided by the regular separation

- of buildings, the articulation of facades and building forms;
- the tree canopy formed by both street and private yard plantings;
- the relationship of residential development to the open spaces (including Lyne Park and the Sydney Golf Club), and the harbour;
- the harbour views available from the streets of the precinct.

### Views and vistas

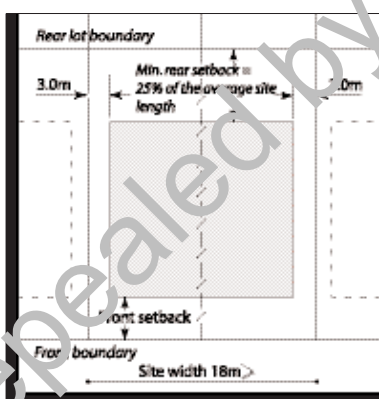
**C 4.9.2** Development maintains the views and vista corridors shown on the precinct map.

### Building footprint

**C 4.9.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria C 5.2.8 in Part 5.

### Side boundary setbacks

**C 4.9.4** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 3.0m (see Figure 4.9.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 6.0m.



**Figure 4.9.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 3.0m where the site width is greater than or equal to 18 metres - refer C 4.9.4.

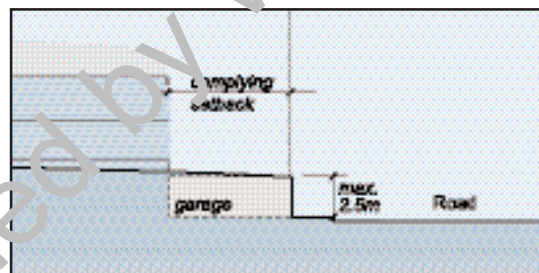


### Location of garages

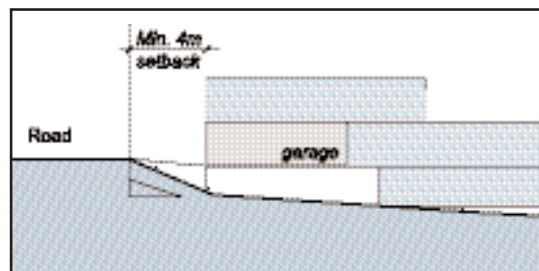
**C 4.9.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater - or no greater than 40% of the site frontage width - where the frontage is less than 20m.

C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.



**Figure 4.9.3:**  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall.  
(see C 4.9.5.)



**Figure 4.9.4:**  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building.  
(see C 4.9.7.3 - Front Setback)

**Rose Bay Precinct Street Section (1)**

**C 4.9.6** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



Figure 4.9.5: Location Plan

**C 4.9.6.1 - BUILDING ARTICULATION:**

Buildings are to have a maximum unarticulated length of 6m to the public street frontage.  
Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and can be provided in the form of loggias, lightweight balconies and wall off setbacks.

**C 4.9.6.2 - FRONT SETBACK:**

The front setback is to conform to the front setback requirements specified in Part 5.2.

**C 4.9.6.3 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:**

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

**C 4.9.6.4 - FRONT FENCES:**

Front fences to be no greater in height than 1.2m.

**C 4.9.6.5 - STREET LANDSCAPE:**

Maintain and preserve significant trees and vegetation.

**C 4.9.6.6 - ROOF FORM**

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

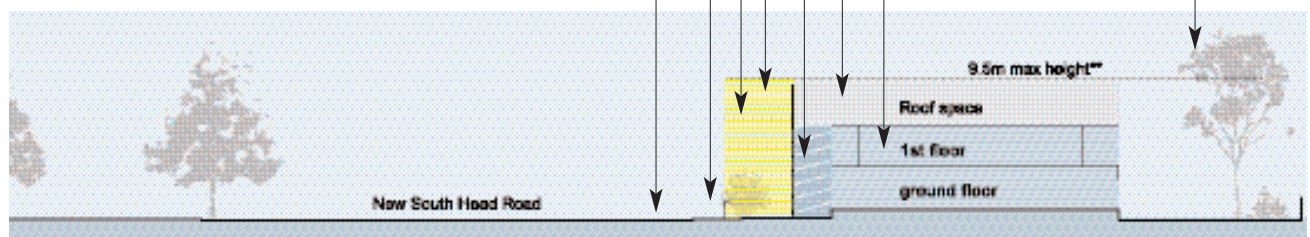
**C 4.9.6.7 - BUILDING HEIGHT - STOREYS:**

Development is to have a maximum height of two storeys.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

**C 4.9.6.8 - SIGNIFICANT VEGETATION:**

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

## Rose Bay Precinct Street Section (2)

**C 4.9.7** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

**C 4.9.7.1 - STREET LANDSCAPE:**

Maintain and preserve significant trees and vegetation.

**C 4.9.7.2 - FRONT FENCES:**

Front fences are to be no greater in height than 1.2m.

**C 4.9.7.3 - FRONT SETBACK:**

The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the **low side of the street**, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

**C 4.9.7.4 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:**

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

**C 4.9.7.5 - BUILDING ARTICULATION:**

Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and can be provided in the form of loggias, lightweight balconies and wall off sets.

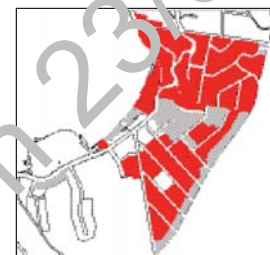


Figure 4.9.6: Location Plan

**C 4.9.7.6 - ROOF FORM**

Roof forms are to be designed having consideration for neighbouring amenity, over-lookings, streetscape suitability and to maintain views across the precinct.

**C 4.9.7.7 - BUILDING HEIGHT - STOREYS:**

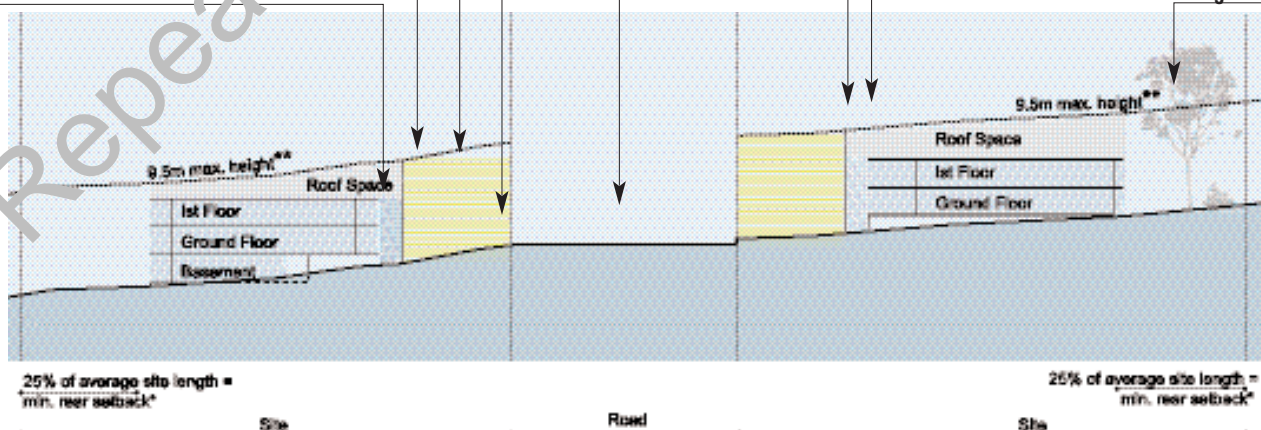
Development is to have a maximum height of two storeys.

Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted as long as all other RDCP controls are met.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

**C 4.9.7.8 - SIGNIFICANT VEGETATION:**

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

### Rose Bay Precinct Street Section (3)

**C 4.9.8** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



Figure 4.9.7: Location Plan

#### C 4.9.8.1 - BUILDING HEIGHT - STOREYS:

Development is to have a maximum height of two storeys.

(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)

#### C 4.9.8.2 - ROOF FORM:

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

#### C 4.9.8.3 - BUILDING ARTICULATION:

Buildings have a maximum articulated length of 6m to the harbour foreshore frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment and can be provided in the form of loggias, lightweight balconies and wall off sets.

#### C 4.9.8.4 - HARBOUR FORESHORE:

Development on the harbour foreshore is to comply with Part 5.11 - Harbour Foreshore Development.

#### C 4.9.8.5 - FRONT SETBACK:

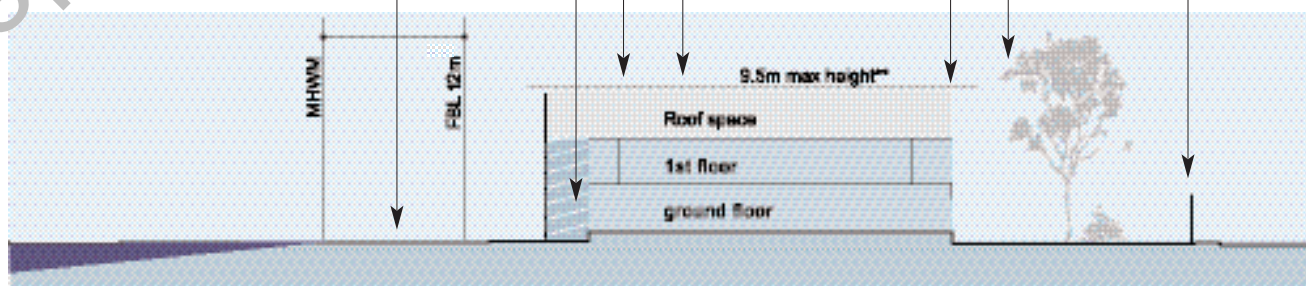
The front setback (Collins Street) is to conform to the front setback requirements specified in Part 5.2.

#### C 4.9.8.6 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.

#### C 4.9.8.7 - FRONT FENCES:

Front fences are to be no greater in height than 1.8m.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

#### Rose Bay Precinct Street Section (4)

**C 4.9.9** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.



Figure 4.9.8: Location Plan

##### C 4.9.9.6 - ROOF FORM

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

##### C 4.9.9.7 - BUILDING HEIGHT - STOREYS:

Development is to have a maximum height of three storeys.

*(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)*

##### C 4.9.9.8 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.

**C 4.9.9.1 - BUILDING ARTICULATION:**  
Buildings have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 1.2m from the front alignment (and can be provided in the form of loggias, lightweight balconies and wall off sets).

##### C 4.9.9.2 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

##### C 4.9.9.3 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

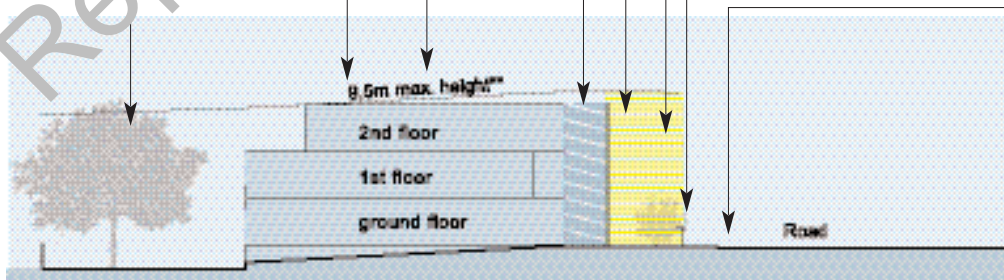
A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area. For residential flat buildings at least one consolidated area of the deep soil landscape area at the frontage is to be a minimum of 20m<sup>2</sup>.

##### C 4.9.9.4 - FRONT FENCES:

Front fences are to be no greater in height than 1.2m.

##### C 4.9.9.5 - LOCATION OF DRIVEWAYS:

Minimise driveway crossovers. Locate access to any underground car parking adjacent to the side boundary (maintaining all required setbacks required in this DCP).



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995



**Description**

The Balfour Road precinct lies in the valley of Rose Bay in proximity to the harbour foreshore. The precinct's 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. The built form of the precinct is dominated by two heritage conservation areas: the Federation Arts and Crafts precinct of the Beresford Estate and the inter-war flat buildings.

**Balfour Road Heritage Conservation Area - Statement of significance**

The Balfour Road Precinct 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 the precinct are two and three-storey builder's blocks of flats built in the mid 1920s and mid 1930s displaying distinctive architectural characteristics of the period in which they were built. 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 similar 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.

**Beresford Estate Heritage Conservation Area - statement of significance**

The Federation Arts and Crafts Group in Balfour Road represents the early subdivision and development of the Beresford Estate close to New South Head Road in the first decades of the 20th century to a moderate degree. They provide evidence of the historic processes

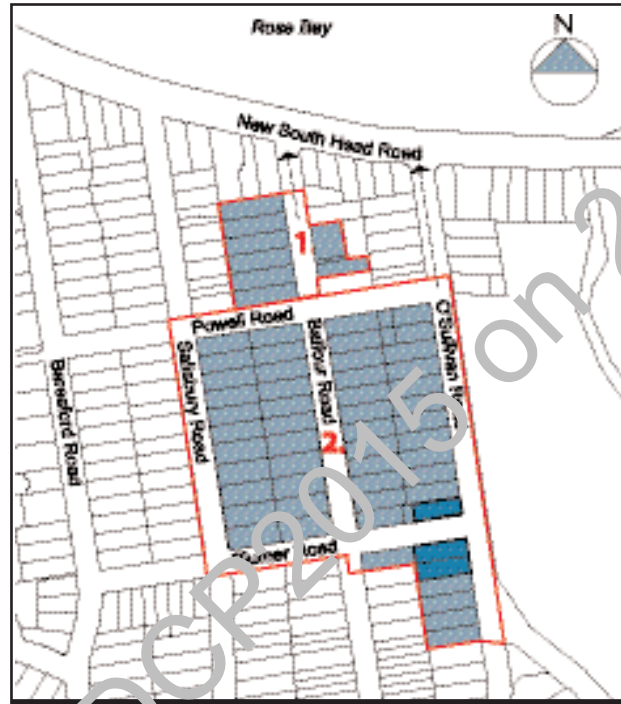
**4.10 BALFOUR ROAD**

Figure 4.10.1:  
Balfour Road precinct

**LEGEND**

- Balfour Road Precinct Residential 2b
- Significant views
- Significant vistas
- Heritage Conservation Area boundaries:
- 1. Beresford Estate
- 2. Balfour Road

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. They 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.

Together they form a cohesive aesthetically significant group and are representative of Federation dwellings in Rose Bay.

#### **Desired Future Character Objectives - Balfour Road Precinct**

- O 4.10.1** To conserve the streetscape characteristics that give the Balfour Road Heritage Conservation Area its special sense of identity.
- O 4.10.2** To retain the significant character elements of the Beresford Estate Heritage Conservation Area as identified in the statement of significance.
- O 4.10.3** To maintain the landscape character by preserving the existing significant tree canopy and encouraging additional planting to enhance the streetscape.
- O 4.10.4** To maintain the streetscape appearance of inter-war flat buildings of 2-3 storeys, of face brickwork, with low brick fences, uniform setbacks, side driveways for parking and substantial street plantings.
- O 4.10.5** To ensure that individual heritage items are retained and conserved, as well as their streetscape context and curtilage.
- O 4.10.6** To retain and enhance the contributory buildings and ensure they retain their streetscape context.
- O 4.10.7** To encourage replacement of buildings that detract from the streetscape context.
- O 4.10.8** To manage change to all existing buildings within the area, to ensure that the identified architectural character of the area is not altered or compromised and the buildings retain their architectural integrity.
- O 4.10.9** To ensure that new/infill development does not affect the significance of indi-



vidual heritage items and the heritage conservation areas, and is compatible with the architectural and landscape character of the area.

- O 4.10.10** To retain and enhance the traditional mainstreet and corner shop qualities of the Neighbourhood Business zone in Plumer Road.

#### **Desired Future Character Performance Criteria - Balfour Road Precinct**

##### **Balfour Road Heritage Conservation Area**

###### **Streetscape**

- C 4.10.1** To achieve consistency in scale, form, setbacks and materials and to preserve the streetscape character, all development must maintain uniform front setbacks with no substantial structures allowed within this setback.
- C 4.10.2** All development must conserve and enhance the significant heritage and landscape character elements of the streetscape.
- C 4.10.3** No avenue street trees to be removed unless they pose a risk.
- C 4.10.4** New development must provide additional street tree plantings and include appropriate landscaping of the front setback.

###### **Scale, Form and Building Height**

- C 4.10.5** To maintain existing building scale, form and height, and to ensure any new buildings are compatible with, and do not dominate the streetscape, no increase in height of existing buildings.
- C 4.10.6** New development must not be higher than development on adjoining land.
- C 4.10.7** New development should display similar roof form and pitch as adjoining buildings, particularly when viewed from the road.
- C 4.10.8** New development must not be more than 3 storeys, but limited to the height restriction (adjoining buildings).
- C 4.10.9** No additional storey is permitted in the roof structure of existing buildings, including no dormer windows.
- C 4.10.10** Overall maximum height for all developments set by Woollahra LEP 1995, which is 9.5 metres, for the Residential zone and 12.0 metres for the Neighbourhood Business zone.

- C 4.10.11** Building footprints for flat development in the residential zone is limited to 30% of the site area, as set by Woollahra LEP 1995.

#### Setbacks

- C 4.10.12** To maintain streetscape appearance, new development must provide front setbacks which are the same as those on adjoining lots and where adjoining lots have different setbacks, then an average of the two must be provided.
- C 4.10.13** To maintain separation between buildings, side and rear setbacks as per Section 5.2 of this DCP.
- C 4.10.14** New development should maintain the existing building separation pattern by providing a side driveway, or similar setback to one side boundary;
- C 4.10.15** With corner sites, the secondary frontage may have a small setback, similar to existing corner developments.

#### Roofscape

- C 4.10.16** Any new roofs should be of a similar pitch and style (i.e. hipped and gabled) and should use similar materials (i.e. terracotta tiles/slate).
- C 4.10.17** No dormer windows in existing or proposed roofs.
- C 4.10.18** Other roof structures such as skylights and solar panels are only permitted if not visible from any street frontage.
- C 4.10.19** Any original chimneys should be retained and conserved.

#### Fences

- C 4.10.20** Original front fences and gates should be retained and maintained.
- C 4.10.21** Any new front fences and gates should be of a similar height (400 - 900 mm).
- C 4.10.22** Any new front fences and gates should be of a similar design and constructed in compatible material (e.g. masonry with infill and wrought iron gates).
- C 4.10.23** New front fences should be low and open, typically with low brick piers and infill.
- C 4.10.24** Low hedges can be used as infill for fences.
- C 4.10.25** No fences are allowed within the front setback area to divide the area into courtyards for individual flats.
- C 4.10.26** Fences on side and rear boundaries as per Section 5.4 of this DCP.

- C 4.10.27** Notwithstanding the provisions of Section 5.4 of this DCP, secondary frontages on corner blocks should have either no fence or a very low fence and landscaping.

#### **Exterior Materials and Detailing**

- C 4.10.28** The original fabric of significant and contributory buildings to be retained and maintained.
- C 4.10.29** Any replacement of original building fabric to be of similar material and type (eg timber for timber etc).
- C 4.10.30** No painting, bagging or rendering of original face brickwork.
- C 4.10.31** No infill (by glazing or otherwise) of original verandas or balconies.
- C 4.10.32** Any new structures or additions visible from the public domain must use compatible materials.
- C 4.10.33** No shade structures such as awnings and canopies permitted on the front elevation of existing or new buildings.
- C 4.10.34** Reinstate architectural detailing on significant and contributory buildings, if appropriate.

#### **Parking**

- C 4.10.35** No parking spaces, carports or garages permissible within front setback.
- C 4.10.36** Parking locations at the rear of buildings with side driveways, as is the historical pattern in the area.

#### **Security Devices**

- C 4.10.37** Security grilles on windows and doors must be of sympathetic design, which respects any glazing pattern, and of appropriate colour.
- C 4.10.38** Security grilles must only be fitted on the inside of windows.
- C 4.10.39** All original window and door hardware is to be retained where possible.
- C 4.10.40** Security fly screens must be retractable.

#### **Signage**

- C 4.10.41** New signage is to be of a compatible design and colour to that existing.

**Beresford Estate Heritage Conservation Area**

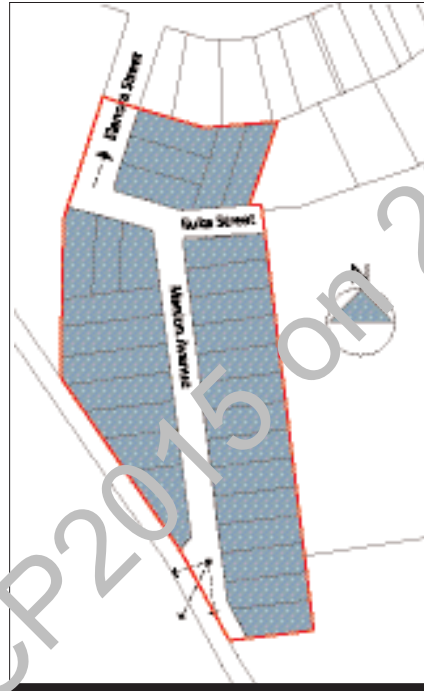
- C 4.10.42** The significant fabric of contributory buildings is to be retained, that is:
- original principal roof forms, including roof pitch, eaves height and chimneys, are to be retained;
  - no alteration to be made to the original details, material or finishes of the principal form except to allow for restoration or reconstruction;
  - original verandahs are not to be infilled; and
  - room layout of original portions are to be retained.
- C 4.10.43** Elements of the established garden settings are to be retained, including mature trees, original pathways, gates and front fencing forward of the building line.
- C 4.10.44** Additions may be located at the rear of in the principal roof form, provided no alteration to the principal roof form, including dormers, is visible from the public domain.
- C 4.10.45** Additions at the side of a residential building may only be permitted if:
- the addition's design to respect and enable interpretation of the form of the existing building; and
  - additions are set behind the main ridgeline of the existing building so that their forms are secondary to the existing building.
- C 4.10.46** Development is to be a maximum two storey high with pitched roof forms. The scale and character are to be consistent with the group.
- C 4.10.47** Front setbacks are to be consistent with the group.
- C 4.10.48** All carparking is to be behind the building line.
- C 4.10.49** Any existing carparking 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, if there is no side setback greater than 3.0m.

### Description

The Rose Bay Gardens Estate Heritage Conservation Area comprise of a group of Inter-war flat buildings, 2 - 3 storeys in height in a landscaped garden setting with low masonry front fences. The buildings are constructed of face brick with art deco detailing and generally timber double-hung windows and generally hipped and gabled roof forms with terra cotta roof tiles. The facades feature decorative render/plasterwork, and/or brick detailing.

### Statement of significance





The Rose Bay Gardens Estate Heritage Conservation Area is an outstanding group of Inter-war flat buildings that are largely intact some of which were designed by prominent architects in the style of the Inter-war period. The group have 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.



### 4.11 ROSE BAY GARDENS ESTATE

Figure 4.11.1  
ROSE BAY GARDENS ESTATE  
PRECINCT MAP

#### LEGEND

-  Rose Bay Gardens Estate Precinct - Residential 2b
-  Significant views
-  Significant vistas
-  Rose Bay Gardens Estate Heritage Conservation Area boundary

### Desired Future Character Objectives - Rose Bay Gardens Estate Precinct

- O 4.11.1** To retain the significant character elements of the Rose Bay Gardens Estate HCA as identified in the "Statement of Heritage Significance".
- O 4.11.2** To retain and conserve the buildings and their setting in accordance with the Inter War Flat Building objectives of the RDCP (Section 5.14).
- O 4.11.3** To protect important views from the public spaces of the precinct to the harbour and to the surrounding districts.

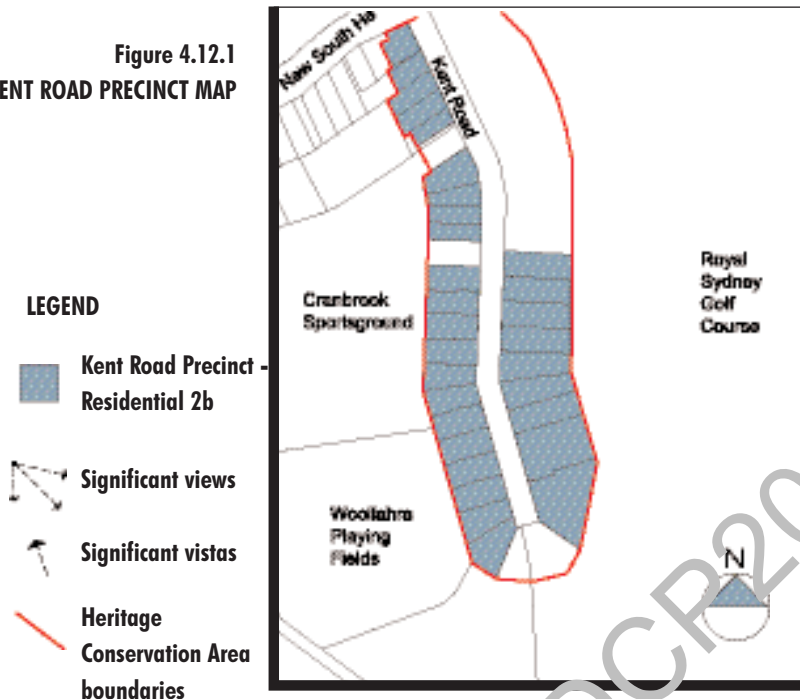
### Desired Future Character Performance Criteria - Rose Bay Gardens Estate Precinct

- C 4.11.1** The buildings are retained and conserved in accordance with the Inter-war flat building performance criteria of the RDCP (Section 5.14).
- C 4.11.2** Development maintains the views and vista corridors shown on the precinct map.

4.12

**KENT ROAD**

**Figure 4.12.1**  
**KENT ROAD PRECINCT MAP**

**Description**

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 club house is located at the lower northern end where it is the dominant element.

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 buildings are generally set back with generous front yards, those on the eastern side being older and generally larger, located on high land with an outlook over the golf links. Development on the western side is a mixture of residential Inter War flats and individual houses with many sites falling away from the street, giving them an outlook over the Cranbrook Playing Fields.

The road terminates in a cul-de-sac with views over the Golf links and beyond up to Dover Heights.

**Heritage Significance**

The Kent Road Precinct 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 1920's 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 1930's 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 area. Also, within the subdivision are a number of representative, contributory buildings which, while not of individual distinction, or significance help to reinforce the general character of this historic subdivision.

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.

In addition, Kent Road itself (including its verges and some early street trees), is listed as a street of heritage significance under Woollahra LEP 1995, given its close historic associations with the development of the Royal Sydney Golf Club and its general aesthetic qualities.

#### **Desired Future Character Objective - Kent Road Precinct**

- 0 4.12.1** To conserve the streetscape characteristics that give the Kent Road Heritage Conservation Area its special sense of identity.
- 0 4.12.2** To ensure that individual heritage items are retained and conserved, as well as their streetscape context and curtilage.
- 0 4.12.3** To encourage replacement of buildings that detract from the streetscape context.
- 0 4.12.4** To ensure that the landscape character is maintained by preserving the existing tree canopy and encouraging additional planting to enhance the streetscape.
- 0 4.12.5** 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.



- O 4.12.6** To ensure that new/infill development is sympathetic to the established landscape character of the streetscape and does not affect the significance of individual items of heritage significance.
- O 4.12.7** To retain the existing subdivision and building patterns.
- O 4.12.8** To ensure that amalgamation of sites provides an appropriate response to the existing character of the street and its historical pattern of development.

#### Desired Future Character Performance Criteria - Kent Road Precinct

##### Streetscape

- C 4.12.1** All development is to ensure that the dominance of vegetation over buildings in the streetscape is maintained;
- C 4.12.2** All development must respect the subdivision layout and pattern of building separation;
- C 4.12.3** All development must maintain and enhance views between buildings;
- C 4.12.4** All development must be of a scale and form compatible with existing development, while also encouraging architectural diversity;
- C 4.12.5** New development must provide additional street tree plantings and include appropriate landscaping of the front setback.

##### Scale, Form and Building Height

- C 4.12.6** To maintain the existing building scale, form and height and to ensure that any new buildings are compatible with, and do not dominate the streetscape all development to maintain the general 2 - 3 storey scale.
- C 4.12.7** The overall maximum height is set by Woollahra LEP 1995, which is 9.5 metres for all residential zoned land;
- C 4.12.8** All development must be of a form which reflects the original subdivision boundaries;
- C 4.12.9** New development must maintain the existing building separation pattern, set by the subdivision, to enable planting of side setbacks and maintenance of views.

**Subdivision/Consolidation**

- C 4.12.10** Torrens title subdivision involving consolidation of allotments or division into smaller allotments is discouraged.
- C 4.12.11** If consolidation is proposed, new development must be of a form which reflects the original subdivision boundaries.

**Setbacks**

- C 4.12.12** To maintain the streetscape appearance, front setbacks must be the same as on adjoining lots and where adjoining lots have different setbacks, then an average of the 2 must be provided.
- C 4.12.13** To maintain separation between buildings to maintain views through to open space, side and rear setbacks as per Section 5.2 of this DCP.

**Roofscape**

- C 4.12.14** To maintain the existing varied roofscape, new roofs are to be of a similar pitch and style (i.e. hipped or gabled), and should use similar materials (i.e. terracotta tiles or slate);
- C 4.12.15** Other roof structures such as skylights and solar panels are only permitted if not visible from the street.

**Fences**

- C 4.12.16** Original front fences and gates are to be retained where possible;
- C 4.12.17** All sandstone walling must be retained;
- C 4.12.18** Any new front fences and gates must be of a design compatible with the streetscape. Development on the western side of Kent Road must have low fences, with development on the eastern side reflecting the characteristic sandstone base with open or vegetated infill;
- C 4.12.19** Any new fences and gates must be of a height similar to fences on adjoining blocks (generally 400mm - 900 mm).

**Materials**

- C 4.12.20** To maintain variety of exterior building materials and to ensure conservation of streetscape character, the original fabric of significant and contributory buildings to be retained and maintained
- C 4.12.21** Any replacement of original building fabric to be of similar material and type

(eg timber for timber, terracotta tiles etc);

**C 4.12.22** No painting, bagging or rendering of original face brickwork;

**C 4.12.23** No infill (by glazing or otherwise) of original verandas or balconies;

**C 4.12.24** Any new structures or additions visible from the public domain must use compatible materials;

#### **Parking**

**C 4.12.25** To ensure that on-site parking does not dominate the streetscape, no garages or carports within the front building setback or elevated at street level;

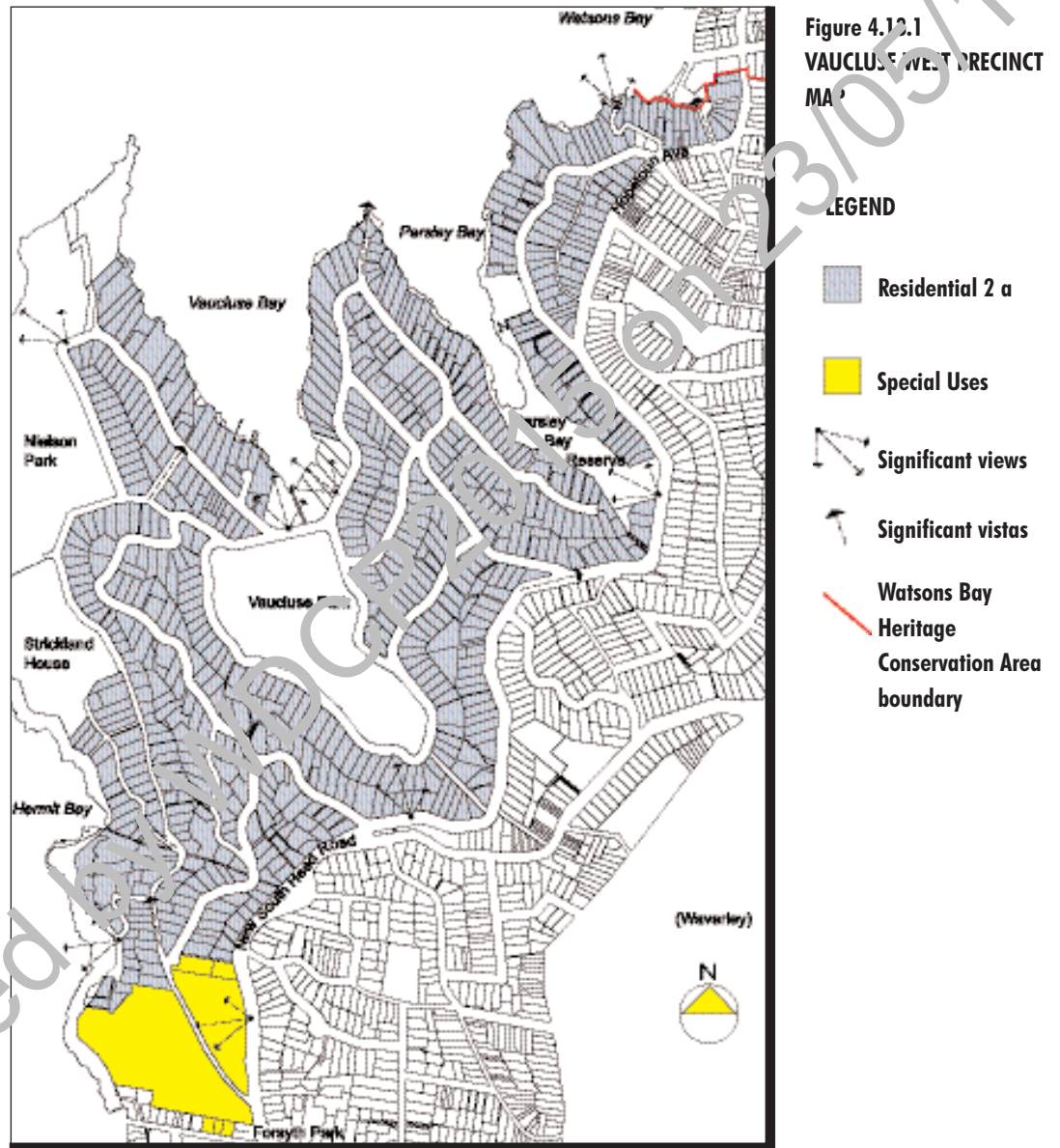
**C 4.12.26** Where carparking cannot be provided on-site without affecting the streetscape, Council will vary its on-site parking requirements

#### **Security devices**

**C 4.12.27** To ensure that the architectural integrity of the area is maintained while allowing security improvement for individual buildings, security grilles on windows and doors must be of sympathetic design, respect any glazing pattern, and be of appropriate colour.

#### 4.13 VAUCLUSE WEST

Figure 4.13.1  
VAUCLUSE WEST PRECINCT  
MAP



#### Description

The Vacluse West precinct is sited along the foothills of the harbour foreshore between Rose Bay and Watsons Bay.

The precinct contains a wide range of housing forms and styles. The dominant development type of detached houses within a garden setting is highlighted by common street setbacks and side setbacks that allow for views between buildings. The precinct's 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 provides for water and parkland views from the precinct's streets.

#### **Desired Future Character Objectives - Vaucluse West Precinct**

- O 4.13.1** To retain the scenic qualities provide by the dramatic topography, natural vegetation and low scale built elements that provide an attractive setting on Sydney Harbour;
- O 4.13.2** To reinforce the precinct's landscape setting by minimising alterations to the landform and preserving the existing tree canopy;
- O 4.13.3** To maintain mature street trees, grassed verges and garden plantings;
- O 4.13.4** To protect important views from the public spaces of the precinct to the harbour, the city skyline and to the surrounding districts;
- O 4.13.5** To maintain the evolution of low rise residential building styles through the introduction of good contemporary buildings.

**Desired Future Character Performance Criteria - Vaucluse West Precinct****Precinct character**

**C 4.13.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Vaucluse West Precinct including,

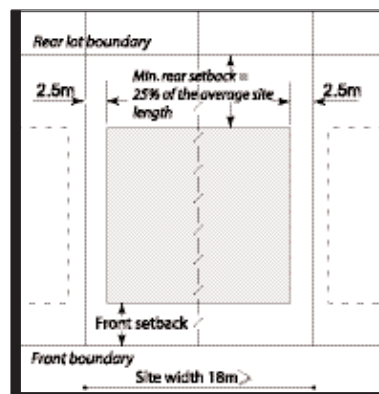
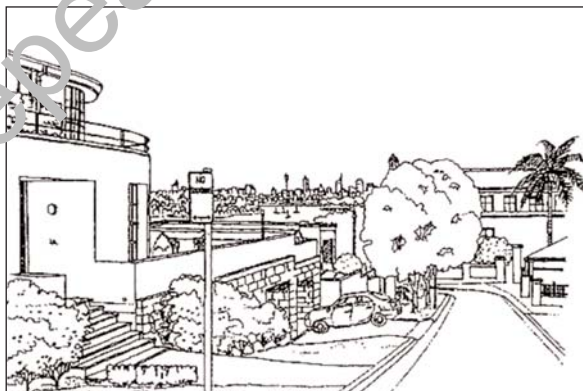
- the relationship of the precinct to the harbour;
- the rich mixture of residential architectural styles, and their emphasis on their connection to the landform;
- buildings set within highly visible gardens;
- buildings addressing the street;
- the curvilinear street pattern;
- the harbour views available from the streets of the precinct.

**Views and vistas**

**C 4.13.2** Development maintains the views and vista corridors shown on the precinct map.

**Side boundary setbacks**

**C 4.13.3** Where the site lot width is equal to or exceeds 18.0m at the front alignment, development has a minimum side boundary setback of 2.5m (see Figure 4.13.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.



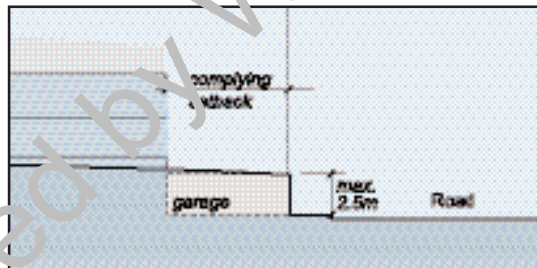
**Figure 4.13.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.13.3.

### Location of garages

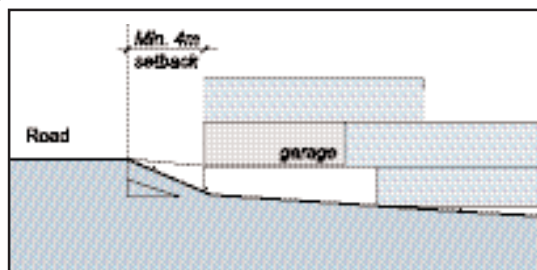
**C 4.13.4** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage width - where the frontage is 20m or greater - or no greater than 40% of the site frontage width - where the frontage is less than 20m.

C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.



**Figure 4.13.3:**  
On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall. (see C 4.13.4.)



**Figure 4.13.4:**  
On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building. (see C 4.13.5.2 - Front Setback)



### Vaocluse West Street Section

**C 4.13.5** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.13.5.1 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.13.5.2 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.13.5.3 - BUILDING HEIGHT - STOREYS:

Development is to have a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of the property an additional basement storey may be permitted providing that all other RDCP controls are met.

(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)

#### C 4.13.5.4 - HARBOUR FORESHORE:

Development on the harbour foreshore is to comply with Part 5.11 Harbour Foreshore Development.

#### C 4.13.5.5 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent. Existing sandstone walls are to be retained.

#### C 4.13.5.6 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area.

#### C 4.13.5.7 - BUILDING ARTICULATION:

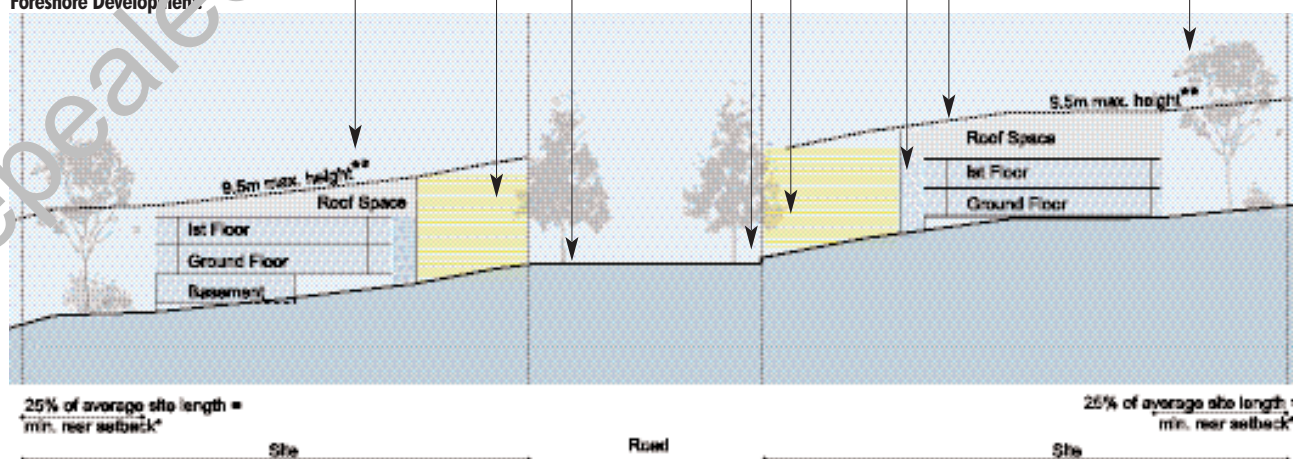
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 0.6m from the front alignment and can be provided in the form of balconies, loggias and wall off sets.

#### C 4.13.5.8 - ROOF FORM

Roof forms are to be designed having consideration for neighbouring amenity, overlooking, streetscape suitability and to maintain views across the precinct.

#### C 4.13.5.9 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995

#### 4.14 VAUCLUSE EAST

Figure 4.14.1  
VAUCLUSE EAST PRECINCT  
MAP

##### LEGEND

 35% FOOTPRINT  
Residential - 2b

 Residential - 2a

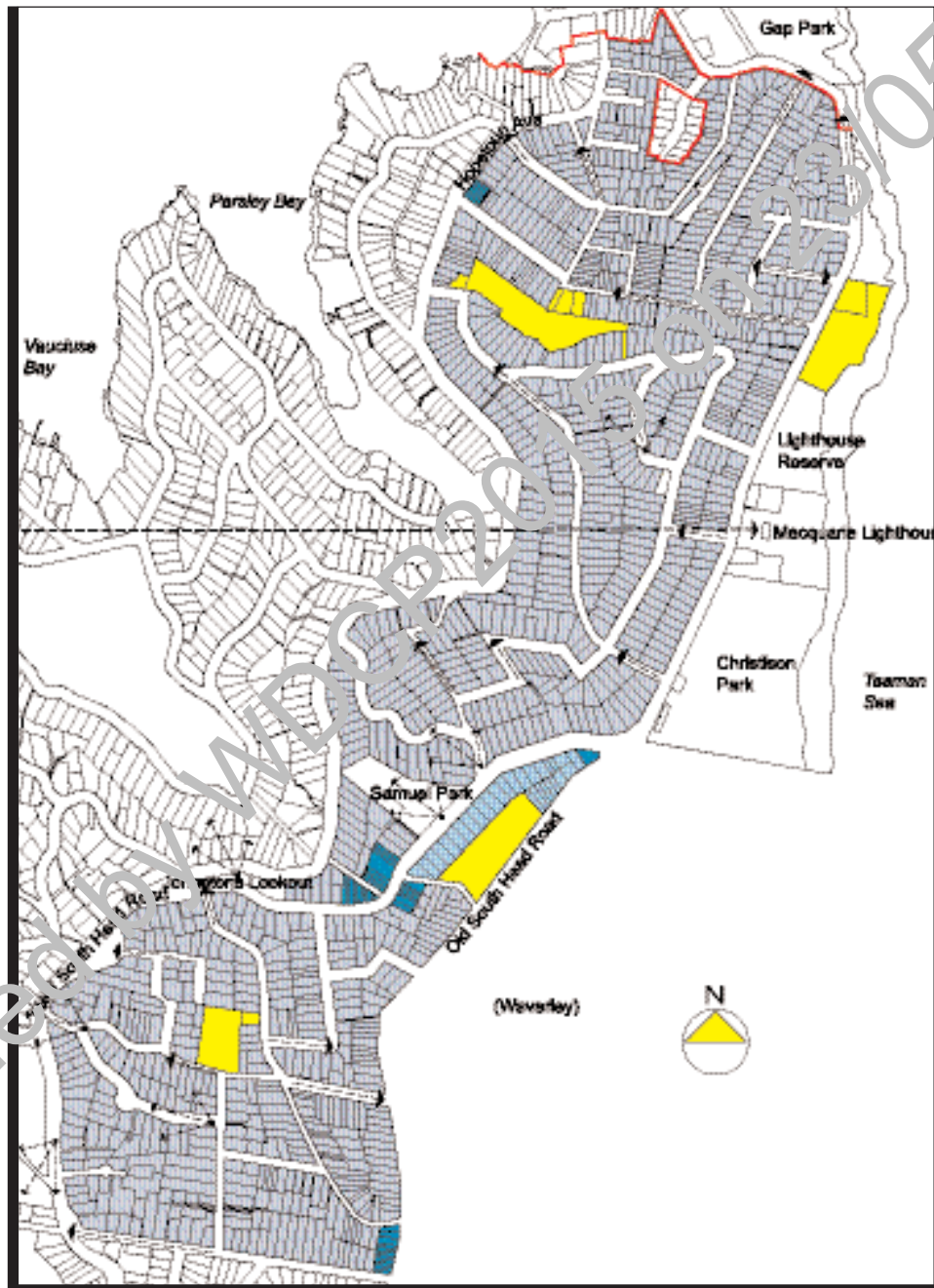
 Mixed use - 3c

 Special Uses

 Significant views

 Significant vistas

 Heritage  
Conservation Area  
Boundaries



##### Description

The Vaucluse East precinct forms an elevated plateau and extensive backdrop to the Municipality's scenic presentation to Sydney Harbour.

The precinct contains a wide range of housing types and styles reflecting important stages in the precinct's development. Large areas are characterised by Federation and Inter-war

bungalows. Inter-war apartment buildings are also important contributors to the local character. The dominant development type of detached houses within a garden setting is highlighted by common street setbacks and side setbacks that allow for views between buildings. The precincts' exposed location at the plateau of the peninsula has meant a sparser foliage and tree canopy when compared with the more protected streets of the Vaucluse West precinct.

As with many of the higher parts of the Municipality, significant views and vistas of the harbour are available, and can be seen from vantage points including Johnsons Lookout, Samuel Park, Gap Park, Christison Park and Lighthouse Reserve. Macquarie Lighthouse is a prominent harbour landmark.

#### **Desired Future Character Objectives - Vaucluse East Precinct**

- O 4.14.1** To retain the scenic qualities provided by the dramatic topography, natural vegetation and low scale built elements of the precinct;
- O 4.14.2** To reinforce the precinct's landscape setting by minimising alterations to the landform and preserving the existing tree canopy;
- O 4.14.3** To maintain mature street trees, grassed verges and garden plantings;
- O 4.14.4** To protect important views from the public spaces of the precinct to the harbour, the city skyline and to the surrounding districts;
- O 4.14.5** To maintain the evolution of low rise residential building styles through the introduction of good contemporary buildings.

#### **Desired Future Character Performance Criteria - Vaucluse East Precinct**

##### **Precinct character**

- C 4.14.1** Development respects and enhances the existing elements of the local neighbourhood character that contribute to the Vaucluse West Precinct including:
  - the relationship of the precinct to the coastal parklands;
  - the rich mixture of residential architectural styles, and their emphasis on their connection to the landform;
  - buildings set within highly visible gardens;
  - buildings addressing the street;
  - the curvilinear street pattern;
  - the harbour views available from the streets of the precinct.

### Views and vistas

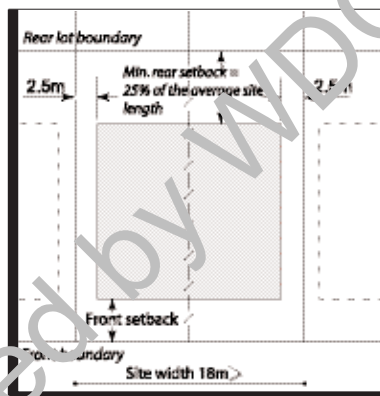
- C 4.14.2** Development maintains the views and vista corridors shown on the precinct map.

### Building footprint

- C 4.14.3** The building footprint for a residential flat building is limited to the percentage of the site area indicated on the precinct map. For dwelling houses and dual occupancies the building footprint is to comply with performance criteria **C 5.2.8** in Part 5.

### Side boundary setbacks

- C 4.14.4** Where the site lot width is equal to or exceeds 18.0m at the frontage, development has a minimum side boundary setback of 2.5m (see Figure 4.14.2). This side setback is increased on a pro rata basis by 0.5m for each metre or part thereof that the building height adjacent to the boundary exceeds 5.5m.



**Figure 4.14.2:**  
To maintain a reasonable separation between buildings and to avoid an unreasonable sense of enclosure side boundary setbacks are to be a minimum 2.5m where the site width is greater than or equal to 18 metres - refer C 4.14.4.

### Location of garages

- C 4.14.5** A) All garages, car parking structures and driveways are designed and located so as not to dominate the streetscape. For separate structures, the roof form, materials and detailing are to complement the associated dwelling. The application of common streetscape elements, such as sandstone, may be appropriate in some instances.

B) Other than for the circumstances listed below, all garages and car parking structures are to be provided behind the building line and are limited to a width, as presented to the street, of no greater than 30% of the site frontage

width - where the frontage is 20m or greater, or no greater than 40% of the site frontage width - where the frontage is less than 20m.

C) A garage or car parking structure may be permitted on sites where the gradient on the higher side of the street measured to a distance of 7 metres from the street frontage is greater than 1 in 3 (as measured from footpath level), and where there is minimal detrimental impact upon the streetscape. In this instance, a single storey structure forward of the building line may be permitted, but is limited to a maximum width of 6 metres and a maximum height of 2.5 metres from footpath level.

#### View to Macquarie Lighthouse

**C.4.14.6** Ensure existing views to Macquarie Lighthouse from the harbour and the Waterways Authority tower at Millers Point are maintained.

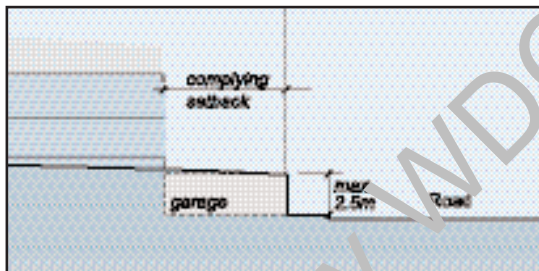


Figure 4.14.3:

On the high side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may permit garages forward of the building line if incorporated into a podium/street wall. (see C 4.14.5.)

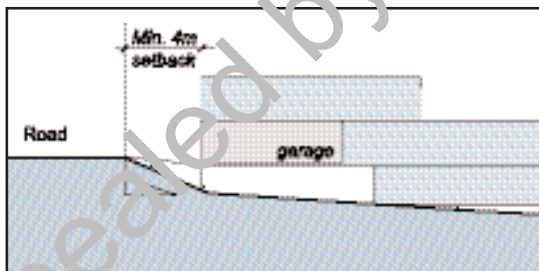


Figure 4.14.4:

On the low side of the street: On sites where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3, Council may consider a variation to the front setback - to a minimum of 4 metres - to enable garaging to be incorporated into the building. (see C 4.14.7.2 - Front Setback)



### Vaucluse East Street Section

**C 4.14.7** Development conforms to the requirements detailed in the annotated street section (below), indicating the existing landscape and street context and illustrating the desired future character.

#### C 4.14.7.1 - STREET LANDSCAPE:

Maintain grassed verges and significant street trees.

#### C 4.14.7.2 - FRONT SETBACK:

The front setback is to conform to the front setback requirements specified in Part 5.2.

On sites on the low side of the street, Council may consider a variation to the front setback control - to a minimum setback of 4 metres - where the gradient measured to a distance of 7 metres from the street frontage is greater than 1 in 3. In such instances garages must be incorporated into - and not project forward of - the rest of the building.

#### C 4.14.7.3 - BUILDING HEIGHT - STOREYS:

Development is to have a maximum height of two storeys. Where the landform of a site falls more than two metres from the street to the rear of a property an additional basement storey may be permitted provided that all other RDCP controls are met.

(Note: The maximum height of development - in metres - is determined by the height controls in Woollahra LEP 1995.)

#### C 4.14.7.4 - FRONT FENCES:

If solid, front fences are to be no greater in height than 1.2m. Front fences to a maximum height of 1.5m may be permitted where 50% of the fence is transparent. Existing sandstone walls are to be retained.

#### C 4.14.7.5 - DEEP SOIL LANDSCAPE AT THE FRONTAGE:

A minimum of 40% of the area of the front setback is to incorporate a deep soil landscape area.

#### C 4.14.7.6 - BUILDING ARTICULATION:

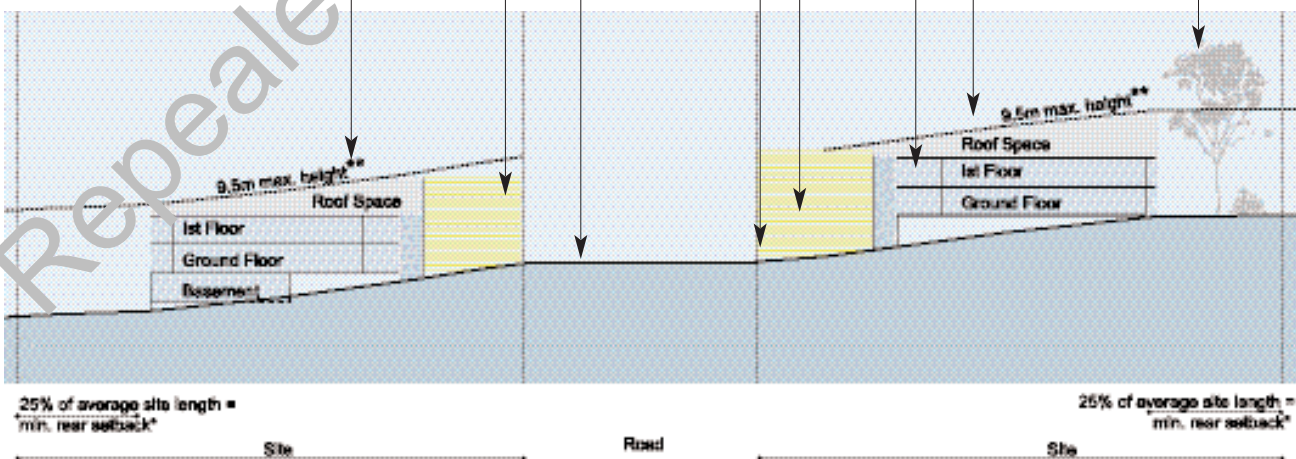
Buildings are to have a maximum unarticulated length of 6m to the public street frontage. Building articulation is encouraged to a minimum depth of 0.6m from the front alignment and can be provided in the form of loggias, lightweight balconies and wall off sets.

#### C 4.14.7.7 - ROOF FORM

Roof forms are to be designed having consideration for neighbouring amenity, over-looking, streetscape suitability and to maintain views across the precinct.

#### C 4.14.7.8 - SIGNIFICANT VEGETATION:

Maintain and preserve significant trees and vegetation.



\* Refer to Part 5.2 - Building Siting and Design

\*\* Refer to Woollahra LEP 1995



### Statement of significance

Bell Street has strong historical associations with the village of Watson's 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 Watson's 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 Deaconsfield Estate owned by Sir John Robertson and the sub-division pattern he created in 1887 remains intact. One of the group, No. 7, is associated with a noted 19th Century Australian watercolourist, Pilford Fletcher Watson as the cottage was built and used as his home.

Bell Street contains a group of late Victorian & Edwardian weatherboard & corrugated iron cottages, which form a coherent and contiguous group, rare in the Woollahra context. The group contains a surviving intact example of late 19th Century pattern book construction in the fabric and form of No. 12.

### Desired Future Character Objectives - Bell Street Precinct

- 4.15.1** To retain the significant character elements of Bell Street HCA as identified in the statement of significance.
- 04.15.2** To retain and enhance contributory buildings and their settings.
- 04.15.3** To protect views to and from the public spaces of the precinct and to maintain view corridors to the harbour.



4.15  
BELL STREET

Figure 4.15.1  
BELL STREET PRECINCT MAP

### LEGEND

- Bell Street Precinct - Residential 2a
- Significant views
- Significant vistas
- Bell Street Heritage Conservation Area boundary

**Desired Future Character Performance Criteria - Bell Street Precinct**

- C4.15.1** Contributory buildings are to be retained and enhanced. Contributory buildings within the precinct are:
- No 4, Cottage - single storey Victorian weatherboard cottage
  - No 6, Cottage - single storey Edwardian weatherboard cottage
  - No 7 Cottage - single storey Victorian weatherboard cottage
  - No 8 House - single storey Edwardian weatherboard cottage with large second storey contemporary attic addition
  - No 10 House - single storey Edwardian weatherboard cottage with large second storey contemporary attic addition
  - No 12 Cottage - intact single storey Edwardian weatherboard cottage
  - No 16 House - single storey Edwardian weatherboard house
  - No 18 House - single storey inter-war weatherboard house
- C4.15.2** Development is to correspond to the front alignment of adjoining contributory buildings.
- C4.15.3** Garages and car parking structures are to be set back beyond the front building line.
- C4.15.4** Building height is to correspond to the height of adjoining contributory 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.
- C4.15.5** Development to follow established cottage forms with simple, rectangular volumes and traditionally pitched roofs. Flat roofs are not permitted on primary, street facing volumes.
- C4.15.6** Materials are to be 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.
- C4.15.7** Front fences are to be maximum 1.2 metres in height using timber pickets; timber post & rail with wire inserts; or rendered masonry consistent with the character of the house on the site.

Repealed by WDCP2015 on 23/05/15

P A R T

**5**

# General controls

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## Introduction

General controls, other than the Inter-war flat building controls in Part 5.14, apply to all sites regardless of the precinct in which they are located. The general controls are divided into fourteen parts. Developments are required to fulfil the relevant requirements of all general controls.

Note: Only development relating to an Inter-war flat building is required to fulfil the controls set out in Part 5.14. Other controls in Part 5 will apply to Inter-war flat buildings unless they are inconsistent with controls in Part 5.14.

The general controls in Part 5 comprise three basic elements:

- an explanation of the topic;
- a set of objectives; and
- performance criteria.

The explanation for each topic provides background information on why the topic is important and how it is relevant to housing design. The explanation will help to determine in what ways the general controls should be applied to development. The objectives for each topic describe the outcomes that proposed developments are required to achieve. In order to gain Council approval, developments need to demonstrate that they have fulfilled the relevant objectives for each topic.

The performance criteria represent specific ways in which a development proposal can meet the objectives for the topic. Development proposals are required to address all relevant performance criteria. The intent of the performance criteria must be interpreted in the context of the topic's objectives.

# General controls

## PART 5

### 5.1 STREETSCAPE

#### Explanation

Streetscape quality helps to provide local amenity and identity. Streetscape also defines streets and makes them recognisable. Safeguards are needed to ensure that the streetscape qualities of housing developments are compatible with the desired future character of the locality.

At the same time, new development may introduce variety in design in order to foster interesting and attractive environments. As neighbourhood character can vary from street to street, it is important that new development recognises predominant streetscape qualities, such as building form, fencing style and front building setbacks to ensure a cohesive streetscape character.

The creation of attractive street environments can help to slow traffic, foster the use of streets as places for social interaction between pedestrians and residents and encourage pedestrian and cyclist activity.

#### Objectives

- 0 5.1.1** To achieve housing forms of a scale and character in keeping with the desired future character for the locality.
- 0 5.1.2** To ensure development conserves or enhances items and areas of special architectural, social, cultural or historic interest.
- 0 5.1.3** To ensure development contributes to cohesive streetscapes and desirable pedestrian environments.
- 0 5.1.4** To ensure a safe environment by promoting crime prevention through design.
- 0 5.1.5** To ensure that development recognises predominate streetscape qualities.

#### Performance criteria

##### Street character

- C 5.1.1** Buildings adjacent to the street must address the street by having a front door and/or living room or kitchen window addressing the street. The frontage of buildings and their entries are to be readily apparent from the street.
- C 5.1.2** The design and location of garages, parking structures and driveways is to conform to the desired future character objectives and performance criteria for the locality described in Part 4.

- C 5.1.3** Alterations and additions reflect the architectural design, materials and finishes of the existing building.

#### **Special elements**

- C 5.1.4** Where permissible, multiple occupancy of heritage significant properties and contributory buildings is encouraged, generally within the existing building envelope but with allowance for alterations and additions which do not adversely impact on the significance. (heritage significant properties include listed heritage items and potential heritage items)

#### **Pedestrian environment**

- C 5.1.5** Buildings are designed to overlook streets and other public areas to provide casual surveillance. Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.

- C 5.1.6** Site planning, buildings, fences, landscaping and other features clearly define public, common, semi-private and private space.

- C 5.1.7** Major pedestrian, cycle and vehicle thoroughfares are identified and reinforced as safe routes through:

- appropriate lighting;
- casual surveillance from houses;
- minimised opportunities for concealment;
- landscaping which allows long-distance sight lines between buildings and the street; and
- avoidance of blind corners.

- C 5.1.8** Pedestrian entries from the street for upper levels are clearly identifiable without breaking up the continuity of the residential facade at the street level. For example, one common entry point/entrance hall for security and safety, then separate internal entrances to each dwelling.



**Explanation**

Controls for building size and location are contained in Woollahra LEP 1995 and this RDCP. Woollahra LEP 1995 includes floor space ratios (applicable to residential flat buildings), minimum allotment sizes, a foreshore building line and height controls. This RDCP contains the following elements:

- front, side and rear setback controls;
- the building footprint, which establishes the maximum proportion of the site area allowed to be covered by buildings;
- floor space ratios for dwelling houses and dual-occupancies, which describe the maximum permissible size of development relative to the site area; and
- controls to ensure development minimises site excavation.

The maximum permissible floor space ratios as set down in Woollahra LEP 1995 for residential flat buildings and mixed development and in this RDCP for dwelling-houses and dual occupancies are not "as of right". To achieve the maximum permissible floor space ratio a development must satisfy all relevant controls applicable to the land. It is intended that the gross floor area for a building or buildings resulting from the floor space ratios specified in Woollahra LEP 1995 and in this RDCP be contained within the building volume created by the maximum building height in metres for buildings specified in Woollahra LEP 1995 and the controls for building footprint, building height in storeys, and front, side and rear setbacks specified in this RDCP.

The RDCP controls are designed to ensure that the scale and bulk of housing is compatible with site conditions and the desired future character for the locality as outlined in Part 4. Important considerations include the protection of privacy, access to sunlight and views enjoyed by residents, neighbouring properties and surrounding streets and public open space. Recognising the importance of tree and vegetation networks to Woollahra's 'leafy' character, the controls also seek to encourage the integration of existing and future open spaces and planting as a fundamental component of site design.

In all circumstances, applications must conform to the RDCP's numeric controls for setbacks and the building footprint. The controls are intended to ensure development can be appropriately adapted to site opportunities and the important character elements of the street or locality.

The potential location of development on the site will be guided by the application of the RDCP's building footprint control. The purpose of the building footprint control is to:

- limit site coverage and excavation of new buildings;
- maximise on-site infiltration of stormwater;
- maximise deep soil landscape areas;
- maintain natural landform;
- maintain subterranean water flows;
- protect significant vegetation; and
- minimise the likelihood of land instability due to excavation.

Applicants may choose where to locate the building footprint, provided that it occurs within the outer limits of the front, side and rear setbacks and subject to the RDCP's other controls.

The purpose of the front, side and rear setback controls is to:

- relate new development to existing boundary lines along the frontage;
- protect the visual and aural privacy of residents in adjoining buildings;
- provide side access to the rear of properties where rear lanes do not occur;
- avoid buildings or parts of buildings encroaching on adjoining properties;
- enable opportunities for screen planting;
- protect significant vegetation;
- avoid an unreasonable sense of enclosure; and
- safeguard privacy and minimise noise impacts for dwellings.

#### Objectives

- 0 5.2.1** To preserve established tree and vegetation networks and promote new networks by ensuring sufficient areas for deep soil planting and sufficient setbacks between the rear of buildings.
- 0 5.2.2** To ensure the size and location of buildings allow for the sharing of views and preserve privacy and sunlight access for neighbouring residents.
- 0 5.2.3** To ensure the form and scale of development is not excessive and maintains the continuity of building forms and front setbacks in the street.
- 0 5.2.4** To limit site excavation and minimise cut and fill to ensure that building form relates to the topography, to satisfy the principles of ecologically sustainable development (including the energy expended in excavation and transport of material and the relative energy intensity of using subterranean areas in dwellings) and to protect the amenity of adjoining properties both during and after construction.

#### Semi-detached buildings

- 0 5.2.5** To ensure that the original symmetrical streetscape contribution and character of semi detached cottages is retained and enhanced and to ensure that the architectural uniformity of the building is maintained.
- 0 5.2.6** To encourage additions and alterations to one part of a semi detached pair that respect the scale, detailing and characteristics of the pair.

#### Performance criteria

##### Development setbacks

- C 5.2.1** Setbacks preserve existing significant trees and vegetation and allow for new planting. Where significant mature trees are to be retained, buildings are located at least 3.0m from the base of the tree to minimise root damage.
- C 5.2.2** Unless otherwise indicated in Part 4 the front setbacks are consistent with those of adjoining buildings.

Where the setback of an adjacent building is greater than 3.0m, this may be achieved by ensuring development is set back:

- the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2.0m (see Figure 5.2.1); or
- the average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m (see Figure 5.2.2).

Where the setbacks of the adjacent buildings are 0 - 3.0m, this may be achieved by ensuring development is set back the same distance as one or the other of the two adjoining dwellings (see Figure 5.2.3).

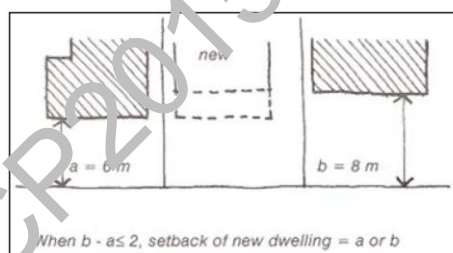
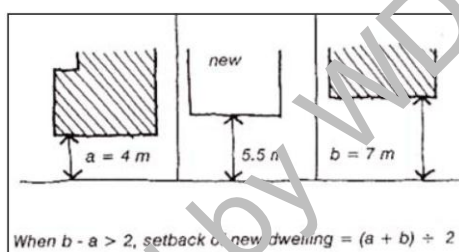
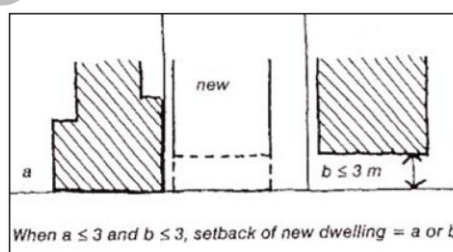


Figure 5.2.1:  
Calculating front setbacks.



(Far Left) Figure 5.2.2:  
Calculating front setbacks.



(Left) Figure 5.2.3:  
Calculating front setbacks.

**C 5.2.3** Buildings have a minimum rear setback of 25% of the average site length (see Figure 5.2.4).

**C 5.2.4** Ancillary development, to a maximum height of 3.6 metres, may be permitted within the area designated as the rear setback if all other policy controls are satisfied. A minimum 1.5m rear setback applies to ancillary development in this circumstance.

**C 5.2.5** Unless otherwise indicated in Part 4, development has a minimum side boundary setback of 1.5m.

At any point where the lot width exceeds 12.0m, the side setback is increased on a pro rata basis by 0.5m for each metre or part thereof the building height adjacent to the boundary exceeds 3.0m.

Where the lot width is 12.0m or less, the side setback is increased on a pro rata basis by 0.5m for each metre or part thereof the building height adjacent to the boundary exceeds 6.5m (see Figure 5.2.5).

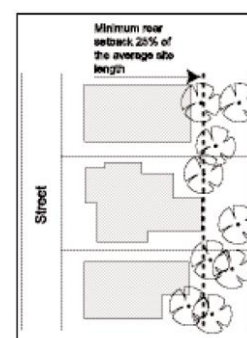


Figure 5.2.4:

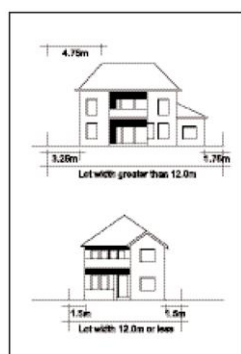


Figure 5.2.5:

- C 5.2.6** Provided the distance to a side boundary is not less than 1.5m, fascias, gutters, downpipes, eaves with non-combustible roof cladding and non-combustible lining up to 0.6m, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building setbacks. The following may encroach beyond the side setbacks without restriction: screens or sunblinds; light fittings; electricity or gas meters; aerials or antennas. Encroachments are not permitted where significant views and vistas will in the Council's opinion, be detrimentally affected.

### Building footprint

- C 5.2.7** Unless otherwise indicated in Part 4: Precinct Controls, building footprints for residential flat buildings are limited to 40% of the site area (see Figure 5.2.6).
- C 5.2.8** Building footprints for dwelling houses and dual occupancies comply with the sliding scale in Figure 5.2.7.

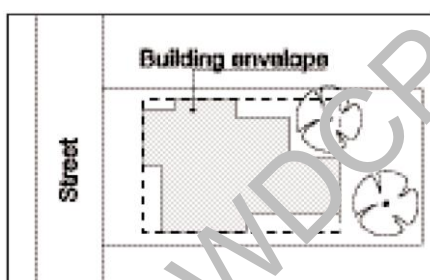


Figure 5.2.6:  
The building footprint fits within the front, side and rear setback requirements; the footprint shape responds to site features, privacy, solar access and outdoor space design principles.

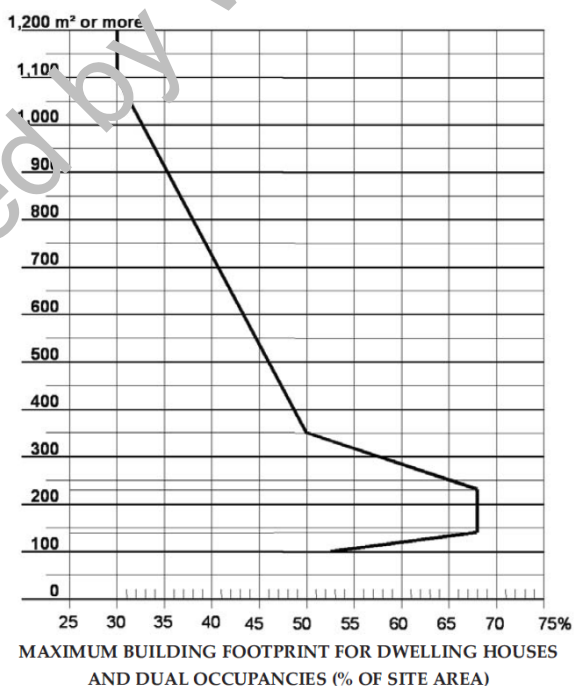


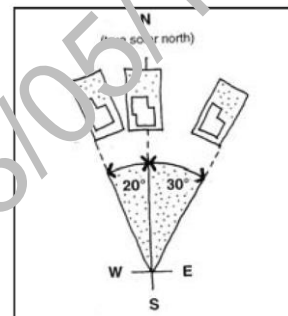
Figure 5.2.7:  
Maximum building footprints for dwelling houses and dual occupancies

**Building form and scale**

- C 5.2.9** The floor space ratio for dwelling houses and dual occupancies complies with the sliding scale in *Figure 5.2.9*;
- C 5.2.10** Habitable rooms must achieve a minimum floor-to-ceiling height of 2.7m. In the following circumstances a lower height may be acceptable or preferred:
- development is within a roof space (other than for mansard roof forms) and the environmental quality of internal living spaces is not adversely impacted;
  - it can be demonstrated that a reduced floor to ceiling height will provide measurable benefits for neighbouring amenity and the environmental quality of internal living spaces is not adversely impacted.
- C 5.2.11** Council may consider minor protrusions beyond the building envelope for pitched roofs where this is consistent with the relevant desired future character objectives described in Part 4.
- C 5.2.12** Building bulk is distributed to minimise over-shadowing on neighbours, streets and public open space (*see Figure 5.2.10*).
- C 5.2.13** Sunlight is provided to at least 50% (or 75m<sup>2</sup> with minimum dimension 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 June 21. Where existing overshadowing is greater than this, sunlight is not further reduced.
- C 5.2.14** North-facing windows to habitable rooms of neighbouring dwellings do not have sunlight reduced to less than 3 hours between 9.00am and 3.00pm on 21 June (*Figure 5.2.8*).

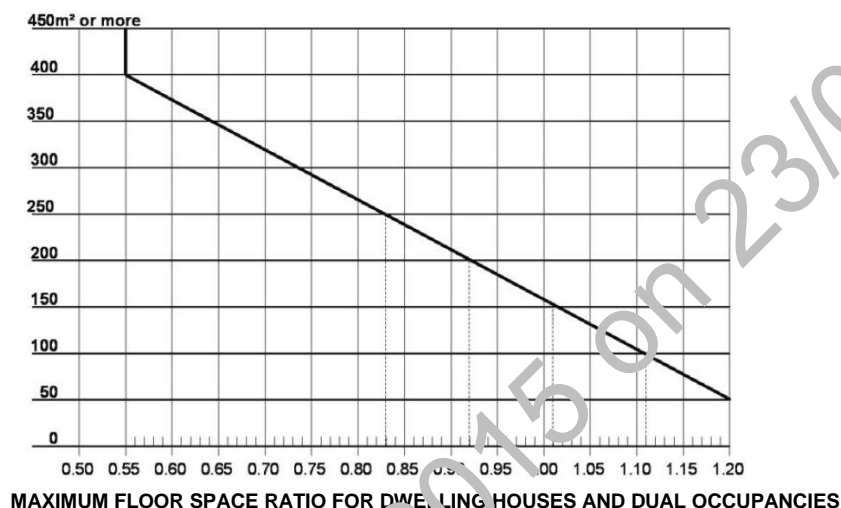
**Site excavation**

- C 5.2.15** The building footprint is designed to minimise excavation, including cut and fill. The footprint shall adhere to the setback controls and no substantial excavation shall occur outside this footprint.
- C 5.2.16** The outer edge of excavation required to construct the development including all excavation for piling and all sub-surface walls shall not be less than 1.5m from a front, side or rear boundary.
- Note** The front, rear and side building setbacks referred to in C5.2.1, C5.2.2, C5.2.3 and C5.2.5 also apply to all parts of the building, including where it extends below ground level.
- C 5.2.17** To minimise excavation, including 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 (*see diagram 5.2.11*).



**Figure 5.2.8:**  
"North-facing" refers to rooms and open space areas located on the northern side of buildings. These areas are likely to benefit most from solar access.

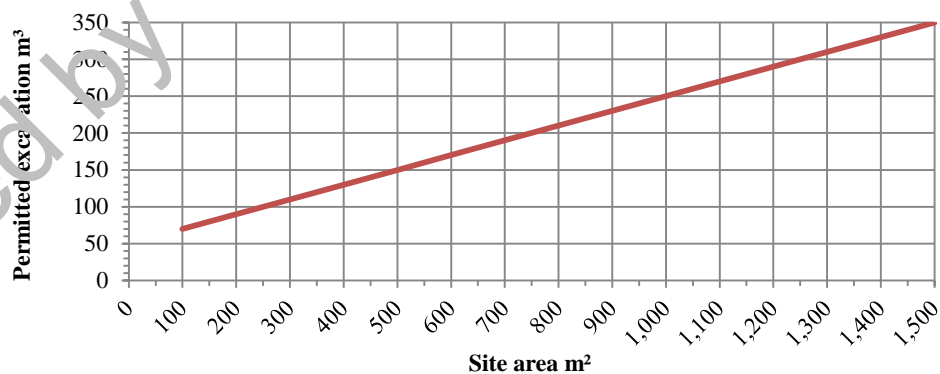
**Figure 5.2.9:**  
Maximum floor space ratio for  
dwelling houses and dual  
occupancies



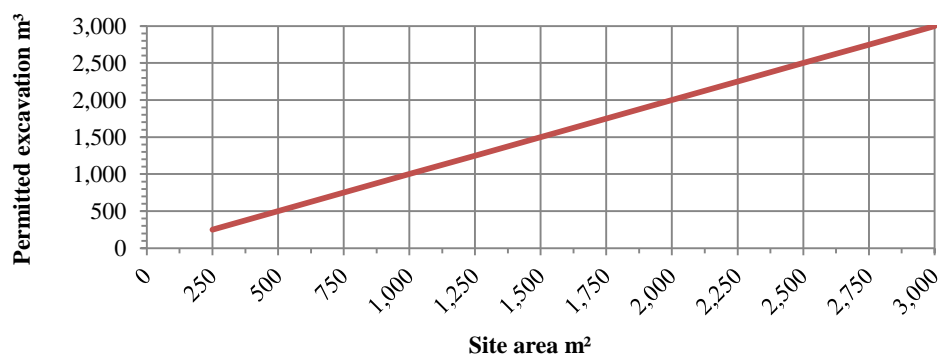
**C 5.2.17A** The volume of material, measured in situ, to be excavated from below existing ground level in connection with a site used as a single dwelling or dual occupancy is not to exceed the volume shown on the sliding scale in *figure 5.2.11A*.

**C 5.2.17B** The volume of material, measured in situ, to be excavated from below existing ground level in connection with a site used as residential flat building is not to exceed the volume shown on the sliding scale in *figure 5.2.11B*.

**Figure 5.2.11A**  
Absolute maximum volume of  
excavation for dwelling houses  
and dual occupancies



**Figure 5.2.11B**  
Maximum volume of excavation  
for residential flat buildings





**C 5.2.17C** An allowance may be made in respect to the volumes shown in *figures 5.2.11A* and *5.2.11B* for sites sloping up from the street access point (i.e. where the difference in levels between the point of vehicular entry to the site and any part of the land represents a gradient of greater than 1:8), where the development satisfies all other excavation controls.

#### Lot amalgamation

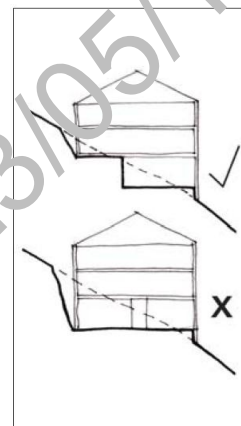
**C 5.2.18** Where a group of allotments is proposed to be developed for the purpose of residential flat buildings, those allotments should share a common road frontage. If 'end to end' amalgamation occurs (*see diagram 5.2.12*) the building setbacks and building footprint will be considered as if they were separate sites.

#### Semi-detached buildings

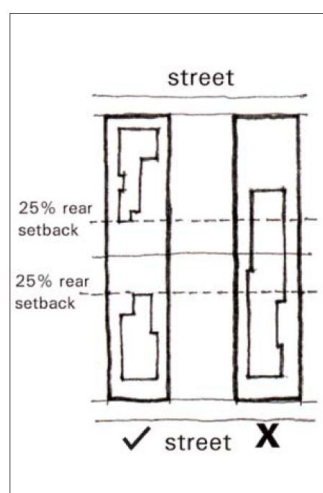
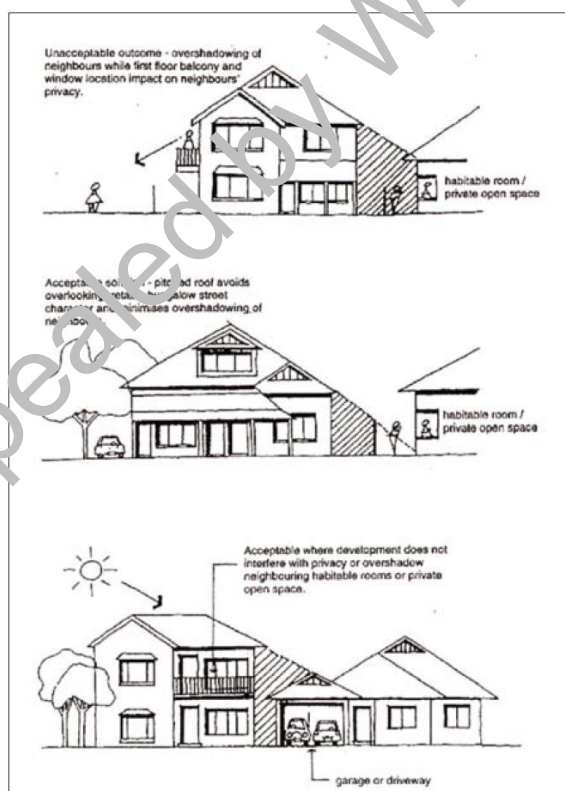
**C 5.2.19** Alterations and additions to one of a pair of semi-detached cottages must not dominate or compromise the uniformity or geometry of the principal or streetfront elevation.

**C 5.2.20** First floor additions shall be set back beyond the apex or main ridge of the principal roof form of the building and shall retain chimneys.

**C 5.2.21** Dormers will not be permitted to the principal elevation of the building.



**Figure 5.2.11:**  
Habitable rooms are to have at least one external wall fully above existing ground level to minimise cut and fill and to encourage good quality internal environments.



**Figure 5.2.12:**  
End to end amalgamation of sites is considered as two separate sites.

**Figure 5.2.10:**  
Distributing building bulk to avoid impacts on neighbours.

## 5.3 OPEN SPACE AND LANDSCAPING

### Explanation

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. Council's Urban Tree Management Policy 1997 regulates the removal and maintenance of existing trees. (Open space may refer to communal and private open space.)

#### *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 ground 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 open space within developments may comprise both communal and private open space areas. Council requires a landscape plan to be included in development applications for residential buildings. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce or screen views and define streetscape character. A preferred plant species list, highlighting the suitability for the individual residential precincts, is provided as an annexure to this document.

The amount and composition of landscaped open space also play important roles in stormwater management, the energy efficiency of developments and access to sunlight. Existing trees and vegetation may support significant indigenous wildlife populations and habitat. Applicants should consult one of Council's tree preservation officers to assess the possible impact on local flora and fauna.

### Objectives

- 0 5.3.1** To ensure the adequate provision of accessible and useable private and communal open space.
- 0 5.3.2** To retain important existing mature trees, vegetation and other landscape features.
- 0 5.3.3** To protect or enhance indigenous wildlife populations and habitat through appropriate planting of indigenous vegetation species.

- 0 5.3.4** To enhance the appearance, amenity and energy efficiency of housing through integrated landscape design.
- 0 5.3.5** To enhance stormwater management.
- 0.5.3.6** To ensure that the location and use of tennis courts, swimming pools and spa pools does not have a detrimental impact on the amenity of private and public lands, on streetscapes, and on the important character features of localities.

#### Performance criteria

##### Private and communal open space

- C 5.3.1** For residential flat buildings deep soil landscape area comprises at least 40% of the site area.
- C 5.3.2** For dwelling houses and dual occupancies at least 50% of the unbuilt upon area is located at ground level and comprises deep soil landscape area.
- C 5.3.3** For the residential component of mixed development, landscaped open space is provided according to the following table:

Dwelling size	Minimum landscaped open space per dwelling
1 bedroom	40m <sup>2</sup>
2 bedrooms	55m <sup>2</sup>
3 or more bedrooms	80m <sup>2</sup>

The area of landscaped open space, for the residential component of mixed development, must contain a minimum of 50% of deep soil landscape area.

- C 5.3.4** Each dwelling located at ground level, including any dwelling house, is provided with private open space comprising:
- a minimum area of 35m<sup>2</sup>;
  - a minimum dimension of 3.0m;
  - a maximum gradient of 1 in 10; and
  - one part (the "principal area") with a minimum area of 16m<sup>2</sup> and a minimum dimension of 4.0m.
- C 5.3.5** For residential flat buildings each dwelling located above ground level is provided with private open space in the form of a balcony, verandah or uncovered roof terrace which has a minimum area of 8m<sup>2</sup> and a minimum dimension of 2.0m.

Roof terraces and associated structures will only be considered where their size, location and design meet the requirements of clause 5.5 Views and clause 5.8 Visual and Acoustic Privacy.

- C 5.3.6** Private open space is clearly defined for private use through planting, fencing or landscape features.
- C 5.3.7** Part of the private open space is capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play and is directly accessible from the main living area of the dwelling.
- C 5.3.8** The location of private open space:
- takes advantage of the outlook and natural features of the site;
  - reduces the adverse privacy and overshadowing impacts; and
  - addresses surveillance and privacy where private open space abuts public space.
- C 5.3.9** Development takes advantage of opportunities to provide north-facing private open space to achieve comfortable year-round use.
- C 5.3.10** Buildings are designed and located to acknowledge the private open space of surrounding development by:
- keeping upper storey parts of buildings away from neighbouring private open space to avoid an unreasonable sense of enclosure; and
  - using articulation, colour and detailing to reduce visual bulk.
- C 5.3.11** Where soil and drainage conditions are suitable, unpaved or unsealed landscaped areas are maximised and are designed to facilitate on-site infiltration of stormwater.
- C 5.3.12** Existing significant trees and vegetation are incorporated into proposed landscape treatment.
- C 5.3.13** Landscaping allows the linking of open space reserves through wildlife corridors and reduces habitat fragmentation and loss.
- C 5.3.14** Where paving is provided to driveways, walkways, entries, outdoor patios and in the vicinity of garbage bin enclosures, letter boxes and clothes lines, such paving should be:
- in materials and colours which complement the development and the local streetscape;
  - finished in non-slip surfaces; and
  - suitable for use by people dependent on walking frames and wheelchairs.

**C 5.3.15** The landscape design:

- uses vegetation types and landscaping styles which blend the development into the streetscape;
- does not adversely affect the structure of the proposed buildings or buildings on adjoining properties;
- considers personal safety by ensuring good visibility along paths and driveways and avoiding shrubby landscaping near thoroughfares;
- 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 indoor living areas;
- improves privacy between dwellings;
- minimises risk of damage to overhead power lines and other services;
- provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections; and
- uses planting that is complementary to the desired future character objectives for the locality as described in Part 4 (refer to Annexure A - Preferred Plant Species List).

**Swimming pools and spa pools**

**C 5.3.16** The location of swimming pools and spa pools is to be at the rear of properties.

**C 5.3.17** 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.

**C 5.3.18** Where significant mature trees are to be retained, structures are located at least 3m from the base of the tree.

**C 5.3.19** The outer edge of excavation, piling and all sub-surface walls is not less than 1.5m from a boundary.

**C 5.3.20** Swimming pools and spa pools in the Harbour Foreshore Scenic Protection Area, comply with performance criteria **C 5.11.5** and **C 5.11.6**.

**C 5.3.21** With swimming pools and spa pools outside the Harbour Foreshore Scenic Protection Area, the undercroft area and sides of structures with a finished level greater than 300mm above existing ground level are screened by landscaping or other treatment where the structures can be seen from a public place or adjoining properties.

**C 5.3.22** Structures and associated plant and equipment satisfy the design, construction and operation requirements set out in the Council's standard

conditions for:

- swimming pools and spa pools, including requirements for drainage of waste water, filtration equipment, fencing, and containment of water from overflow and splashing;
- compliance with the Building Code of Australia;
- identification of levels and heights to Australian Height Datum;
- structural adequacy.

#### Tennis Courts

**C 5.3.23** The location of tennis courts is to be at the rear of properties.

**C 5.3.24** For corner allotments or where the property has two street frontages, the location of tennis court is not to be in the primary frontage.

**C 5.3.25** Where significant mature trees are to be retained, the court and fencing are located at least 3m from the base of the tree.

**C 5.3.26** The court playing surface is of a material that minimises light reflection.

**C 5.3.27** The height and location of court fencing is to enable:

- sharing of views from surrounding residences;
- provision of sunlight to adjoining properties as required by performance criteria **C 5.2.13** and **C 5.2.14**.

**C 5.3.28** Fencing material is to be a recessive colour.

**C 5.3.29** Fences are to be set back a minimum of 1.5m from boundaries.

**C 5.3.30** 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.

**C 5.3.31** Tennis courts are not to incorporate floodlighting.



**Explanation**

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 have the ability to unduly dominate the streetscape and reduce opportunities for neighbourhood surveillance and social interaction.

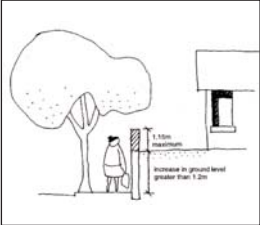
The RDCP seeks to recognise both the importance of fences and walls to the privacy and security enjoyed by individual properties and the potential of fences and walls to contribute to creating or enhancing attractive streetscapes.

**Objectives**

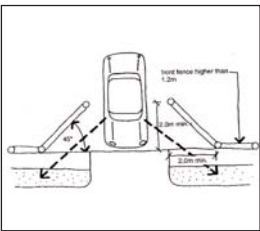
- 0 5.4.1** To ensure fences and walls improve amenity for existing and new residents and contribute positively to streetscape and adjacent buildings.
- 0 5.4.2** To ensure boundary fences between allotments provide visual privacy without affecting the amenity of those allotments in terms of views, sunlight and air movement.
- 0 5.4.3** To ensure materials used in fences and walls are of a high quality and in keeping with the existing streetscape character and character of the dwelling type.
- 0 5.4.4** To ensure fences and walls are sympathetic to the topography.
- 0.5.4.5** To protect and retain existing front retaining walls that form important character elements for the locality.
- 0.5.4.6** To protect and retain significant fences and walls and those that represent important character elements.
- 0.5.4.7** To protect and enhance existing views and vistas from streets and other public spaces.
- 0 5.4.8** To provide additional views and vistas from streets and other public spaces where opportunities arise.

**Performance criteria****Fences and walls**

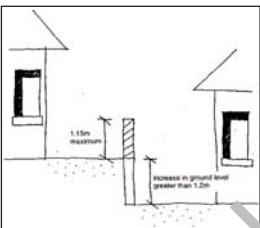
- C 5.4.1** Fences and walls, particularly those constructed from sandstone, that are determined by Council to be significant and/or to represent important character elements for a locality are to be retained.



**Figure 5.4.1:**  
Front fences on the high side of streets.



**Figure 5.4.2:**  
Splays for driveway entrances where fence height exceeds 1.2m



**Figure 5.4.3:**  
Side and rear boundary fences where levels change between properties.

### Front fences and walls

- C 5.4.2** The design and materials of front fences and walls are compatible with those fences and walls that contribute positively to the streetscape and with the heritage context of the streetscape (in the case of heritage conservation areas) and satisfy the desired future character objectives for the locality described in Part 4.
- C 5.4.3** Front fences and walls enable outlook from buildings to the street to achieve safety and surveillance.
- C 5.4.4** Front fences and walls assist in highlighting building entrances.
- C 5.4.5** Unless the desired future character objectives for the locality require lower fences and wall or no fencing and walls, front fences and walls are no higher than 1.2m.
- C 5.4.6** 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 1.15m from the level of the high side (see Figure 5.4.1).
- C 5.4.7** Gates do not encroach over the street alignment when opening or closing.
- C 5.4.8** 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 2.0m by 2.0m (see Figure 5.4.2).
- C 5.4.9** Services, including pipes, conduits and the like are not attached to the face of front fences and walls.

### Side and rear fences and walls

- C 5.4.10** Side and rear boundary fences are 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.
- C 5.4.11** 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 1.15m from the level of the high side (see Figure 5.4.3).

### Materials

- C 5.4.12** Sandstone from existing fences and walls that are determined by Council to be significant or not to represent important character elements to a locality, is to be recycled within structures and features of the development.
- C 5.4.13** The use of corrugated iron, barbed wire and broken glass is not permitted.

### Topography

- C 5.4.14** For sloping streets, the height of fences and walls may be averaged and fences and walls may be regularly stepped.

**Explanation**

Views and vistas are special elements of Woollahra's unique character. The municipality's 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 confers special responsibilities upon Woollahra to ensure development maintains the scenic beauty of the foreshore and headland areas when viewed from the water.

*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 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 in Part 4: Precinct Controls.

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 RDCP's view sharing controls seek to strike a balance between facilitating new development while preserving, as far as practicable, access to views from surrounding properties. Additional controls governing the appearance of development within the Harbour Foreshore Scenic Protection Area are contained in Section 5.11 of the RDCP.

**Objectives**

- 0 5.5.1** To protect and enhance opportunities for vistas and views from streets and other public places.
- 0 5.5.2** To encourage view sharing as a means of ensuring equitable access to views from dwellings.
- 0.5.5.3** To protect and enhance existing views and vistas from streets and other public spaces.
- 0 5.5.4** To provide additional views and vistas from streets and other public spaces where opportunities arise.

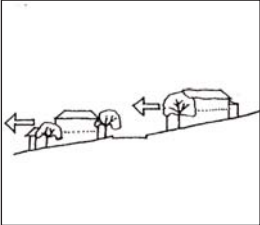


Figure 5.5.1:

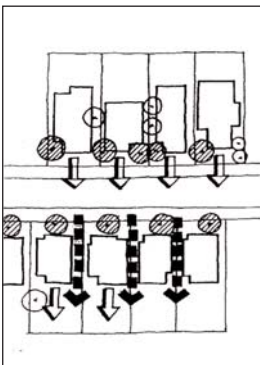


Figure 5.5.2:

Views shared between  
and over buildings

### Performance criteria

#### Public views

- C 5.5.1** Maintain the significant views and vistas identified in Part 4: Precinct Controls;
- C 5.5.2** Building forms and setbacks permit views from public streets and open spaces. In particular, views from public open space areas to the harbour and other parts of the city are preserved.
- C 5.5.3** Roof forms on the low side of streets are well articulated to allow public views and add interest to the scenic outlook. Large, flat expansive roofs with vents, air conditioning units and similar structures are inappropriate.
- C 5.5.4** In sloping areas, the location of new tree planting helps frame and preserve views. This may be achieved:
- on the high side of streets, by concentrating new tree planting at the front of buildings within the side setbacks; and
  - on the low side of streets, by concentrating new tree planting at the front of buildings outside the side setbacks (*see Figure 5.5.1*).
- C 5.5.5** Vistas along streets are preserved or enhanced through sensitive building location and form.

#### Private views

- C 5.5.6** Building forms enable a sharing of views with surrounding residences, particularly from the main habitable rooms of surrounding residences. (*see Figure 5.5.2*).
- C 5.5.7** Awnings and coverings on roof terraces, if provided, must be within the applicable height control and other planning controls and must ensure the sharing of views.

**Explanation**

Energy efficiency provisions aim to promote ecologically sustainable development (ESD) by minimising greenhouse gas emissions and the consumption of non-renewable resources resulting from residential development. Energy efficiency can lead to significant cost savings for households.

Applications for new dwelling houses, new residential flat buildings and major alteration and additions to both (this is where the work equals or exceeds 50% of the gross floor area of the existing building) are to be accompanied by a House Energy Rating Management Body (HMB) Assessor Certificate prepared by a HMB accredited assessor demonstrating the proposal's compliance with a minimum Nationwide House Energy Rating Software (NatHERS) rating of 3.5 stars.

**Note:** NatHERS is a computer program developed by the CSIRO to calculate the energy performance of housing developments across Australia. Accredited Assessors, trained in the use of the NatHERS software, can be located via the HMB website at [www.hmb.net.au](http://www.hmb.net.au).

Below is a list of design considerations for maximising energy efficiency: (They are not a definitive list and should be read in conjunction with information provided in Council's facts sheets and any other accredited information).

*Orientation*

The orientation of living areas relative to the sun's movement can significantly influence amenity, internal temperatures and demand for heating appliances. Living areas should be orientated towards the north for maximum solar access (see Figure 5.6.1).

*Lighting*

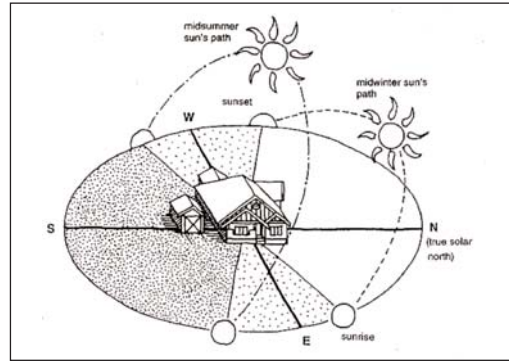
The building should be designed so that artificial light in individual dwellings is unnecessary during daylight hours, and use of energy efficient lamps and fittings, requiring less than 3 watts/m<sup>2</sup> of installed lighting.

*Space heating and cooling*

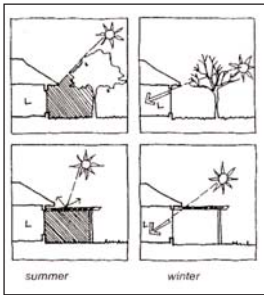
The selection of an energy efficient heating/cooling system should be made during the development design stage. Heating/cooling systems should target only those spaces which require heating or cooling and ensure efficient distribution/re-distribution of air. Where heating or cooling is required, these areas can be separated from other parts of the dwelling by walls and doors. Where a space heating and cooling system is installed, it should be selected for maximum energy efficiency.

*Thermal mass*

Heavyweight building materials, such as concrete slab floors, cavity brick, concrete blocks,



**Figure 5.6.1:**  
Differences in the sun's apparent movement throughout the year need to be considered in the location and design of windows, living areas, landscaping and shade devices.



**Figure 5.6.2:**

stone walls, mud brick and rammed earth, absorb heat during the day and release it at night, resulting in cooler indoor conditions during the day and warmer conditions at night.

To be most effective, materials with thermal mass should be located inside the insulated fabric of the dwelling in north facing rooms.

#### *Glazing*

Glazing in north-facing rooms maximises solar penetration to dwellings during cooler months. Glazing with a southerly aspect should generally be kept to a minimum, keeping in mind requirements for cross-ventilation and natural light. It is preferable to minimise glazing to the east and west of a building where the sun will be at its lowest angle and where it is difficult to prevent heat intake during warmer months (see Figure 5.6.1). Where dwellings have major windows facing between  $110^{\circ}$  east and  $110^{\circ}$  west of north, they should be designed to be energy efficient (ie: low emissivity or double glazed).

#### *Shading and Landscaping*

Wide canopied deciduous trees and deciduous vines grown on pergolas to the north of dwellings will provide shade during warmer months and allow sunlight penetration during cooler months. As many deciduous species can block sun during early autumn and late spring, the use of eaves to control sun penetration is desirable (see Figure 5.6.2). Evergreen trees to the west and east of dwellings where the sun will be at a low angle in the mornings and afternoons will prevent glare and heat during warmer months.

Landscaping can also be used to screen prevailing winds, deflect cooling summer breezes into dwellings, provide cooling air through leaf transpiration, reduce glare and modify temperatures throughout the year.

#### *Air Movement*

Harnessing cooling breezes and providing fresh air indoors is important during warmer months. Maximum air movement can be obtained by locating smaller openings low on the windward side and large openings high on the leeward side. The size and location of windows can also influence cross-ventilation.



### Insulation

Insulation and weather sealing are the most important determinants of heat loss and gain. Generally, bulk and reflective foil laminate insulation of the roof and walls will be required (see Figure 5.6.3).

### Appliances

Considerable energy savings can be achieved through the choice, location and use of services, lighting and appliances within dwellings. The most intensive appliances are those used for heating and cooling the dwelling during winter and summer.

Appliances with maximum energy efficiency should be installed, preferably labelled with 'Energy Smart' logos, including appliances such as: white goods, showerheads, light bulbs, water heaters and insulation.

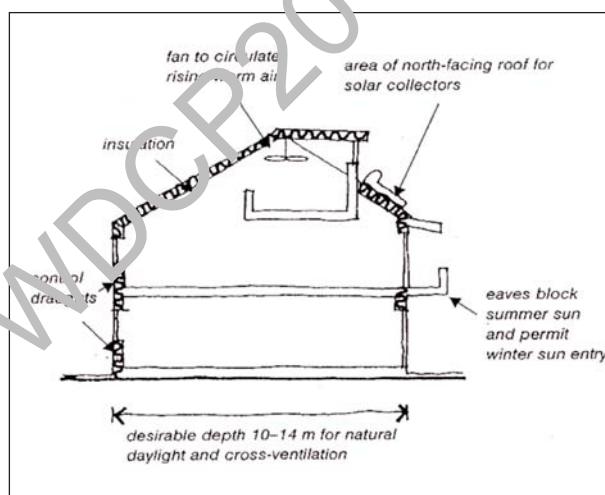


Figure 5.6.3:  
Some considerations for energy  
efficient housing

### Objectives

- 0 5.6.1** To minimise fuel use and greenhouse gas emissions through the promotion of energy efficiency in the design, construction and use of housing.
- 0 5.6.2** To maximise the benefits of passive solar design.
- 0 5.6.3** To improve the energy efficiency of dwellings.
- 0 5.6.4** To reduce the necessity for mechanical heating and cooling.
- 0 5.6.5** To promote the installation of greenhouse-friendly hot water systems and other energy efficient appliances.
- 0 5.6.6** To maximise the use of natural light and minimise energy use for internal lighting.

**Performance criteria****Dwelling-houses**

- C 5.6.1** Development applications for new-dwelling houses and for major alterations and additions to dwelling-houses are accompanied by an HMB Assessor Certificate from an accredited HMB Assessor demonstrating a minimum NatHERS (or equivalent) star rating of 3.5 stars.
- C 5.6.2** Buildings are sited and designed to maximise mid-winter solar access to north-facing windows of habitable rooms and principal areas of open space, having regard to slope, views, existing vegetation and overshadowing.
- C 5.6.3** Dwelling-houses include at least one north-facing room capable of use as a habitable room (see Figure 5.6.4).
- C 5.6.4** Windows to north-facing habitable rooms receive at least 3 hours of sun between 9.00am and 3.00pm on 21 June over a portion of their surface.
- C 5.6.5** Windows are suitably shaded to restrict summer sun while permitting winter sun. North-facing roof overhangs or shading devices are to be at least 0.45 times the height measured from the bottom of the glass to be shaded (see Figure 5.6.5).
- C 5.6.6** External clothes drying areas with access to sunlight and breezes are available to dwellings.

**Residential flat buildings**

- C 5.6.7** A satisfactory Energy Performance Statement (EPS) is to be submitted with the development application for new residential flat buildings and major alterations and additions to residential flat buildings. An EPS demonstrates how the intent of the RDCP has been met and evaluates the performance of the proposal in relation to issues such as solar access, hot water systems, overshadowing and landscaping.

**C 5.6.8** Achieve a minimum NatHERS rating of 3.5 stars. A HMB Assessor Certificate needs to be submitted with the Development Application.

**C 5.6.9** For residential flat buildings containing four or more dwellings, and to achieve good natural ventilation:

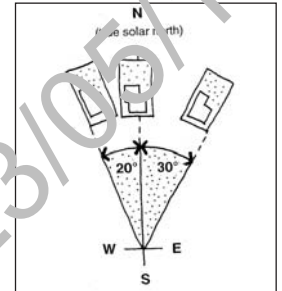
- Not more than 25% of all dwellings should be single aspect;
- Single aspect dwellings should be limited in depth to 8 metres from a window;
- The back of a kitchen should be no more than 8 metres from a window.
- The width of cross-over or cross-through dwellings over 15 metres deep should be 4 metres or greater to avoid deep narrow dwelling layouts.

**C 5.6.10** External clothes drying areas with access to sunlight and breezes are available to dwellings.

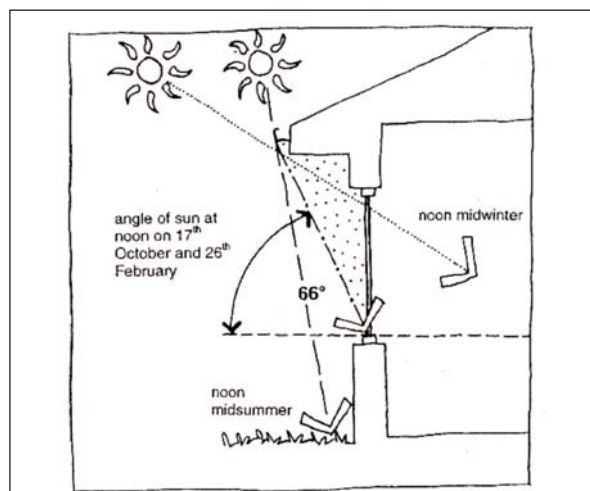
#### Solid fuel heaters

**C 5.6.11** Chimneys or flues are vertically positioned to allow for efficient gas flow and to avoid trapping condensation.

**C 5.6.12** Chimneys or flues are higher than 1 metre above the height of any structure and/or feature within a 15 metre horizontal radius of the chimney or flue. In some areas, for reasons of topography, a height of up to 5 metres above any structure within a horizontal radius of 30 metres will be required.



**Figure 5.6.4:** "North-facing" refers to rooms and open space areas located on the northern side of buildings. These areas are likely to benefit most from solar access.



**Figure 5.6.5:** The size of the appropriate roof overhang for north-facing walls and windows is calculated by making an angle of 66° between the base of the glazing and the edge of the eaves. 66° is the angle of the sun at noon on 17th October and 26th February - it is between these dates that shading will generally be required to prevent hot summer sun from entering the dwelling.

Repealed by WDCP2015 on 23/05/15

**Explanation**

Stormwater management is required to protect people and property during floods. Stormwater management is also required to ensure that stormwater does not adversely impact on the quality of natural waterways. 'Stormwater harvesting', where stormwater is saved in rain tanks for gardening, washing and toilet flushing, helps to reduce the unnecessary consumption of domestic water supplies and the amount of run-off entering the drainage system. Minimising household water consumption reduces the pressure of new development on domestic water supplies.

**Objectives**

- O 5.7.1** To control stormwater quality and quantity and avoid discharge impacts on adjoining properties and natural waterways.
- O 5.7.2** To maximise the multiple use of stormwater management areas for recreation and amenity.
- O 5.7.3** To reduce the pressure of new housing development on domestic water supply and storm drainage infrastructure.

**Performance criteria****Stormwater disposal**

- C 5.7.1** Stormwater controls are designed to:
  - ensure that existing downstream systems are not adversely affected;
  - fit in with the hydrology of the natural system as much as possible;
  - use on-site stormwater retention;
  - take advantage of opportunities for stormwater re-use, such as the use of rainwater tanks;
  - consider the distribution of soil types and the scope for on-site infiltration in areas where this will not contribute to slope instability or ground water pollution.
  - prevent any unexpected rise in ground water level due to development.
  - retain existing trees.

### Multiple use of drainage areas

**C 5.7.2** On large sites, open space is integrated with stormwater drainage systems using water sensitive urban design principles.

### Water conservation

**C 5.7.3** Housing design incorporates the following measures to minimise water consumption:

- rain tanks with direct plumbing to dwellings to reduce mains water consumption and minimise the amount of stormwater entering the drainage system;
- dual flushing toilet systems;
- where suitable, roof gardens to reduce stormwater run-off and provide insulation;
- locating and grouping plants to reduce water use;
- using an irrigation system to minimise water waste and ensuring that the system responds to the varying water needs of different sections of the garden;
- maximising water retention within gardens by directing run-off from impervious areas and water tanks to vegetation (see Figures 5.7.1 and 5.7.2).



Figure 5.7.1:

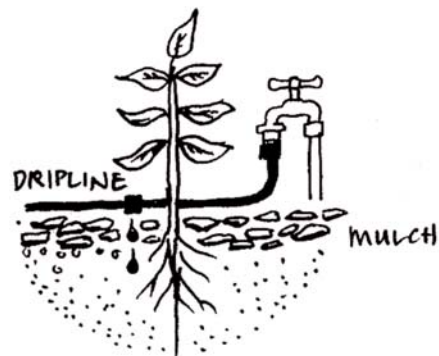


Figure 5.7.2:



## 5.8 ACOUSTIC AND VISUAL PRIVACY

### Explanation

Privacy is a major determinant of the ability of residents and neighbours to enjoy their home. 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 dwellings and the placement of windows and private open space through to the selection of materials and construction techniques.

However, it is important to note 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 air conditioning units, swimming pool pumps and major roads.

#### *Visual privacy controls*

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.

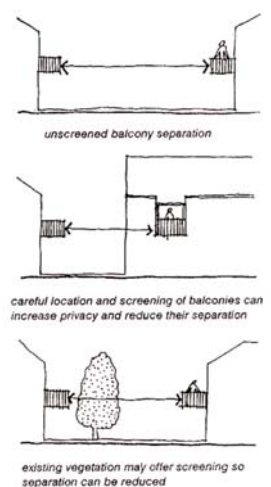
#### Note:

- 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 Section 5.8 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.

#### Objective

**0 5.8.1** To ensure adequate acoustic privacy for occupants and neighbours

**0 5.8.2** 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 and ventilation, and good architectural outcomes.



**Figure 5.8.1:**  
Screening can reduce the need for separation and improve the level of privacy.

**Performance criteria****Acoustic privacy**

- C 5.8.1** Bedrooms of one dwelling do not share walls with living rooms or garages of adjacent dwellings.
- C 5.8.2** Bedroom windows are at least 3.0m from streets, shared drive ways and parking areas of other dwellings.
- C 5.8.3** Dwellings close to high noise sources such as busy roads, railway lines, airport flight paths or industry, are designed to locate habitable rooms and private open space away from noise sources and to be protected by appropriate noise-shielding techniques, such as walls and double glazing.
- C 5.8.4** Bedroom areas are 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.

**Visual Privacy**

- C 5.8.5** New windows in habitable rooms are designed to prevent a direct sightline to the habitable room windows in an adjacent dwelling within 9.0m. This can be achieved by options including, but not limited to, (in order of preference):
  1. Layout and separation—offsetting windows from the windows of the adjoining dwelling to limit views between the windows, or
  2. Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvers, or other architectural devices set off the windows internally or externally, or
  3. 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.
  4. 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.

**C 5.8.5A** Architectural design solutions and devices referred to in C 5.8.5 are to be integrated with the overall design and contribute to the building's architectural merit. Applicants need to particularly consider:

1. aesthetics of the building including visual bulk, and
2. compliance with minimum boundary setback controls, and
3. appearance from adjoining properties.

Note:

- Layout and separation solutions are more readily achieved within the context of new development and new second storey additions. Opportunities are more limited in the case of alterations; in such circumstances applying glazed fixed windows or high sills is still not encouraged. However, all applications will be considered on merit.
- Applicants may be required to demonstrate how privacy impacts are resolved by way of view line diagrams, photographs and other suitable means.

**C 5.8.6** 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 (see Figure 5.8.4).

**C 5.8.6A** Screening must be integrated with the overall design and contribute to the building's architectural merit so as not to detrimentally impact on bulk and scale. Screening should not impact on significant views from adjoining or adjacent properties.

Note: Applicants may be required to demonstrate how privacy impacts are resolved by way of view line diagrams, photographs and other suitable means.

- C 5.8.7** Windows and balconies of an upper-level dwelling are designed to prevent overlooking of the private open space of a lower level dwelling directly below and within the same development.
- C 5.8.8** Balconies are designed to provide privacy for occupants of the building when viewed from the street or nearby public space.
- C 5.8.9** The trafficable area of the roof terraces must be set back so that there is no direct line of sight to neighbouring open space or to the windows of the habitable rooms of adjoining dwellings within a distance of 12m as measured from the external face of the building with the roof terrace to the external face of the adjoining building (see Figure 5.8.5).
- C 5.8.10** Lighting installations on roof terraces must be:
- contained within the roof terrace area and located at a low level.
  - appropriately shaded and fixed in a non-adjustable manner so that light is projected downwards onto the floor surface of the terrace.
- The lighting of roof terraces must be designed in compliance with *Australian Standards 4282-1997, Control of obtrusive effects of outdoor lighting*.

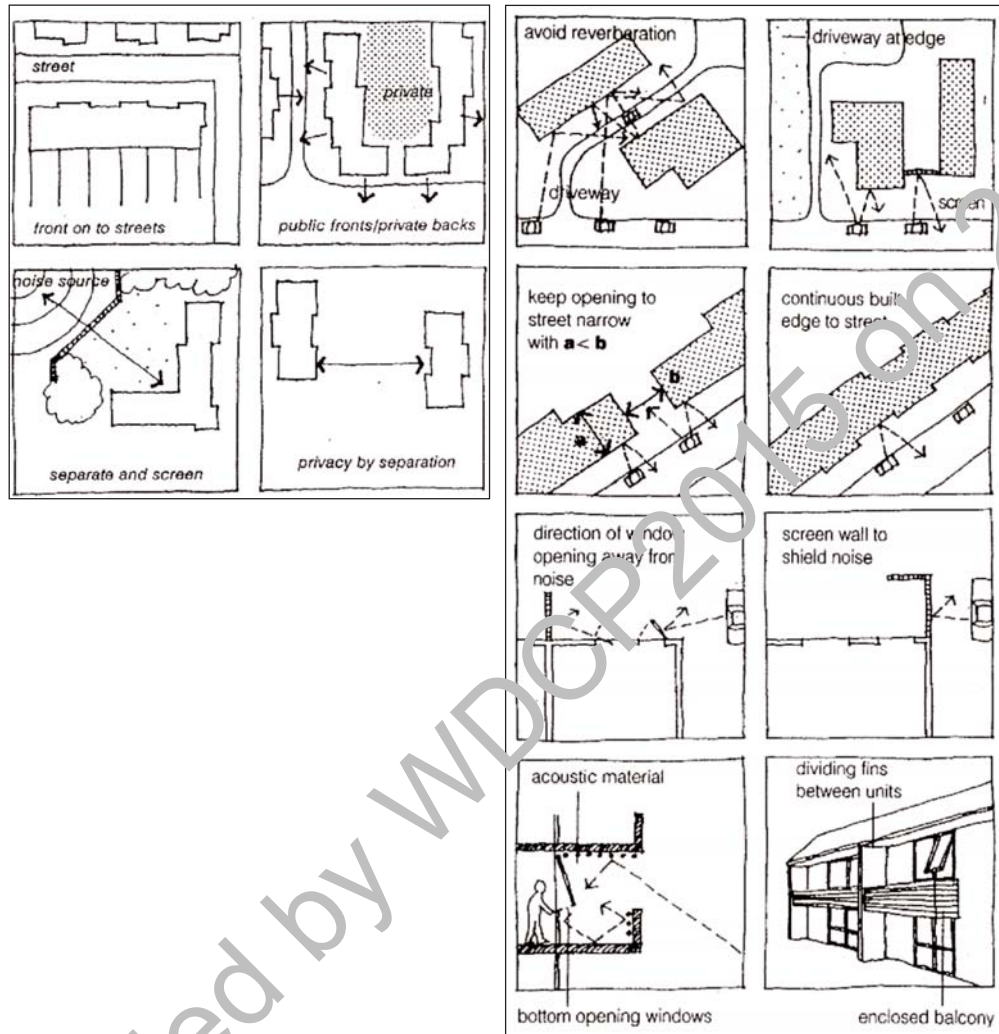


Figure 5.8.2 (Far left): Privacy is a key consideration at the site planning and layout stage.

Figure 5.8.2 (left): Some ideas for achieving acoustic privacy.

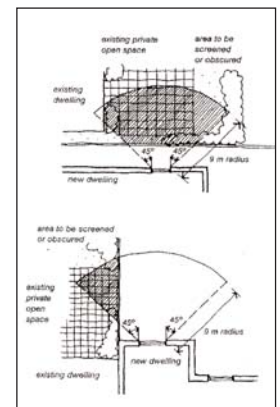
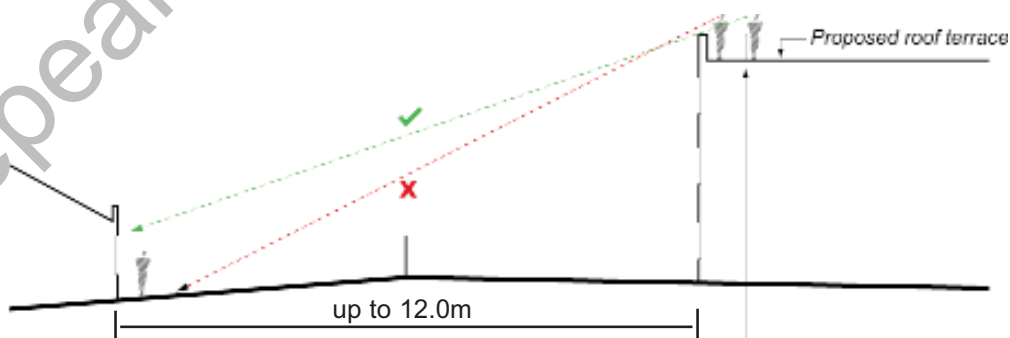


Figure 5.8.4 (above): Acceptable screening of views to adjacent open spaces.



To prevent the overlooking of adjacent, neighbouring private open space, an acceptable approach is to set back the trafficable area of the roof. (If the sight line from the proposed roof terrace is such that a 2m high person standing at the face of the neighbouring house cannot be seen from the roof terrace, then the privacy of that property is protected to an extent that is reasonable in an urban situation.)

Figure 5.8.5 (left)

## 5.9

CAR PARKING AND  
DRIVEWAYS**Explanation**

Council's on-site car parking requirements aim to satisfy the parking demand likely to be generated by housing developments while discouraging unnecessary car use and site excavation resulting from the provision of excessive amounts of on-site parking.

Limiting unnecessary car use and encouraging other modes of transport, such as walking, cycling and public transport, helps to improve local amenity and to minimise pollution and the use of non-renewable energy sources.

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. The RDCP limits driveway opening points in order to preserve local streetscape qualities, such as trees, and on-street parking. 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.

The over-use of impervious surfaces such as paving and bitumen, can increase temperatures in warmer months and lead to excessive stormwater run-off. Excessive excavation can lead to site instability and interrupt ground water flows relied upon by surrounding vegetation.

(Note: Applicants should refer to Council's Parking Development Control Plan to calculate the number of on-site car parking spaces required for the non-residential component of a mixed development.)

**Objectives**

- O 5.9.1** To limit the amount of site excavation for the purpose of car parking.
- O 5.9.2** To provide convenient and safe car parking and access while encouraging alternative modes of transport, particularly walking and cycling.
- O 5.9.3** To ensure that on-site car parking and driveways do not dominate or detract from the appearance of the development and the local streetscape.
- O 5.9.4** To limit the adverse temperature and stormwater run-off impacts of impervious surfaces.

**Performance criteria****Site excavation**

**C 5.9.1** The area of site excavated for the purposes of underground car parking is limited to the building footprint of the development (see Figure 5.9.1) and the site excavation requirements contained in Section 5.2 - Building Size and Location.

**C 5.9.2** In order to avoid the need for mechanical car lifts and associated excavation, car parking for developments on the lower side of the street is to be provided on the upper levels of the building.

**On-site car parking**

**C 5.9.3** For residential flat buildings, the number of on-site car parking spaces provided complies with the following table where this can be achieved within the precinct criteria for the location of garages:

Dwelling size	Maximum number of spaces per dwelling <sup>1</sup>
1 bedroom	1.00
2 bedrooms	1.50
3 or more bedrooms	2.00
Visitors	0.25

<sup>1</sup> Average for entire development. Round up to nearest whole number, with halves (i.e. 0.5) to be rounded up.

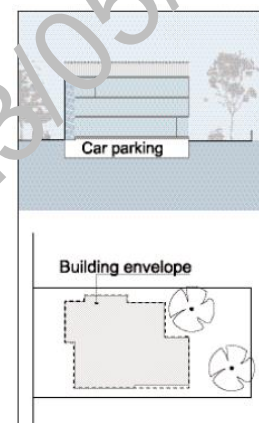
**C 5.9.4** The number of on site car parking spaces for the residential component of mixed development within a Business land use zone complies with the following table where this can be achieved within the precinct criteria for the location of garages:

Dwelling size	Minimum number of spaces per dwelling <sup>2</sup>
1 bedroom	0.75
2 bedrooms	1.00
3 or more bedrooms	1.25

<sup>2</sup> Average for entire development. Round up to nearest whole number, with halves (i.e. 0.5) to be rounded up.

**C 5.9.5** Dwelling houses on separate lots may only provide the maximum rate of two on-site parking spaces where this can be achieved within the precinct controls for the location of garages. The second space may be provided in tandem. For further detail on tandem parking see clause 2.2.4 of the Parking Development Control Plan.

**C 5.9.6** Dwelling houses with bed and breakfast accommodation provide a maximum of one on-site parking space for the bed and breakfast accommodation. This is



**Figure 5.9.1 (above):** Basement excavation must be limited to the building footprint to preserve site features. The location of excavation below buildings may be simplified to accommodate minor footprint indents.



additional to the required parking for the dwelling house but subject to compliance with the precinct criteria for the location of garages.

- C 5.9.7** One car wash bay per 10 dwellings is provided. The wash bay is graded to an internal drainage point and connected to a Sydney Water Corporation sewer. A Trade Waste Agreement from the Corporation will be required for the connection. Council will consider on-site wastewater recycling if the proposal is feasible and will not have an adverse environmental impact.

- C 5.9.8** The widths of access driveways comply with the following table:

Number of onsite parking spaces	Driveway width
Up to 25	3.5m – 6.0m*
25 or more	6.0m – 9.0m*

*(Note: Access driveway widths should be kept to a minimum, and are subject to compliance of all other relevant policy controls.)*

- C 5.9.9** The arrangement of parking spaces and driveways allow vehicles to enter and leave the site in a forward direction where 4 or more car spaces use 1 driveway that connects to a street carrying more than 3,000 vehicles per day.
- C 5.9.10** Accessways and driveways are designed to enable vehicles (the 85 percentile vehicle) to enter the designated parking space in a single turning movement and leave the space in no more than two turning movements.
- C 5.9.11** Driveways have a maximum grade of 15%, with a transitional grade of 12% at the top and bottom.
- C 5.9.12** A passing bay is provided where the driveway length exceeds 40m.
- C 5.9.13** Vehicular access to an ancillary dwelling is to be provided from the same vehicular crossing for the principal residence.

Note: Applications that seek to vary the number of parking spaces must address the precinct provisions in Part 4 and the relevant matters listed in clause 2.2.1 of the Parking Development Control Plan.

#### **Streetscape considerations**

- C 5.9.14** Where possible, development takes advantage of opportunities to provide driveway access from rear laneways.
- C 5.9.15** Garage doors must be designed to complement the building design and important character elements of the street.

#### **Surface design**

- C 5.9.16** Car parking and driveway areas are located and designed to:
- enable the efficient use of car spaces and accessways, including safe manoeuvrability for vehicles between the site and the street;
  - fit in with any adopted street network hierarchy and objectives of the hierarchy and with any related local traffic management plans;
  - preserve significant trees and vegetation; and

- complement the desired future character for the locality described in Part 4.

**C 5.9.17** 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 the potential impacts of hard-surface areas on mean summer temperatures.

**C 5.9.18** Council may permit mechanical parking installations such as car lifts, turntables and stackers in situations where the topography does not allow for a nonmechanical parking arrangement, or where no other alternative for on-site parking is available.

**C 5.9.19** Mechanical parking installations must satisfy the following:

- access is to be in accordance with Australian Standard AS/NZS 2890.1 2004;
- their design must include sufficient storage to ensure that a vehicle queuing to enter a mechanical parking installation does not extend beyond the property boundary;
- a waiting bay is to be provided of sufficient size to enable an incoming vehicle to wait whilst a second vehicle enters the site. It is not acceptable for the waiting vehicle to reverse onto the footpath to enable the second vehicle to manoeuvre off the site;
- the minimum length of a waiting bay is 6 metres and has a maximum grade of 1 in 20 (5%);
- all visitor parking required as part of the proposal must be provided additional to the mechanical parking installation;
- all other relevant controls must be satisfied including floor space ratio, height, setbacks and excavation.

**C 5.9.20** A report from a suitably qualified traffic consultant is required for all applications using mechanical parking installations relating to the parking of more than 2 cars. The report should state: waiting time, maximum number of car movements and other relevant information required in assessing the application and the number of on-site waiting spaces required. Waiting spaces must not obstruct the driveway.

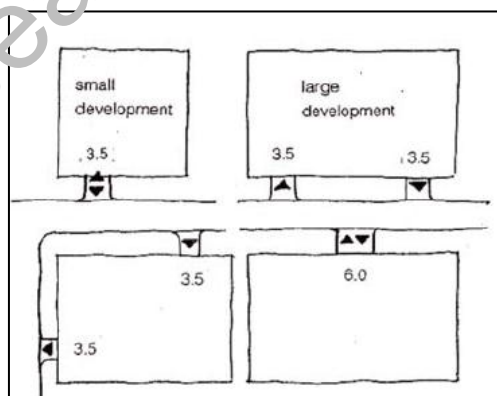


Figure 5.9.2 (Left): Acceptable driveways solutions

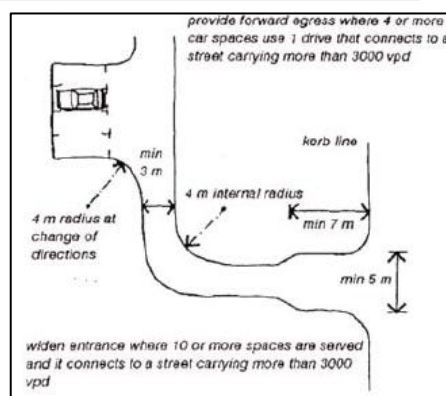


Figure 5.9.3 (Right): Access lane and driveways

## 5.10 SITE FACILITIES

### Explanation

Site facilities include:

- mail boxes;
- garbage collection areas;
- external storage areas;
- clothes drying areas;
- laundry facilities;
- television antennae;
- radio transmitters and aerials; and
- satellite dishes.

Some site facilities including mail boxes, clothes drying areas and laundry facilities are essential common features within 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.

Domestic incinerators are not permitted in the Municipality of Woollahra due to their deleterious impact on air quality and potential to contribute to the build up of greenhouse gases.

### Objectives

- O 5.10.1** To ensure that adequate provision is made for essential site facilities, such as laundries, clothes lines and garbage receptacles.
- O 5.10.2** To ensure that the essential site facilities are functional and accessible to all residents and are easy to maintain.
- O 5.10.3** To ensure that site facilities are thoughtfully integrated into development and are unobtrusive.

### Performance criteria

#### Provision and appearance of facilities

- C 5.10.1** Mail boxes are centrally located either/or close to the major street entry and lockable.
- C 5.10.2** Lockable storage space of at least 8.0m<sup>3</sup> per dwelling is provided.

**C 5.10.3** Development incorporates adequate garbage and recycling collection areas which are integrated physically and visually with other built elements such as fences, walls, buildings and garages.

Note: Information relating to specific requirements for garbage and recycling is contained in Annexure 10 of Council's DA Guide. This note does not form part of the approved DCP, but is provided for guidance..

**C 5.10.4** Fencing, landscaping and roof treatments are used to screen garbage and recycling areas.

**C 5.10.5** Garbage and recycling areas are located away from windows and doors in the least visually obtrusive positions.

**C 5.10.6** Residential flat buildings have only one common television antennae which is not visually intrusive to the streetscape.

**C 5.10.7** Satellite dishes, radio transmitters and antennas:

- are not visually intrusive to the streetscape;
- are located in positions that have a minimal impact on the amenity of adjoining properties and neighbouring lands;
- do not have a negative impact on the architectural character of the building to which they are attached.

#### Accessibility and function

**C 5.10.8** Mail boxes are visible from at least some of the dwellings.

**C 5.10.9** Design allows residents to hang clothes to dry in an open and preferably sunny and breezy part of the site.

**C 5.10.10** Clothes drying areas are located in a secure place away from public spaces and screened from public view.

**C 5.10.11** External condensers and air conditioning units are to be located and screened in order to minimise noise impacts on neighbours. In this regard noise emissions must not exceed the background noise levels when measured at the boundary of the development site.

Note: The provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* have overriding effect if offensive noise arises from the condensers and units.

**C 5.10.12** External condensers and air conditioning units should not be visible from the public domain nor should they have a greater visual or amenity impact on the streetscape or the neighbours than they have on the occupants of the site.

**5.11**  
**HARBOUR**  
**FORESHORE**  
**DEVELOPMENT**

**Explanation**

This section contains special controls which apply to the Harbour Foreshore Scenic Protection Area. The controls included in this section build upon the LEP's provisions and principally refer to development within or immediately adjacent to the Sydney Harbour foreshore.

In addition to Council's LEP and RDCP controls, the NSW Government has published statutory and policy controls regulating the design, appearance and ecological impact of development within proximity to Sydney Harbour. These include:

- Sydney Regional Environmental Plan (REP) No. 23 - Sydney and Middle Harbours; and
- Development Control Plan and Guidelines for SREP 22 - Parramatta River and SREP 23 - Sydney and Middle Harbours.

The RDCP's provisions are designed to retain consistency with the NSW Government's controls while recognising Woollahra's unique foreshore attributes.

*Harbour foreshore scenic protection*

The RDCP's controls governing the appearance of development when viewed from Sydney Harbour recognises the value of the harbour's scenic quality as a world-renowned resource and Woollahra's shared responsibility to help protect and maintain this resource. Scenic protection is not only limited to the immediate foreshore area. The building form, scale, materials and vegetation cover of developments located further away from the foreshore along slopes and ridgelines are also important in protecting the harbour's scenic qualities.

Note: The NSW Government's Development Control Plan for SREP 22 - Parramatta River and SREP 23 - Sydney and Middle Harbours categorises Woollahra's harbour foreshore into several landscape character types, including:

- Entry to Sydney Harbour;
- Developed Water Frontage;
- Natural Foreshores;
- Wide Open Bays of the Eastern Suburbs.

The landscape character types form the basis of separate objectives and performance criteria contained in the Development Control Plan for SREP 22 and 23.

*Protection of ecological communities*

The harbour foreshore supports a vast array of flora and fauna communities. In order to preserve delicately balanced ecosystems, it is important to control and minimise the potential impact of development.

In addition to landscape character types, the Development Control Plan for SREP 22 - Parramatta River and SREP 23 - Sydney and Middle Harbours identifies several ecological community types along Woollahra's harbour foreshore, including:

- Rocky Intertidal;
- Sandy Intertidal;
- Grassland;
- Seagrass Beds;
- Urban Development with Scattered Trees;
- Woodland;
- Open Forest (Type A - relatively disturbed open forest);
- Open Forest (Type B - high conservation value);
- Mixed Sandy Intertidal and Rock Shelf;
- Mixed Rocky Intertidal and Sand;

These comprise both land and water-based communities of varying conservation status. The ecological communities form the basis of separate performance criteria contained in the Development Control Plan.

#### *Protection of the natural foreshore*

Protection and reinforcement of the natural foreshore character is an important component of both foreshore scenic protection and habitat preservation.

#### **Objectives**

- 0 5.11.1** To protect the scenic quality of the natural landscape and built environment as viewed from Sydney Harbour.
- 0 5.11.2** To protect indigenous flora and fauna habitats and minimise disturbance of ecological communities.
- 0 5.11.3** To conserve the natural land and water interface and reinforce the natural character of the foreshore.



**Figure 5.11.1:**  
Natural vegetation and landform  
along the foreshore are  
important elements of  
Woollahra's presentation to  
Sydney Harbour and may  
support important ecological  
communities.

#### Performance criteria

##### Harbour foreshore scenic protection

- C 5.11.1** Building forms follow the natural topography and maintain or enhance vegetation cover as viewed from Sydney Harbour (*see Figure 5.11.1*).
- C 5.11.2** Roof lines are below the tree canopy backdrop to maintain the prominence of the treed skyline.
- C 5.11.3** Buildings are designed and constructed to blend with the natural landscape setting and the existing built environment when viewed from Sydney Harbour through the use of materials, colours, wall articulation, building form and landscaping. Glass elevations and excessive use of windows resulting in reflectivity and glare will not be permitted.
- C 5.11.4** Pergolas, boatsheds and other out-building and structures are designed and constructed to complement the overall appearance of the development. Such structures are to be no more than one storey in height.
- C 5.11.5** Swimming pools and spa pools are not elevated more than 300mm above ground level and complement the character of the harbour and foreshore. No portion of the pool's casing is to be visible from the water.
- C 5.11.6** Swimming pool and spa pool walls are suitably treated to complement the natural foreshore, and where visible, are to be sandstone and to incorporate suitable screen landscaping.
- C 5.11.7** Boatsheds have a direct relationship with the water, with openings and access facing the water.
- C 5.11.8** Boatsheds are used solely for the storage and/or maintenance of boats.
- C 5.11.9** Boatsheds have maximum plan dimensions of 6.0m x 3.7m. Boatsheds are to be sited so that the minimum dimension fronts the harbour (*see Figure 5.11.2*).
- C 5.11.10** 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 (*see Figure 5.11.2*).
- C 5.11.11** Boatsheds are to be single storey and have a maximum wall height of 2.5m (*see Figure 5.11.2*).
- C 5.11.12** Boatsheds are constructed of stone or timber. Excessive use of glazing is not permitted (*see Figure 5.11.2*).
- C 5.11.13** 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.

**C 5.11.14** Boundary fences are not permitted within 8.0m of the mean high water mark.

**C 5.11.15** Within the Foreshore Building Line Area defined by the Woollahra LEP 1995 (as amended), boundary fences do not exceed 1.5m in height above the existing ground level. Fences are constructed of open weave materials such as wire or lattice to enable vines, creepers or hedges to provide natural cover. Boundary planting is no higher than 1.5m when fully mature.

**C 5.11.16** Hard surfaces and artificial surfaces, such as paving, are minimised within the Foreshore Building Line Area and limited to swimming pool surrounds or modest walkways between the residential building and foreshore structures such as swimming pools or boat ramps.

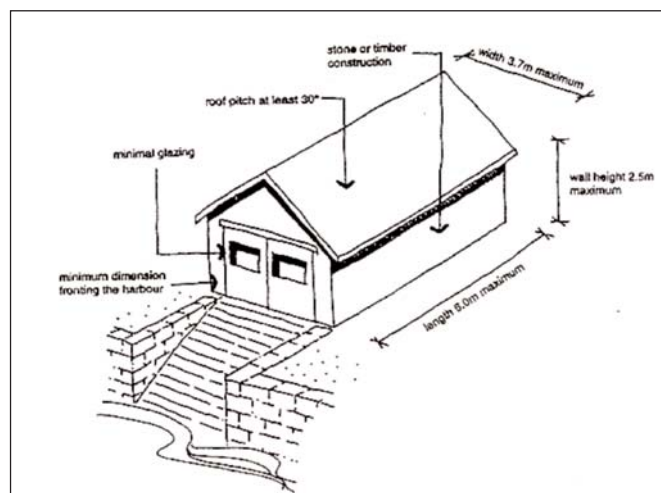
#### Protection of ecological communities

**C 5.11.17** Development on foreshore properties maintains or reduces current levels of site stormwater or sediment runoff entering the harbour.

**C 5.11.18** Development is not located within seagrass communities and avoids shading of seagrass communities.

**C 5.11.19** Development and construction does not disturb seabed contaminants.

**C 5.11.20** The existing tree canopy is maintained or enhanced.



**Figure 5.11.2 (Left):**  
Design considerations for boat sheds.

**Protection of the natural foreshore**

- C 5.11.21** Development on foreshore properties does not significantly alter the topography and preserves natural foreshore features including cliffs, rock outcrops, rock shelves and beaches.
- C 5.11.22** Seawalls or retaining walls are not permitted in areas where the foreshore is in its natural state.
- C 5.11.23** Where seawalls or retaining walls are permitted, they are constructed of coarse, rock-faced stone or with stone facing (preferably sandstone) and do not protrude more than 1.0m above the mean high water mark.
- C 5.11.24** Slipways and stairs are designed and constructed to closely conform with the character of the natural foreshore.

### Explanation

This section contains additional controls for mixed development in Woollahra's commercial centres and neighbourhood shopping areas. Mixed development refers to development within a Business land use zone which includes both residential and permissible non-residential components, such as shops, restaurants or commercial office space.

Mixed development is generally confined to the Municipality's business land use zones. Under the Woollahra LEP 1995 (as amended), mixed development is permitted within the following land use zones:

- General Business 3(a);
- Special Business 3(b); and
- Neighbourhood Business 3(c).

Note: This section does not apply to the Double Bay, Rose Bay (New South Head Road) or Edgecliff commercial centres. These centres are subject to their own Development Control Plans which contain separate controls for mixed development.

Council's land use controls facilitate mixed development as a means of accommodating demand for new housing within selected locations served by shops, employment, services and public transport. The land use controls are also intended to reinforce the commercial viability of existing centres and their roles as foci for local identity and community activity.

The benefits of closer integration between residential and non-residential activities within commercial areas include:

- alleviating air pollution, reliance upon non-renewable fuel sources and transport costs by reducing travel demand between activities;
- reducing the need for the costly and inefficient demolition and redevelopment of buildings by facilitating new housing within existing non-residential buildings;
- accommodating housing demand for particular household groups, such as elderly, single parent and one and two person households, within proximity to services and public transport;
- retaining the ongoing vitality of commercial centres through increased activity levels and improved surveillance and safety during both the day and night;
- encouraging the creation of dynamic, attractive centres which symbolise neighbourhood identity and serve as foci for community life; and
- promoting the economic sustainability of local centres by improving accessibility between residences, shops and employment.

Care is required in the design of mixed development to ensure buildings meet their range of functional requirements while contributing to the special character and vitality of individual commercial centres and neighbourhood shopping areas.

**Objectives**

- O 5.12.1** The mix of residential and non-residential land uses helps preserve the commercial viability of neighbourhood shopping areas and is consistent with the availability of services and public transport in the locality.
- O 5.12.2** Development provides an active street frontage and facilitates neighbourhood surveillance.
- O 5.12.3** Development minimises conflict between the functional and access demands of residential and non-residential occupants.
- O 5.12.4** Development comprises robust building forms capable of accommodating changes in use without demolition or major structural alterations.
- O 5.12.5** Development preserves and enhances the special built form character and heritage context of individual commercial centres and neighbourhood shopping areas.

**Performance criteria****Land use mix**

- C 5.12.1** Non-residential uses are confined to the first two levels of buildings.
- C 5.12.2** Uses located at the ground level street frontage are non-residential.

**Street frontage**

- C 5.12.3** Where consistent with the existing streetscape, buildings are located as close to the street alignment as possible to promote interaction between pedestrians and shopfronts.
- C 5.12.4** Buildings provide for active street frontages at ground level through the use of display windows and avoid blank walls and spaces.
- C 5.12.5** Security features at ground level complement the design of the facade and allow window shopping and the spill of light into the street out of business hours. Solid roller shutter doors are not permitted.
- C 5.12.6** Buildings incorporate awnings at the street frontage to provide for pedestrian comfort.
- C 5.12.7** Ground floor entrances to residential uses are provided at the street frontage

and serve a maximum of 8 dwellings. Entrances are designed to be clearly identifiable without breaking up the continuity of the non-residential street frontage.

#### Function and access

- C 5.12.8** Development provides a separate street front pedestrian access for levels above the ground floor to facilitate different uses between levels.
- C 5.12.9** Pedestrian entries from the street for upper levels are clearly identifiable without breaking up the continuity of the non-residential facade at the street level.
- C 5.12.10** Driveways are located where they will cause minimal interference with vehicular and pedestrian movement on public roads. On-site car park and service vehicle access is provided from rear lanes or secondary streets.
- C 5.12.11** On-site car parking areas are not visible from the main street frontage.
- C 5.12.12** Servicing of commercial uses (including service vehicles) is designed to protect the amenity of residents.
- C 5.12.13** Commercial vehicles are separated from residential areas.
- C 5.12.14** Buildings are designed to accommodate venting from ground floor uses, to avoid potential impacts on residential uses from exhaust and odour, such as cooking smells.

#### Adaptability

- C 5.12.15** The floor to ceiling height for the ground floor is at least 3.3m to allow flexibility for changes in use.

#### Identity and character

- C 5.12.16** Mixed developments in business land use zones are not required to comply with the site coverage and setback requirements specified in **C 5.2.1 to 8** in Part 5.2, except where the site immediately adjoins an allotment zoned residential. In these circumstances, the development is subject to:

- a minimum rear setback of 3.0m, increasing on a pro rata basis by 0.5m for each metre the wall height adjacent to the boundary exceeds 3.0m; and
- the side setback provisions specified in **C 5.2.5** and **C 5.2.6** along the portion of side boundary immediately adjoining the residential zoned allotment.

- C 5.12.17** Development continues the predominant built form character of the street, including floor to ceiling heights and roof pitches.
- C 5.12.18** Development maintains the predominant balance of horizontal and vertical proportions in the streetscape.
- C 5.12.19** Recessed balconies are used along the street facade to provide articulation while preserving the continuity of the street frontage.
- C 5.12.20** Where existing buildings are to be re-used, development reinstates missing facade elements and decorative details.

**Explanation**

Access and mobility provisions aim to promote the social welfare of the community through the provision of accessible and adaptable housing as well as improved access for the aged and disabled to new developments and public areas. The Disability Discrimination Act (DDA) 1992 makes it unlawful to discriminate against people with disabilities in all areas of public life, including access to, and the use of, buildings and places.

The provisions contained in the Access Development Control Plan (DCP) provide guidance to developers on the access requirements for development within the Municipality of Woollahra. The Access DCP requires certain access provisions to be provided for certain types of development as outlined in Table 1 of the document. The Access DCP also encourages adaptable and accessible housing as well as building modifications to provide visitation by disabled persons.

**Objectives**

- O 5.13.1** To encourage new buildings and associated spaces to be accessible and useable by all people in the community including people with disabilities.
- O 5.13.2** To create appropriate levels of access when alterations and additions are proposed to existing buildings including existing commercial buildings.
- O 5.13.3** To promote sustainable development by extending the use of new and existing buildings through the provision of accessible and adaptable housing requirements and by increasing the number of accessible and adaptable houses in the Municipality.

**Performance criterion**

- C 5.13.1** Development is to comply with the requirements of the Access DCP.



## 5.14 INTER-WAR FLAT BUILDINGS

### Explanation

Inter-war flat buildings were constructed in many parts of the Woollahra Municipality. They make important contributions to the character of areas and to the historical development of the Municipality. Inter-war flat buildings are defined in the RDCP as buildings of two storeys or more and containing two or more dwellings, constructed in the period C1918 to C1950. This definition includes years outside the recognised “inter-war period” of 1918-1939. The reason for this is to recognise a building type and not exclusively buildings constructed between certain years. This building type is distinguishable by common characteristics. There are many examples of residential flat buildings with these characteristics that were constructed after 1945. 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, Georgian Revival, Spanish Mission, Sky scraper Gothic and Streamlined Moderne. 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 significance 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 inter-war residential flat building streetscapes is their consistency in architectural style, scale, form, front and side setbacks, finishes and materials. In streets characterised by inter-war flat 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 residential 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, verandas, balconies and other elements to break up the mass of the building and in particular the street front elevation.

### *Building Height*

The height of inter war flat buildings is generally consistent within the streetscape and usually limited to 2 or 3 storeys above street level.

### *Alterations, Additions and Repairs*

There is generally little potential for additions and alterations to inter war flat buildings as any changes usually have a negative impact on the overall character of the building and its

setting. Alterations should be confined to internal areas within individual flats without impacting on the overall building. Repairs should respect and be equal to the original quality and design of material finishes fixtures and fittings.

#### *Roofscapes and Chimneys*

The roof is an important characteristic and is generally a hipped or gabled form with a decorative parapet feature. It should appear to be an overall part of the building and therefore in proportion with the other dominant elements that make up the building, such as the base and walls.

Chimneys are an important characteristic of inter-war residential flat buildings and add to the character of the overall building form and area.

Dormer windows to the existing roof forms are inappropriate and out of character with inter-war residential 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*

In inter war buildings the front fence is usually constructed masonry and of a low scale often incorporating or repeating detailing matching the building. Gates were mostly wrought iron in art deco or tudor or other style appropriate to the character of the building. Mailboxes were often timber in a masonry enclosure and located at or near the front fence or within or near to the main entrance to the building.

#### *Ancillary Structures (including garages, laundries, garbage areas)*

Ancillary Structures are those buildings that are not the principal building and include but are not limited to entry porticos, carports, garages, garbage areas and laundries.

#### *External Materials, Details and Finishes*

Materials, details and finishes and the way they in which they are used are important elements that contribute to the overall character of a building.

#### *Verandas and Balconies*

Verandas and balconies are an important character of the buildings in addition to being functional and adding visual interest to the exterior by creating shadows.

#### *Security Devices*

In some cases the original door and window hardware does not provide the necessary level of security required for today. Additional security devices can be provided without destroying the character of the building.

**Note: The following Inter-war flat building objectives and performance criteria supplement the precinct controls in Part 4 and the general controls Part 5. Where there is any disparity, the controls in Part 5.14 take precedence.**

#### *Fire Protection Upgrading*

In order to comply with BCA and other requirements it is sometimes necessary to upgrade the building with additional fire protection equipment which was not part of the original building. Such upgrading can have a negative impact on the important character of the building.

#### **Objectives**

- O 5.14.1** To ensure that the original characteristics of inter-war flat buildings are retained and protected.
- O 5.14.2** To ensure that serious upgrading and fire safety works are carried out in a way that retains and conserves the distinctive characteristics of the building.

#### **Performance criteria**

##### **Streetscape**

- C 5.14.1** Contributory and/or characteristic streetfront gardens are to be maintained.
- C 5.14.2** There shall be no structures erected in the front gardens which detract from the feeling of openness or that restrict or impact upon the principal elevations of the buildings (including secondary fences and hedges).
- C 5.14.3** There shall be no alterations or additions to the original forms, details or materials of the principal elevations of the buildings.
- C 5.14.4** All car parking and garage structures are to be located at the rear with access from the rear lane or side driveway.

##### **Landscaped Area**

- C 5.14.5** The landscaped areas shall not be reduced in area or screen the principal elevation of the building.

##### **Building form**

- C 5.14.6** New building forms or alterations and additions are to maintain the steps predominating in the form of the building, particularly at the street front elevation.

### Alterations, Additions and Repairs

- C 5.14.7** Any additions shall not be visibly prominent and are not to impact on the overall form and character of the building. Additions shall be limited to undercroft and underfloor and within roof spaces without changing the overall form of the building.
- C 5.14.8** Alterations to windows and external doors are not permitted except where they are not visibly prominent, such as ground floor flats below street level.
- C 5.14.9** External windows and doors are to be repaired/replaced only with like style and materials and finishes to the original.
- C 5.14.10** Privacy screens are to be discreet and not impact on the overall character of the building and shall not be visible from the streetscape.
- C 5.14.11** Shade structures including awnings and canopies are not permitted to the principal elevation of the building.
- C 5.14.12** Any proposed alterations to improve accessibility (including lifts, ramps and stairs) shall be so designed to respect the original character and design of the building and landscaped areas and not impact upon it.

### Roofscapes and Chimneys

- C 5.14.13** The original roof form of the building is not to be altered.
- C 5.14.14** The roof must maintain traditional roofing materials of the area such as glazed terracotta tiles. Any replacement or repair shall match the original roofing in type, profile colour and materials. Concrete roofing tiles and corrugated metal roofing are not appropriate and are not permitted.
- C 5.14.15** Dormer type windows are not permitted.
- C 5.14.16** Roof lights, roof windows and skylights are not permitted where visibly prominent or to the principal streetscape elevations of the building.
- C 5.14.17** Original chimneys and their details must be retained.
- C 5.14.18** The reinstatement of missing details and repairs is encouraged.

### Fences, Gates and Mailboxes

- C 5.14.19** Original fencing, gates and mailboxes are to be retained and conserved.
- C 5.14.20** Fences to the front building alignment should generally be of a height between

400 mm and 900 mm, shall be constructed in style form and character with the building and streetscape, and shall be constructed in materials that are in keeping with the materials of the principal building which is generally masonry.

**C 5.14.21** Secondary fencing to side and rear boundaries shall generally be timber paling.

**C 5.14.22** Gates shall be constructed in style form and character with the building and streetscape and shall be constructed in materials and finishes that are in keeping with the materials of the principal building which is generally wrought iron.

**C 5.14.23** Aluminium gates are not permitted.

**C 5.14.24** Mailboxes shall be constructed in style form and character with the building and streetscape, shall be constructed in materials and finishes that are in keeping with the materials of the principal building and shall be discreetly located so as not to impact on the character of the building.

#### Ancillary development

**C 5.14.25** Any ancillary development:

- that was constructed at the same time as the building such as garages and laundries are to be retained and conserved.
- must be considerably less in bulk and scale to the principal building
- shall not be located between the principal building and the streetfront.
- shall be constructed of materials in style and character with materials of the principal building.
- shall preferably be located at the rear between the principal building and the rear boundary.
- shall be single storey with a maximum clear internal height of 2400mm.
- shall be sympathetic in scale and style to traditional forms of ancillary structures.

#### External materials, details and finishes

**C 5.14.26** Materials should be similar in type and finish to match those used on the original buildings.

**C 5.14.27** Individual materials should not dominate but be a part of the whole fabric of the building.

**C 5.14.28** Original face brickwork is not to be painted, rendered or coated in any way.

**C 5.14.29** Original leadlight, glass blocks, etched and patterned glazing are to be retained and conserved.

**C 5.14.30** Materials should generally be from the following:

- Walls - brick, render/stucco.
- Windows - timber double hung or casement with the glazing pane size to be conserved and match the original.
- Roofs - glazed terracotta tile.

#### **Verandas and Balconies**

**C 5.14.31** Original verandas and balconies are not to be altered except to reinstate original detailing.

**C 5.14.32** Original verandas and balconies are not enclosed or glazed in to the principal elevation of the building.

#### **Security Devices**

**C 5.14.33** Original door and window hardware is to be retained but may be supplemented providing the additional elements are in character with the building and do not overpower the existing.

**C 5.14.34** Security bars are to be internal, shall respect the existing glazing patterns and be painted in a dark recessive colour where fitted.

**C 5.14.35** Security intercom systems shall be discreetly located and be in a style and materials complementary to the character of the building.

**C 5.14.36** Alarm bell boxes and the like shall not be attached to the principal elevation of the building.

**C 5.14.37** Additional security doors in the form of grilles and screens are not permitted.

#### **Fire Protection Upgrading**

**C 5.14.38** Any new services to be introduced shall be discreetly and sensitively located in order to minimise their impact.

**C 5.14.39** New services such as rising mains and wiring shall be located within existing ducts, behind cornices or bulkheads or within external lightwells that are not visually prominent.

**C 5.14.40** Wiring or other services should be concealed and not exposed conduited.

**C 5.14.41** Existing original timber staircases should be retained and smoke isolated if

necessary.

- C 5.14.42** Existing original internal doors and door hardware should be retained and upgraded rather than replaced.
- C 5.14.43** Existing original fanlights and other openings should be retained and sealed from behind if necessary.
- C 5.14.44** Emergency and exit lighting should be incorporated into existing original light fittings where possible.
- C 5.14.45** Smoke and/or thermal detectors should be located discreetly in order not to impact on decorative plaster cornices and ceilings.



PART

6

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

# Definitions

## PART 6

<b>Ancillary development</b>	means a building or structure, other than a dwelling house, dual occupancy, mixed development, residential flat building or other housing type, but including sheds, pool houses, detached garages, gazebos, separate laundries, pagodas, swimming pools and pergolas.
<b>Attic level</b>	means a room or rooms contained within the roof space under the beams of the roof where the roof of the building pitches from the ceiling level of the uppermost floor.
<b>Balcony</b>	means a raised platform added to the enclosing envelope of a building and unenclosed except for the external enclosing walls of the building and/or an approved balustrade or privacy screen.
<b>Biodiversity</b>	in broad terms, refers to "the variety of life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems they form" (NPWS 1997). Biodiversity impacted upon by housing development may range from local animal and plant populations affected by site development through to other life forms affected by broader activities such as pollution, global warming and land clearance.
<b>Boat shed</b>	means a building or any other structure used for the storage and routine maintenance of a boat or boats and which is associated with a private residence and includes any skid used in connection with the building or other structure.
<b>Building footprint</b>	means the area of land measured at finished ground level, which contains all external walls and balconies of a dwelling house, dual occupancy or residential flat building including all above ground levels.
<b>Building line</b>	means the street addressing wall of a dwelling house, dual occupancy or residential flat building (not including forward projections accommodating car parking and the like).
<b>Communal open space</b>	means useable shared open space for the recreation and relaxation of residents of a housing development and which is under the control of a body corporate or equivalent. Communal open space is primarily provided at ground level and is not permitted on a roof terrace.
<b>Communal street</b>	means the carriageway providing access to a housing development and which is under the control of a body corporate or equivalent.

<b>Contributory building</b>	means a building and its setting, which contributes to the heritage significance of a conservation area but which is not listed as a heritage item in WLEP1995.
<b>Deep soil landscape area</b>	means that area of a site with no above ground, ground level or subterranean development. Paved surfaces, driveways, pathways or tennis courts do not constitute deep soil landscape area.
<b>Desired future character objective</b>	describes an outcome that, where relevant, development is required to achieve for a given precinct in Part 4 of the RDCP. Desired future character objectives describe the intent of precinct-specific performance criteria and are intended to fulfil the aims of the RDCP listed in Section 1.4.
<b>Development control plan (DCP)</b>	means a plan made by either Council or under section 72 or section 51A of the Environmental Planning and Assessment Act 1979 respectively. DCPs are used to provide more detailed provisions than those included in a local environmental plan (in the case of a DCP made by a Council) or a regional environmental plan (in the case of a DCP made by the Department).
<b>Dual occupancy</b>	means two dwellings on a single allotment of land in the form of either a) one building containing two dwellings and known as an 'attached dual occupancy'; or b) two separate buildings comprising an 'ancillary dwelling' and a 'principal dwelling', collectively known as a 'detached dual occupancy'.
<b>Dwelling</b>	means a room or suite of rooms occupied or used or so constructed or adapted to be capable of being occupied or used as a separate domicile.
<b>Dwelling house</b>	means a building containing one but not more than one dwelling on one allotment of land.
<b>Ecologically sustainable development</b>	defined by the National Strategy for Ecologically Sustainable Development as "development that uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased".  ESD encompasses objectives of energy efficiency, the minimisation of

	greenhouse gas emissions, the efficient use of land and resources, the conservation of biodiversity and equity within and between generations. Underpinning ESD is the 'precautionary principle'. This means that a lack of full knowledge about the future impacts of a proposed development should not be used as an excuse to postpone action to prevent environmental degradation.
<b>Existing ground level</b>	means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development or site works.
<b>Explanation</b>	in relation to Part 3 or Part 5 of the RDCP, refers to background information on a given topic to assist applicants in interpreting objectives and performance criteria included in the RDCP's Site Analysis Controls and General Controls. The explanation is designed to assist applicants in determining how objectives and performance criteria should be applied to their development proposal.
<b>Floor space ratio</b>	in relation to a building, means the ratio of the gross floor area of the building to the site area of the land on which the building is or is proposed to be erected.
<b>Foreshore</b>	the section of land extending from the low water mark to the rear of the first line of properties as viewed from the waterway.
<b>Foreshore building line area</b>	means the area of land between the foreshore building line and the waters of Port Jackson.
<b>Front fences and walls</b>	refers to fences and walls located or proposed to be located forward of the building facade.
<b>Front of lot</b>	means the alignment at the public road 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 the RDCP provisions.
<b>Greenhouse gases</b>	<p>refer to atmospheric gases resulting from human influence. The increased concentration of greenhouse gases in the Earth's atmosphere is believed to contribute to the 'Greenhouse Effect', a gradual warming of the Earth's climate caused by a depletion in atmospheric ozone and a declining ability to reflect the Sun's radiation.</p> <p>Major greenhouse gases and their causes include carbon dioxide, methane, chloroflourocarbons, nitrous oxides and ozone. Activities</p>

in the Woollahra Municipality that are likely to emit such gases include those involving the combustion of fuels, such as vehicle use and the burning of timber (solid fuel), clearance of vegetation and the processing of waste.

**Gross floor area**

in relation to a building, means the sum of the areas of each level of the building, including:

- (a) the thickness of all external walls; and
  - (b) the area of voids, staircases, and lift shafts, counted at each level; and
  - (c) that part of the area of balconies and verandas which is in excess of 20m<sup>2</sup> per dwelling in the case of a building used or intended for use for residential purposes, or in excess of 10% of the site area in the case of a building used or intended for use for non-residential purposes; and
  - (d) any other areas of the building where the height of those areas exceeds 1.5 metres above ground level;
- and excluding -
- (e) car parking to meet the requirements of the Council and any vehicular access thereto; and
  - (f) any area used or intended for use as a car parking station; and
  - (g) uncovered roof terraces; and
  - (h) any area used or intended for use as an arcade.

**Habitable room**

means a room in a dwelling used for normal domestic activities that includes:

a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom and sunroom;

but excludes:

a bathroom, laundry, water closet, food storage 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.

**Height**

in relation to a building means the greatest distance measured vertically from any point on the building to the existing ground level immediately below that point.

**Important character elements**

refer to the aspects of a given precinct described in Part 4 of the RDCP that, where appropriate, are required to be preserved or enhanced by a proposed development.

**Inter-war flat building**

means a building of two storeys or more and containing two or more dwellings, constructed in the period from c.1918 to c.1950.

**Jetty**

means a horizontal decked walkway on piered or piled foundation, providing access from the shore to the waterway.

**Landscaped open space**

for the purposes of mixed development includes both communal and private open space areas that are landscaped by way of planting of gardens, lawns, shrubs or trees but does not include that part of the site used for driveways and parking. Landscaped open space does not include the area of any swimming pool or tennis courts.

**Local environmental plan (LEP)**

means a plan made under section 70 of the Environmental Planning and Assessment Act 1979. An LEP is a legal document and generally provides the land use zones, Council objectives and development standards for different types of development.

**Lot width**

at any given point on a site, means the distance measured along a straight line between the side boundaries of an allotment and parallel to the street frontage.

**Mixed development**

means one or more dwellings (or a boarding house) within the same building as, or on the same allotment of land as, shops, commercial premises or any other non-residential use which is not prohibited in the zone.

**NatHERS or equivalent**

NatHERS (Nationwide House Energy Rating System) is a computer simulation tool developed by the CSIRO for rating the thermal performance of houses across Australia. The Energy Management Task Force is responsible for delivering a NatHERS compliance protocol. Any software or paper checklist which passes under this protocol is deemed "NatHERS or equivalent" (SEDA 1997).

**North facing**

means the orientation range within 20° west and 30° east of true solar north.



<b>Objective</b>	describes an outcome that development is required to achieve in relation to the Part 3, 4 and 5 of this RDCP. Objectives describe the intent of the related performance criteria and are intended to fulfil the aims of the RDCP listed in Section 1.4.
<b>Performance criteria</b>	represent specific ways in which a proposed development can meet the related objectives listed in Parts 3, 4 and 5 of the RDCP. The relevance and intent of a specific performance criterion in relation to a proposed development must be interpreted in the context of the related objective.
<b>Private open space</b>	<p>means an area of land or of a building (such as a balcony or uncovered roof terrace) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants. Private open space provided at above ground level must be located a minimum of 2m above ground level.</p> <p>Note: For the purpose of calculating the area of private open space to be provided, tennis courts, swimming pools and spa pools are not included as private open space.</p>
<b>Public domain</b>	refers to the community's shared spaces, the structures that relate to those spaces and the infrastructure that supports and serves them (Prime Minister's Urban Design Task Force 1994, p. 6). The public domain includes streets, footpaths, squares and public open spaces, as well as items such as street trees, street furniture, lighting and drainage. The design of buildings and works on private land can entail significant implications for the public domain. For example, building form and location may affect the availability of public views, street shading, neighbourhood surveillance and visual amenity. At the same time, a high quality public domain can substantially add to the attractiveness and value of private houses.
<b>Public open space</b>	means land used or intended for use for recreational purposes by the public and includes parks, public gardens, riverside reserves, pedestrian and cyclist accessways, playgrounds and sports grounds.
<b>Regional environmental plan (REP)</b>	means a plan made under Section 51 of the Environmental Planning and Assessment Act 1979. REPs refer to environmental planning

	<p>matters which are considered by the Minister to be of significance for a region (or part of a region). The meaning of what constitutes a region for the purposes of an REP depends on the circumstances and the nature of the issues addressed. For example, Sydney Harbour is defined as a "region" by Sydney REP 23 - Sydney and Middle Harbours.</p>
<b>Residential flat building</b>	<p>means a building containing two or more dwellings, but does not include a building specifically defined elsewhere in the Woollahra LEP 1995 (as amended).</p>
<b>Seawall</b>	<p>means 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.</p>
<b>Setback</b>	<p>means the horizontal distance between a building and a site boundary, measured along a line perpendicular to the site boundary. The building includes all parts of the building from the lowest point (including where it extends below ground level) to its highest point.</p>
<b>Site</b>	<p>means the allotment or group of allotments of land on which a building stands or is proposed to be erected.</p>
<b>Solar access</b>	<p>means the amount of direct access to sunlight enjoyed by a building, room or open space.</p>
<b>Solar passive design</b>	<p>means dwelling design which combines the sun's energy with local climate characteristics to achieve comfortable temperatures without the use of mechanical devices.</p>
<b>Spa pool</b>	<p>means an impermeable structure capable of holding water to a depth greater than 300mm generally used for recreation purposes and includes hot tubs and other like structures, but does not include a swimming pool.</p>
<b>Storey</b>	<p>means any separate level within a building (not including levels below existing ground level provided for car parking or storage, or both, that protrude less than 1.2m above existing ground level, or an attic level.).</p> <p>In determining the number of storeys which a building contains, the number shall be deemed to be the maximum number of storeys, floors or levels of a building which may be intersected by the same vertical line, not being a line which passes through any wall of the building.</p>

<b>Street alignment</b>	means the horizontal shape of the street reserve boundary.
<b>Streetscape</b>	refers to the collection of visible elements in a street, including the form and treatment of buildings, setbacks, fences and walls, landscaping and trees, driveway and street layout and surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.
<b>Swimming pool</b>	means 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.
<b>Thermal mass</b>	refers to the ability of buildings and materials to store heat, principally from the sun. Materials with good thermal mass include brick, concrete, mud brick, rammed earth and stone.
<b>Translucent glazing</b>	glass that allows light to pass through, but only diffusely, so that objects on the other side cannot be clearly distinguished, for example, as in the case of frosted glass.
<b>Tree</b>	means a long lived woody perennial plant greater than (or potentially greater than) 5m in height or having a dimension greater than 3m in width with one or relatively few stems.
<b>Unbuilt upon area</b>	<p>in relation to the RDCP's landscaping requirements in Part 5, means the area of the site located above the line of maximum tidal reach which is uncovered by the permissible building footprint. For example, if the building footprint for a given site is 40% of the site area, the "unbuilt upon area" is 60% of the site area.</p> <p>The unbuilt upon area may include:</p> <ul style="list-style-type: none"> <li>• the area of any setback; and</li> <li>• that part of the site occupied by an un-roofed swimming pool or tennis court located at or very near ground level.</li> </ul>
<b>Uncovered roof terrace</b>	Means the flat roof of a building (or part thereof), which is designed to be used (or capable of being used) for the purpose of open space or recreation, and is open to the sky except for a pergola or similar non-continuous shade device.
<b>Wall height</b>	means the greatest distance measured vertically from the topmost point on an external wall of a building, other than a gable wall or the wall of a dormer window, to the existing ground level immediately below that point.

PART

**7**

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15

# Annexures

## PART 7

ANNEXURE A:  
PREFERRED PLANT  
SPECIES LIST

Repealed by WDCP2015 on 23/05/15

Repealed by WDCP2015 on 23/05/15



Species	Evergreen/ deciduous	indigenous/ exotic/ native	Mature height range(m)	Tree/Shrub/ Hedge/ Climber/ Palms/ Tree Fern	WRDCP Darling Point Precinct	WRDCP Double Bay Precinct	WRDCP Wallaroy Precinct	WRDCP Manning Road Precinct	WRDCP Point Piper Precinct	WRDCP Bellevue Hill South Precinct
<i>Bougainvillea</i> sp.	Evergreen	Exotic		Climber						
<i>Hardenbergia violacea</i> Purple Twining-pea	Evergreen	Indigenous		Climber						
<i>Parthenocissus tricuspidata</i> Boston Ivy	Deciduous	Exotic		Climber						
<i>Wisteria</i> sp. Wisteria	Deciduous	Exotic		Climber						
<i>Agapanthus</i> sp. Agapanthus	Evergreen	Exotic		Other						
<i>Crinum</i> sp.	Evergreen			Other						
<i>Cycas</i> sp.	Evergreen			Other						
<i>Dianella</i> sp. Flax Lily	Evergreen	Indigenous		Other						
<i>Diets</i> sp. Fortnight Lily	Evergreen	Exotic		Other						
<i>Doryanthes excelsa</i> Gynea Lily	Evergreen	Indigenous		Other						
<i>Lantana montevidensis</i> Creeping Lantana	Evergreen	Exotic		Other						
<i>Lomandra longifolia</i> Mat-rush	Evergreen	Indigenous		Other						
<i>Macrozamia communis</i> Burrawang	Evergreen	Indigenous		Other						
<i>Strelitzia reginae</i> Bird of Paradise	Evergreen	Exotic		Other						
<i>Xanthorrhoea</i> sp. Grass Tree	Evergreen	native		Other						
<i>Archontophoenix cunninghamiana</i>										
Bangalow Palm	Evergreen	Indigenous	15	Palm						
<i>Butia capitata</i> Jelly Palm	Evergreen	Exotic	6	Palm						
<i>Howea belmoreana</i> Sentry Palm	Evergreen			Palm						
<i>Howea forsteriana</i> Kentia Palm	Evergreen			Palm						
<i>Livistonia australis</i> Cabbage Tree Palm	Evergreen			Palm						
<i>Livistonia chinensis</i> Chinese Fan Palm	Evergreen			Palm						
<i>Rhapis excelsa</i> Lady Palm	Evergreen			Palm						

<i>Strelitzia nicotai</i> Giant Bird of Paradise	Evergreen			Palm
<i>Syagrus romanzoffianum</i> Cocos Palm	Evergreen			Palm
<i>Washingtonia filifera</i> American Cotton Palm	Evergreen			Palm
<i>Washingtonia robusta</i> Mexican Fan Palms	Evergreen			Palm
<i>Banksia robur</i> Swamp Banksia	Evergreen	Indigenous 2	Shrub	Shrub
<i>Brunfelsia</i> sp.	Evergreen	Exotic	Shrub	Shrub
<i>Buxus microphylla</i> var. <i>japonica</i> Japanese Box	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Buxus sempervirens</i> English Box	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Camellia sasanqua</i> Camellia	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Camellia reticulata</i> Camellia	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Chamelaucaium uncinatum</i> Geraldton				
Waxflower	Evergreen	Indigenous 3	Shrub	Shrub
<i>Gardenia</i> sp.	Evergreen	Exotic	Shrub	Shrub
<i>Hibiscus rosa-sinensis</i> Rose of China	Evergreen	Exotic	Shrub	Shrub
<i>Lavandula</i> sp. Lavender	Evergreen	Exotic	Shrub	Shrub
<i>Murraya paniculata</i> Mock Orange	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Nandina</i> sp. Sacred Bamboo	Evergreen	Exotic	Shrub	Shrub
<i>Nerium oleander</i> Oleander	Evergreen	Exotic	Shrub	Shrub
<i>Photinia</i> sp. Photinia	Evergreen	Exotic	Shrub/hedge	Shrub/hedge
<i>Plumbago auriculata</i> Cape Plumbago	Evergreen	Exotic	Shrub	Shrub
<i>Rondeletia</i> sp. <i>Rondeletia</i>	Evergreen	Exotic	Shrub	Shrub
<i>Rothmannia globosa</i> Tree Gardenia	Evergreen	Exotic	Shrub	Shrub
<i>Tibouchina</i> sp. <i>Lasiandra</i>	Evergreen	Exotic	Shrub	Shrub
<i>Viburnum</i> sp. <i>Viburnum</i>	Exotic	Exotic	Shrub/hedge	Shrub/hedge
<i>Westringia fruticosa</i> Coastal Rosemary	Evergreen	Indigenous	Shrub	Shrub
<i>Rhododendron</i> sp. <i>Azalea</i>	Evergreen	Exotic	Shrub	Shrub
<i>Acer buergerianum</i> Trident Maple	Deciduous	Exotic	Tree	Tree
<i>Acer negundo</i> Box Elder	Deciduous	Exotic	Tree	Tree
<i>Acer palmatum</i> Japanese Maple	Deciduous	Exotic	Tree	Tree

<i>Acmena smithii</i> Lillypilly	Evergreen	Indigenous	Tree
<i>Acmena smithii</i> var. <i>minor</i> Small leaved Lillypilly	Evergreen		Tree
<i>Afrocarpus falcatus</i> Outeniqua Yell Wood	Evergreen	Exotic	30
<i>Agathis robusta</i> Kauri Pine	Evergreen	Indigenous	45
<i>Agonis flexuosa</i> Willow Myrtle	Evergreen	Indigenous	9
<i>Albizia julibrissin</i> Silk Tree	Deciduous	Exotic	1.8
<i>Aleurites moluccana</i> Candlenut Tree	Evergreen	Exotic	18
<i>Allocasuarina littoralis</i> Black She Oak	Evergreen	Indigenous	9
<i>Allocasuarina torulosa</i> Forest Oak	Evergreen	Indigenous	12
<i>Alnus jorullensis</i> Evergreen Alder	Evergreen		Tree
<i>Angophora costata</i> Sydney Red Gum	Evergreen	Indigenous	25
<i>Angophora floribunda</i> Rough barked Apple	Evergreen	Indigenous	Tree
<i>Angophora hispida</i> Dwarf Apple	Evergreen	Indigenous	1.5-5
<i>Araucaria columnaris</i> Cook Island Pine	Evergreen		Tree
<i>Araucaria cunninghamii</i> Hoop Pine	Evergreen	Indigenous	36
<i>Araucaria heterophylla</i> Norfolk Island Pine	Evergreen	Indigenous	30
<i>Arbutus unedo</i> Strawberry Tree	Evergreen	Exotic	4.5-9
<i>Archontophoenix alexandrae</i> Alexander Palm	Evergreen	Indigenous	15
<i>Backhousia citriodora</i> Lemon-scented Backhousia	Evergreen	Indigenous	3.0-20
<i>Backhousia myrtifolia</i> Grey Myrtle	Evergreen	Indigenous	3.0-12
<i>Banksia ericifolia</i> Heath Banksia	Evergreen	Indigenous	1.8-3.5
<i>Banksia integrifolia</i> Coastal banksia	Evergreen	Indigenous	15
<i>Banksia serrata</i> Old Man Banksia	Evergreen	Indigenous	10
<i>Bauhinia variegata</i> Orchid tree	Deciduous	Exotic	4.5-8
<i>Betula pendula</i> Silver Birch	Deciduous	Exotic	9.0-15
<i>Brachychiton acerifolius</i> Illawarra Flame tree	Deciduous	Indigenous	12.0-15
<i>Brachychiton discolor</i> Lacebark Kurrajong	Deciduous	Indigenous	24

<i>Brachychiton populneus</i> Kurrajong	Evergreen	Indigenous		Tree
<i>Brachychiton rupestris</i> QLD Bottle Tree	Evergreen	Indigenous	9.0-12	Tree
<i>Buckinghamia celsissima</i> Ivory Curl Flower	Evergreen	Indigenous	15-20	Tree
<i>Caesalpinia ferrea</i> Leopard Tree	Deciduous	Exotic	10.0-12	Tree
<i>Caesalpinia gilliesii</i> Poinciana	Evergreen	Exotic	2.0-3.0	Tree
<i>Callistemon viminalis</i> Weeping Bottlebrush	Evergreen	Indigenous	6.0-8.0	Tree
<i>Callitris columellaris</i> White cypress pine	Evergreen	Indigenous	21	Tree
<i>Callitris rhomboidea</i> Port Jackson Pine	Evergreen	Indigenous	2.0-6	Tree
<i>Calodendrum capense</i> Cape Chestnut	Evergreen	Exotic	0.0-15	Tree
<i>Caryota sp.</i> Fishtail Palm	Evergreen	Exotic	9.0-24	Tree
<i>Castanospermum australe</i> Black Bean	Evergreen	Indigenous	12	Tree
<i>Casuarina cunninghamiana</i> River She Oak	Evergreen	Indigenous	21-30	Tree
<i>Casuarina glauca</i> Swamp She Oak	Evergreen	Indigenous	15-21	Tree
<i>Cedrus atlantica</i> Atlas Cedar	Evergreen	Exotic		Tree
<i>Cedrus deodara</i> Deodar Cedar	Evergreen	Exotic		Tree
<i>Celtis australis</i> Nettle tree	Deciduous	Exotic	15	Tree
<i>Celtis sinensis</i> Chinese Nettle Tree	Deciduous	Exotic	15-21	Tree
<i>Ceratonia siliqua</i> Carob Bean	Evergreen	Exotic	12	Tree
<i>Ceratopetalum apetalum</i> Coachwood	Evergreen	Indigenous	24	Tree
<i>Ceratopetalum gummiferum</i> New South Wales				
Christmas Bush	Evergreen	Indigenous	9	Tree
<i>Chrysalidocarpus lutescens</i> Golden Cane Palm	Evergreen	Exotic	3.0-6	Tree
<i>Citharexylum spinosum</i> Fiddle Wood Tree	Deciduous	Exotic	12	Tree
<i>Citrus sp.</i> Citrus Tree	Evergreen	Exotic		Tree
<i>Cordyline sp.</i> Grass Tree	Evergreen	Exotic	1.0-6	Tree
<i>Corymbia citrifolia</i> Lemon Scented Gum Tree	Evergreen	Indigenous	20-30	Tree
<i>Corymbia maculata</i> Spotted Gum	Evergreen	Indigenous	45	Tree
<i>Cupaniopsis anacardioides</i> Tuckeroo	Evergreen	Indigenous	15	Tree
<i>Cupressus macrocarpa</i> 'Brunniana' Golden				

Brunning Cypress	Evergreen	Exotic		Tree/hedge
<i>Cupressus macrocarpa</i> Monterey Cypress	Evergreen	Exotic	30	Tree/hedge
<i>Cupressus sempervirens</i> "Stricta" Italian Pine	Evergreen	Exotic		Tree/hedge
<i>Cupressus torulosa</i> Bhutan Cypress	Evergreen	Exotic	15-24	Tree
<i>Datura sp.</i> Angel's Trumpets				Tree
<i>Dicksonia antarctica</i> Soft Tree Fern	Evergreen	Indigenous	3	Tree
<i>Elaeocarpus reticulatus</i> Blueberry Ash	Evergreen	Indigenous	9	Tree
<i>Endiandra sieberi</i> Corkwood	Evergreen	Indigenous		Tree
<i>Eriobotrya japonica</i> Loquat tree	Evergreen	Exotic	6.0-9.0	Tree
<i>Erythrina caffra</i> Kaffirbroom				Tree
<i>Erythrina crista-galli</i> Cock's Comb Coral	Deciduous	Exotic	4.5-9	Tree
<i>Eucalyptus botryoides</i> Bangalay	Evergreen			Tree
<i>Eucalyptus camaldulensis</i> River Red Gum	Evergreen			Tree
<i>Eucalyptus ficifolia</i> Red Flowering Gum	Evergreen			Tree
<i>Eucalyptus grandis</i> Flooded Gum	Evergreen			Tree
<i>Eucalyptus gunnifera</i> Red Bloodwood	Evergreen			Tree
<i>Eucalyptus haemastoma</i> Scribbly Gum	Evergreen			Tree
<i>Eucalyptus microcorys</i> Tallowwood	Evergreen			Tree
<i>Eucalyptus paniculata</i> Grey Ironbark	Evergreen			Tree
<i>Eucalyptus pilularis</i> Blackbutt	Evergreen			Tree
<i>Eucalyptus piperita</i> Sydney Peppermint	Evergreen			Tree
<i>Eucalyptus punctata</i> Grey Gum	Evergreen			Tree
<i>Eucalyptus racemosa</i> Scribbly Gum	Evergreen			Tree
<i>Eucalyptus resinifera</i> Red Mahogany	Evergreen			Tree
<i>Eucalyptus robusta</i> Swamp Mahogany	Evergreen			Tree
<i>Eucalyptus sideroxylon</i> Red Ironbark	Evergreen			Tree
<i>Eucalyptus tereticornis</i> Forest Red Gum	Evergreen			Tree
<i>Eucalyptus grandis</i> Flooded Gum	Evergreen			Tree
<i>Eucalyptus gunnifera</i> Red Bloodwood	Evergreen			Tree

<i>Euphorbia pulcherrima</i> Poinsettia	Deciduous	Tree
<i>Ficus macrophylla</i> Moreton Bay Fig tree	Evergreen	Tree
<i>Ficus microcarpa</i> var. 'Hillii' Hills Weeping Fig tree	Evergreen	Tree
<i>Ficus obliqua</i> Small Leaved Fig	Evergreen	Tree
<i>Ficus pumila</i> Creeping Fig	Evergreen	Tree
<i>Ficus rubiginosa</i> Port Jackson Fig	Evergreen	Tree
<i>Ficus superba</i> var. <i>hennana</i> Cedar Fig	Deciduous	Tree
<i>Flindersia australis</i> Crow's Ash	Evergreen	Tree
<i>Flindersia brayleyana</i> Queensland Maple	Evergreen	Tree
<i>Flindersia maculosa</i> Leopard wood	Evergreen	Tree
<i>Flindersia schottiana</i> Cudgerie	Indigenous	Tree
<i>Franxinus americana</i> American Ash	Deciduous	Tree
<i>Fraxinus excelsior</i> European Ash	Deciduous	Tree
<i>Fraxinus grithii</i> Evergreen Ash	Evergreen	Tree
<i>Fraxinus</i> sp. Claret Ash	Deciduous	Tree
<i>Ginkgo biloba</i> Maiden-hair Tree	Deciduous	Tree
<i>Glochidion ferdinandii</i> Cheese Tree	Evergreen	Tree
<i>Gordonia axillaris</i> Fried Egg Plant	Evergreen	Tree
<i>Grevillea robusta</i> Silky Oak	Evergreen	Tree
<i>Hackea salicifolia</i> Willow-leaved Hackea	Evergreen	Tree
<i>Hackea salicifolia</i> Needle Bush	Native	Tree
<i>Harpephyllum caffrum</i> Kaffir Plum	Evergreen	Tree
<i>Harpullia pendula</i> Tulipwood	Evergreen	Tree
<i>Hibiscus tileaceus</i> Tree Hibiscus	Evergreen	Tree
<i>Hymenosporum flavum</i> Tree Frangipanni	Evergreen	Tree
<i>Jacaranda mimosifolia</i> Jacaranda	Deciduous	Tree
<i>Koelreuteria bipinnata</i> Pride of China	Deciduous	Tree
<i>Koelreuteria paniculata</i> Golden Rain Tree	Deciduous	Tree

<i>Lagerstroemia indica</i> Crepe Myrtle	Deciduous	Tree
<i>Laurus nobilis</i> Bay Tree	Evergreen	Tree
<i>Leptospermum laevigatum</i> Coastal Tea Tree	Evergreen	Tree
<i>Leptospermum petersonii</i> Lemon-scented Tea Tree	Evergreen	Tree
<i>Liquidamber styraciflua</i> Liquidambar	Deciduous	Tree
<i>Liriodendron tulipiferum</i> Tulip Tree	Deciduous	Tree
<i>Lophostemon confertus</i> Brush Box	Evergreen	Tree
<i>Macadamia integrifolia</i> Macadamia	Evergreen	Tree
<i>Magnolia grandiflora</i> "Little gem" Magnolia variety	Evergreen	Tree
<i>Magnolia grandiflora</i> Bull Bay Magnolia	Evergreen	Tree
<i>Magnolia x soulangeana</i> Saucer Magnolia	Deciduous	Tree
<i>Malus sp.</i> Crab Apple	Deciduous	Tree
<i>Mangifera indica</i> Mango	Evergreen	Tree
<i>Melaleuca armillaris</i> Bracelet Honey Myrtle	Evergreen	Tree
<i>Melaleuca quinquerivra</i> Broadleaved Paperbark tree	Evergreen	Tree
<i>Melaleuca stypheloides</i> Prickly Leaved Paperbark	Evergreen	Tree
<i>Melia azedarach</i> White cedar	Deciduous	Tree
<i>Metrosideros excelsa</i> New Zealand Christmas tree	Evergreen	Tree
<i>Metrosideros kermadecensis</i> New Zealand Kermadec Pohutukawa	Evergreen	Tree
<i>Michelia alba</i> Pak-lan	Evergreen	Tree
<i>Michelia champaca</i>	Evergreen	Tree
<i>Michelia figo</i> Port-wine Magnolia	Evergreen	Tree
<i>Morus sp.</i> Mulberry tree	Deciduous	Tree



<i>Nageia frutescens</i> Plum Fruited Yew	Evergreen	Tree
<i>Nyssa sylvatica</i> Tupelo	Deciduous	Tree
<i>Olea europaea</i> var. <i>europaea</i> European Olive	Evergreen	Tree
<i>Paulownia tomentosa</i> Empress Tree	Deciduous	Tree
<i>Persea gratissima</i> Avocado	Evergreen	Tree
<i>Pinus patula</i> Mexican Weeping Pine	Evergreen	Tree
<i>Pinus radiata</i> Monterey Pine	Evergreen	Tree
<i>Pistacia chinensis</i> Chinese Pistachio	Deciduous	Tree
<i>Pittosporum rhombifolium</i> Queensland Pittosporum	Evergreen	Tree
<i>Pittosporum tenuifolium</i> Kohuhu	Evergreen	Tree
<i>Pittosporum undulatum</i> Sweet Pittosporum	Evergreen	Tree
<i>Platanus orientalis</i> "Digitata" Cut Leaved Plane	Deciduous	Tree
<i>Platanus orientalis</i> Oriental Plane Tree	Deciduous	Tree
<i>Platanus x hybrida</i> London Plane	Deciduous	Tree
<i>Plumeria acutifolia</i> Frangipanni	Deciduous	Tree
<i>Podocarpus elatus</i> Brown Pine	Evergreen	Tree
<i>Polyscias elegans</i> Celery Wood	Evergreen	Tree
<i>Populus alba</i> Silver Poplar	Deciduous	Tree
<i>Populus deltoides</i> Cottonwood	Deciduous	Tree
<i>Prunus avium</i> Cherry	Deciduous	Tree
<i>Prunus cerasifera</i> 'Nigra' Purple-leaved Cherry	Deciduous	Tree
<i>Prunus domestica</i> Plum	Deciduous	Tree
<i>Prunus persica</i> var. <i>persica</i> Peach	Deciduous	Tree
<i>Prunus</i> sp. Flowering Cherry	Deciduous	Tree
<i>Psidium</i> sp. Guava	Evergreen	Tree
<i>Pyrus communis</i> Pear	Deciduous	Tree

<i>Pyrus ussuriensis</i> Manchurian Pear	Deciduous	Tree
<i>Quercus ilex</i> Holm Oak	Deciduous	Tree
<i>Quercus palustris</i> Pin Oak	Deciduous	Tree
<i>Quercus robur</i> English Oak	Deciduous	Tree
<i>Schinus molle</i> var. <i>areira</i> Peppercorn Tree	Evergreen	Tree
<i>Spathodea campanulata</i> African Tulip Tree	Evergreen	Tree
<i>Stenocarpus sinuatus</i> Firewheel Tree	Evergreen	Tree
<i>Syncarpia glomulifera</i> Turpentine	Evergreen	Tree
<i>Syzygium australe</i> Brush Cherry	Evergreen	Tree
<i>Syzygium jambos</i> Rose Apple	Evergreen	Tree
<i>Syzygium leuhmannii</i> Small Leaved Lilly Pilly	Evergreen	Tree
<i>Syzygium moorei</i> Coolamon	Evergreen	Tree
<i>Syzygium oleosum</i> Blue Lilly Pilly	Evergreen	Tree
<i>Syzygium paniculatum</i> Brush Cherry	Evergreen	Tree
<i>Taxodium distichum</i> Swamp Cypress	Deciduous	Tree
<i>Thuja occidentalis</i> White Cedar	Evergreen	Tree
<i>Tibouchina granulosa</i> Purple Glory bush or Lasiandra	Evergreen	Tree
<i>Tipuana tipu</i> Pride of Bolivia	Deciduous	Tree
<i>Toona australis</i> Red cedar	Deciduous	Tree
<i>Trachycarpus fortunei</i> Chinese Windmill Palm	Evergreen	Tree
<i>Tristaniaopsis laurina</i> Water gum	Evergreen	Tree
<i>Ulmus parvifolia</i> Chinese Elm	Deciduous	Tree
<i>Waterhousea floribunda</i> Weeping Lilly Pilly	Evergreen	Tree
<i>Xylomelum pyrifolium</i> Woody Pear	Evergreen	Tree
<i>Xylosma japonicum</i> Xylosm	Evergreen	Tree
<i>Cyathea cooperi</i> Scaly tree fern	Evergreen	Tree Fern

Indigenous 6

<i>Dracaena</i> Sp. Dragon Tree	Evergreen	Exotic	Tree Fern
<i>Chamaecyparis</i> sp. False Cypress	Evergreen	Exotic	Tree/hedge
X <i>Cupressocyparis leylandii</i> 'Leighton Green'			
Leighton Green	Evergreen	Exotic	Tree/hedge
X <i>Cupressocyparis leylandii</i> Leyland cypress	Evergreen	Exotic	Tree/hedge

## Table of Amendments

Amendment	Date of Commencement	Description of Amendment
No. 1	28 October 2005	This plan amends this DCP by applying the residential controls in the Rose Bay precinct to Lot 111, DP 1076937.
No. 2	4 July 2008	This plan amends this DCP by amending and adding new criteria in regard to: roof terraces, mechanical parking devices, air conditioners and by altering the definition of communal open space.
No. 3	16 March 2011	This plan amends this DCP by introducing new privacy controls in clause 5.8, and clarifying that garages and parking areas do not dominate the streetscape in clause 5.9.
No. 4	12 September 2012	This plan amends this DCP by inserting savings and transitional provision, and altering and adding controls to clause 5.2 regarding the permitted extent and volume of excavation.
No. 5	29 August 2012	This plan amends this DCP by removing parking generation rates for dual occupancies, changing residential parking generation rates to maximums and clarifying how parking generation rates should be rounded.