



Woollahra Development Control Plan 2015 (Amendment 19)

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Woollahra Development Control Plan 2015 (Amendment No 19)

Part 1 Preliminary

1.1 Background

The neighbourhood heritage conservation areas (HCAs) are identified in Schedule 5 of Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) as having local heritage significance based on their historic, aesthetic, social and representativeness values.

This is embodied in the subdivision pattern, building materials, styles, forms, details and arrangements of buildings and streetscape elements of the HCAs. Together these elements create a shared history, historic character, sense of place, and shared aesthetic or visual presence that has been identified as of particular value to the community.

The term 'neighbourhood' HCAs is used to distinguish them from the larger HCAs of Paddington, Woollahra and Watsons Bay.

On 10 December 2018, Council resolved the following:

- A. *THAT Council review its current planning controls in its Neighbourhood Heritage Conservation Areas (NHCAs) located in Darling Point, Bellevue Hill, Rose Bay and Vaucluse, to determine and establish more stringent conservation controls to maintain the cultural and heritage value of these areas.*
- B. *In undertaking this task, that Council consider and explore:*
 - i whether current controls are strong enough to maintain the heritage of these significant areas; and*
 - ii the mechanisms (including changes that are required to Council's development and planning controls) required to give effect to preservation of the heritage of the built and natural form in these areas, with focus on preservation of existing assets and built fabric.*

This DCP seeks to amend the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) to update and strengthen the existing provisions for Neighbourhood HCAs.

1.2 Name of plan

This plan is the *Woollahra Development Control Plan 2015 (Amendment No 19)*.

1.3 Objectives of the plan

The objectives of the plan are to:

- a) Strengthen the existing objectives and controls for neighbourhood HCAs;
- b) Strengthen the statements of significance for each neighbourhood HCA;
- c) Strengthen the desired future characters for each neighbourhood HCA; and
- d) Identify contributory items in each neighbourhood HCA.

All these objectives will provide additional protection to the established heritage significance of each neighbourhood HCA.

1.4 Land to which this plan applies

This plan applies to land within the Woollahra local government area and identified on the map in **Figure 1** where the following chapter of the Woollahra DCP 2015 apply:

- Chapter B2 – Neighbourhood HCAs

1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments

This plan has been prepared under Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) applies to the land to which this plan applies. In the event of an inconsistency between this plan and the Woollahra LEP 2014, the Woollahra LEP 2014 prevails.

1.6 Approval and commencement of this plan

This plan was approved by Woollahra Council on 25 October 2021 and came into effect on 6 December 2021.

1.7 How this plan amends Woollahra DCP 2015

This plan amends Woollahra DCP 2015 in the manner set out in Part 2 of this plan.

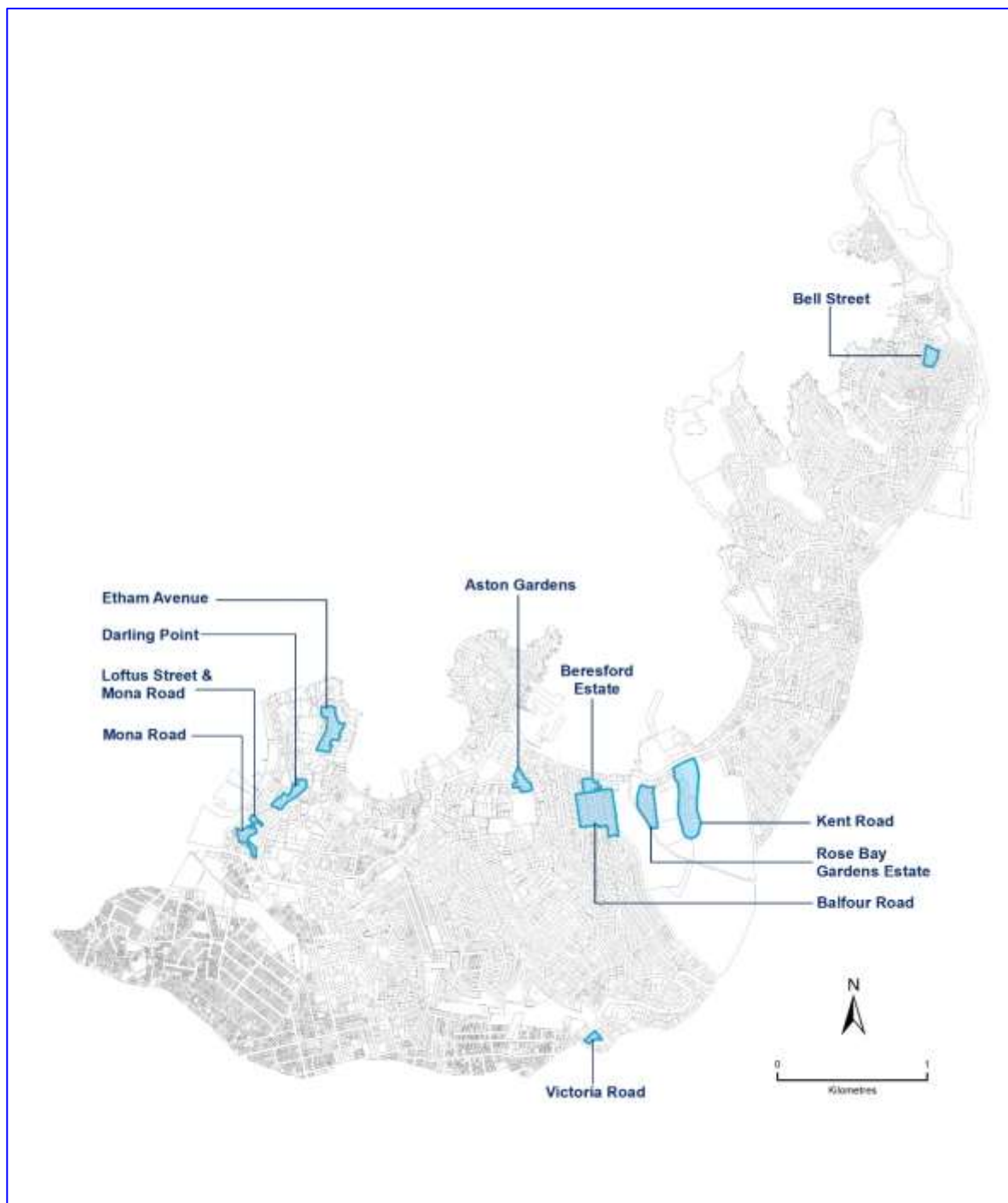


Figure 1: Land to which this plan applies is shaded in blue.

Part 2 Amendments to Woollahra Development Control Plan 2015

This plan amends Woollahra DCP 2015 in the following manner:

Insertions – identified in blue and underlined

Deletions – ~~identified in red and strikethrough~~

Notes in the right hand margin of each section identify the source of the proposed amendments.

Chapter A1 Introduction

2.1 Amendments to clause A1.1.9 Savings and transitional provisions relating to development applications

2.1.1 Insert at the end of the clause

This DCP (as commenced on 6 December 2021) continues to apply to development applications, applications to modify consents under section 4.55 of the EP&A Act and applications for review of determination under Division 8.2 Reviews of the EP&A Act that were made prior to but not determined before the commencement of Amendment No 19 to this DCP.

2.2 Amendments to clause A1.4 List of amendments

2.2.1 Insert at the end of the clause

Amendment	Date of approval and Commencement	Description of amendment
<u>No 19</u>	<u>Date approved – 25 October 2021</u> <u>Date commenced – 6 December 2021</u>	<u>Amend Chapter A3 Definitions and Chapter B2 by modifying and amending various sections, controls and objectives to strengthen provisions for Neighbourhood HCAs.</u>

Chapter A3 Definitions

2.3 Amendments to Chapter A3 Definitions

2.3.1 Amend the definition of 'contributory building' which includes a repetition.

contributory building	a building that makes an important and significant contribution to the character and significance of the heritage conservation area. It has a reasonable to high degree of integrity and dates from a key development period of significance of a heritage conservation area. A building which:
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	<p>due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area; and</p> <p>due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area; and</p> <p>is from a significant historical period and is highly or substantially intact; or</p> <p>is from a significant historical period and is altered yet recognisable and reversible.</p>
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2.3.2 Amend the definition of 'neutral building' to remove a contradictive statement.

neutral buildings	<p>a buildings that does not contribute or does not detract from the significant character of the heritage conservation area.</p> <p>A neutral buildings are <u>is</u>:</p> <ul style="list-style-type: none"> ▶ from a significant historical period, but altered in form, <u>in an irreversible way</u> unlikely to be reversed; <u>or</u> ▶ <u>a</u> sympathetic contemporary infill; or ▶ from a non-significant historical period but do not detract from the character of the heritage conservation area.
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Chapter B2 Neighbourhood HCAs

2.4 Amendments to Section B2.1 Introduction

2.4.1 Amend text in B2.1 Introduction.

This is Chapter B2 of the Woollahra Development Control Plan 2015 (DCP), Part B General Residential.

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

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

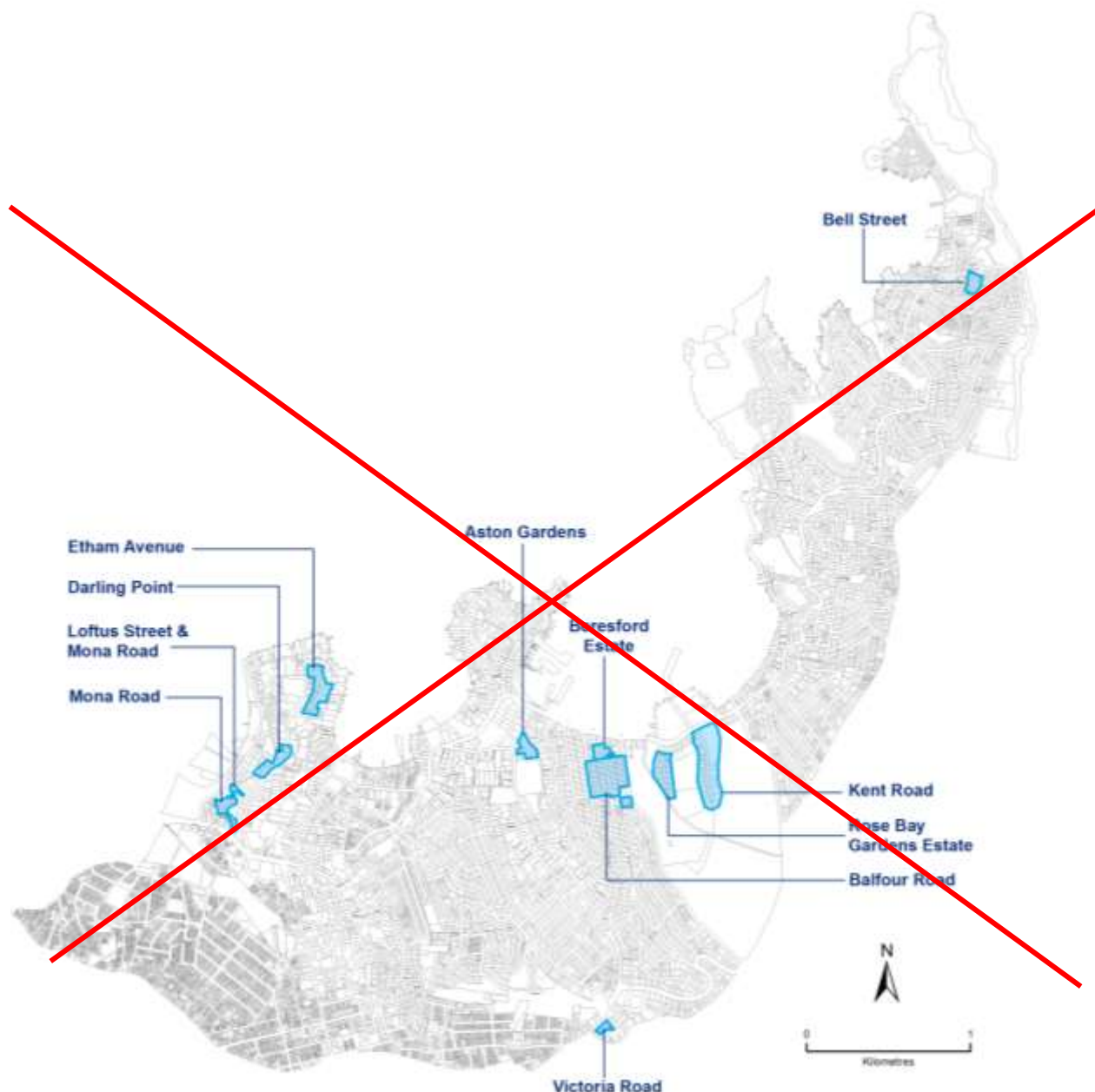
These are areas in which the cultural significance and relationships between the various characteristics creates a sense of place that is worth conserving. The cultural significance is embodied in the subdivision pattern, building materials, styles, forms, details and arrangements of the heritage items,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

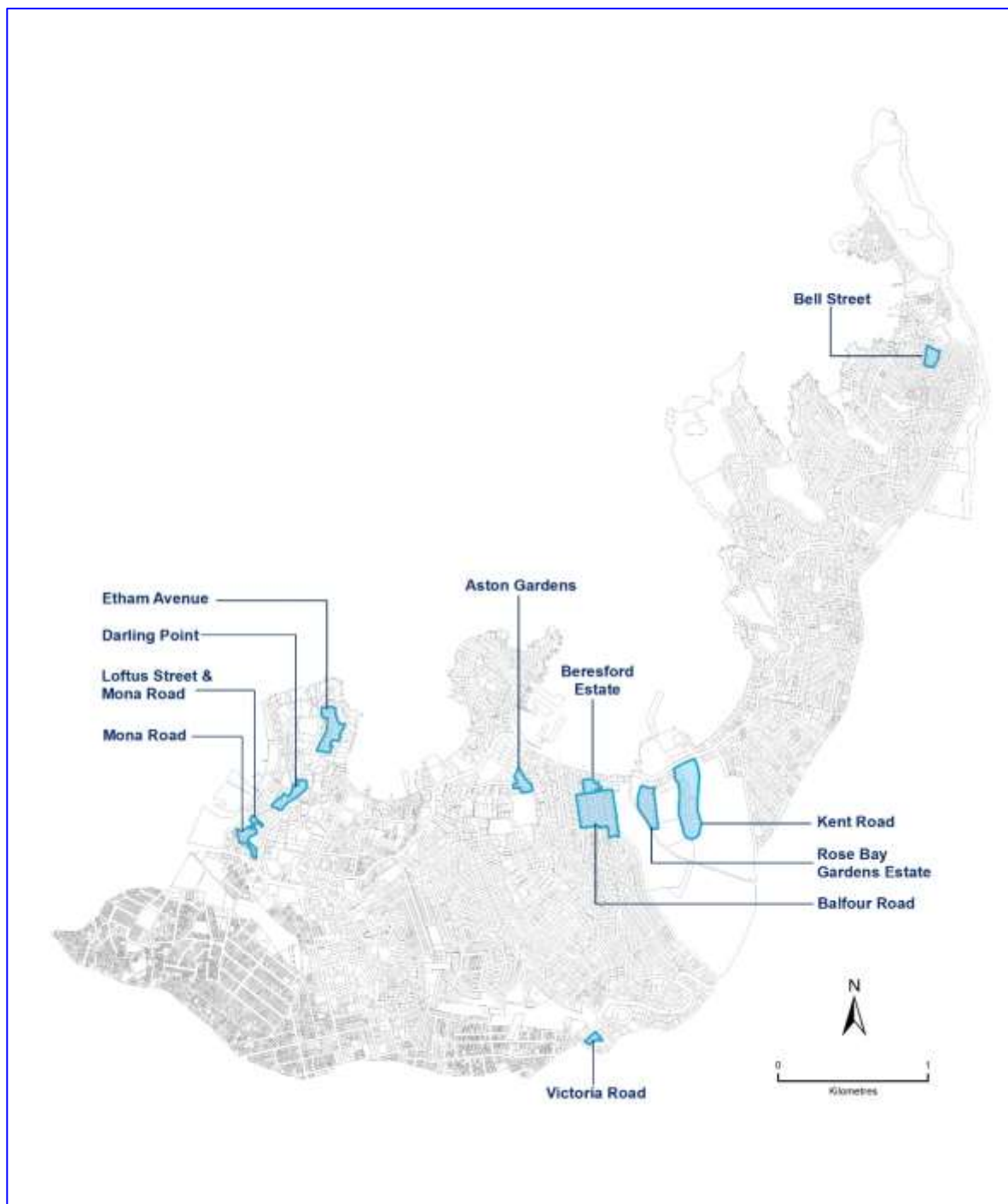
These HCAs have been identified following studies and assessments by Council, including documentary investigation and fieldwork surveys. Specific elements of significance are identified in each [HCA conservation area](#). The periods and styles of the buildings within the neighbourhood HCAs include Late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

2.4.2 Amend text and figure in B2.1.1 Land where this chapter applies.

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

[MAP 1 Map of the Neighbourhood HCAs in the Woollahra local government area](#)





2.4.3 Add an additional objective O5 to B2.1.3 Objectives and add a Conservation philosophy.

The objectives of this chapter are:

- O1 To retain the cultural or heritage significance of the HCAs, including their cohesive character and distinctive historic features.
- O2 To retain and promote evidence of the historical development and cultural significance of the neighbourhood HCAs and enable the interpretation of that development.
- O3 To encourage the ongoing conservation of heritage items and the significant elements of contributory items.

O4 To ensure that development is sympathetic to the heritage significance of buildings, their settings, the streetscape and the broader HCA.

O5 To ensure that development is compatible with the significant characteristics of the neighbourhood HCAs and respects the principles contained in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

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

Note: The term 'original' as used throughout the DCP refers to any significant fabric. This may be from a range of historic periods.

Conservation philosophy

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

The Burra Charter is widely accepted by Government Agencies and private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places.

Demolition of significant fabric within HCAs is contrary to the Woollahra LEP 2014, the Woollahra DCP 2015 and the Burra Charter. Whilst heritage listing does not preclude sensitive change, conservation and restoration of significant fabric is a priority. Demolition should be a last resort where buildings cannot be reasonably retained and conserved, in accordance with the *Helou v Strathfield* planning principle.

Further information can be found in Council's DA Guide *Demolition report* when considering demolition within a HCA.

2.4.4 Amend B2,1,5 How to use this chapter by including Chapter B1 Residential precincts and clarify the hierarchy of provisions applying to the neighbourhood HCAs.

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

- ▶ Chapter B1 Residential Precincts;
- ▶ Chapter B2 Neighbourhood HCAs; and
- ▶ Chapter B3 General Development Controls.

Chapter B1 Residential Precincts

Each neighbourhood HCA is part of a residential precinct with its own character and desired future character as detailed in Chapter B1.

Applicants need to demonstrate how their development fulfills the relevant objectives having particular regard to the provisions in B1.

The provisions in B1 supplement B2. Unless otherwise indicated, where there is an inconsistency between the objectives and controls in Chapters B1 and B2, the HCA specific objectives and controls in B2 take precedence over the general controls.

Chapter B2 Neighbourhood HCAs

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

The controls for each HCA comprise the following elements:

- ▶ map showing the extent of the HCA;
- ▶ statement of significance identifying significant characteristics ~~providing a brief description of the heritage significance~~ and architectural character of the HCA; ~~and~~
- ▶ desired future character for each HCA ~~, including a table of objectives and controls. The desired future character describes the outcomes that are required to be achieved through development within the precinct.~~ Applicants need to demonstrate how their development fulfills the relevant objectives having particular regard to the objectives and controls at B2.1.3 and B2.1.7; and
- ▶ List of contributory items for each HCA.

Note: refer also to clause 5.10 of the Woollahra LEP 2014 when assessing impacts to heritage items and heritage conservation areas.

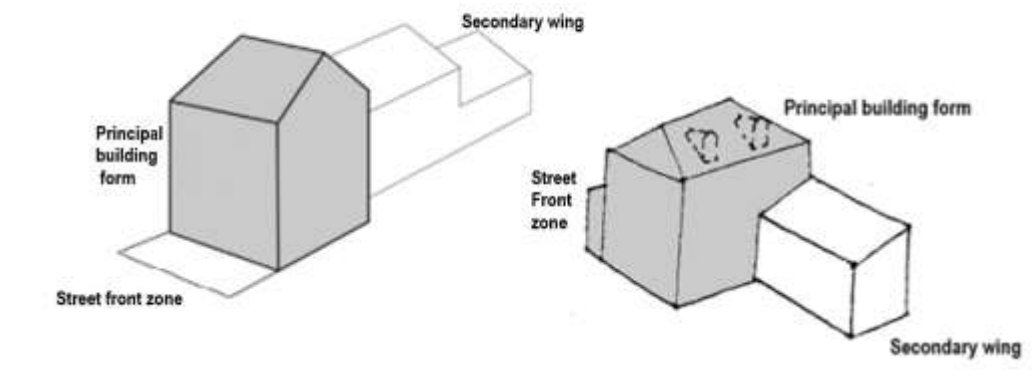
2.4.5 Add new section with definitions applying to Chapter B2 of the Woollahra DCP 2015

B2.1.6 Definitions

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

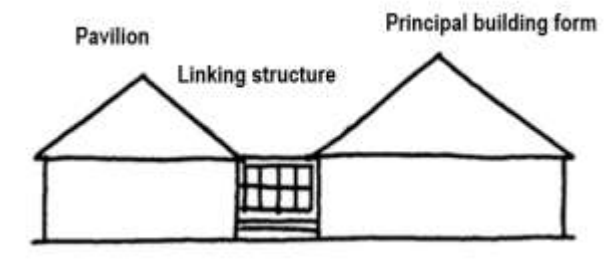
These definitions apply in addition to the definitions in Part A Chapter A3 of the Woollahra DCP 2014, the *Environmental Planning and Assessment Act 1979* and the Woollahra LEP 2014.

Principal building form The original front building section and main roof within a street front zone, which contains the main rooms (see diagram below).



Pavilion addition

A structure located at the rear of the existing building, separated from the principal building form by a linking structure (see diagram below).



2.4.6 Add a new section with general development controls for neighbourhood HCAs.

B2.1.7 General Development Controls

The following objectives and controls apply to all neighbourhood HCAs. For Inter-War flat buildings, the provisions at B3.8.7 supplement the controls below.

Note: Refer to Figure 1 for design suggestions for rear additions.

<u>General Development Controls</u>	
<u>Objectives</u>	<u>Controls</u>
<u>O1</u> <u>To ensure that the significant fabric of heritage items and contributory buildings is retained.</u>	<u>C1</u> <u>Contributory items are retained and conserved, with no external alterations or additions made to significant elevations, details, materials or finishes except for maintenance or restoration.</u>
	<u>C2</u> <u>Any replacement of significant building fabric is of a similar material and type (e.g. timber for timber, terracotta for terracotta).</u>
	<u>C3</u> <u>Principal roof forms, including roof pitch, roof planes, eaves height and chimneys, are to be retained, with the exception of rear dormers and skylights.</u>
	<u>C4</u> <u>Infilling (by glazing or otherwise) of original verandahs or balconies is not permitted. Where verandahs/balconies have been infilled, they are to be reinstated.</u>
	<u>C5</u> <u>Painting, bagging or rendering of original face brickwork is not to occur. Reinstatement of facebrick finish is encouraged where</u>

General Development Controls

Objectives	Controls
	<p><u>brickwork has been painted or rendered.</u></p>
<p><u>O2 To ensure that significant internal fabric is retained and conserved.</u></p>	<p><u>C6 Original room layouts and proportions are retained in the principal building forms. New openings in internal walls and floors and ceiling structures lateral to party walls must retain the structural integrity of the building and its neighbours, and should retain significant original ceilings and cornices. Interpretation of the original layout is to be provided with suitable portal frames, nibs or bulkheads.</u></p> <p><u>C7 Original Significant internal features within the principal building form are retained, including (but not limited to) staircases, joinery, fireplaces and ornated decorated ceilings.</u></p>
<p><u>O3 To retain, restore and promote the significance, contribution and relationship of a building within the context of a pair or group of buildings</u></p>	<p><u>C8 The visual dominance and cohesiveness of a pair or group of buildings is retained and development does not obscure or reduce their visual relationship from the public domain.</u></p>
<p><u>O4 To ensure that the curtilage of heritage items and contributory buildings is retained and enhanced when opportunity arises.</u></p> <p><u>O5 To maintain the existing building scale, form and height of the main streetscape elevation, and ensure new development is compatible with the streetscape.</u></p> <p><u>O6 To ensure that rear alterations and additions are of sympathetic design and construction.</u></p> <p><u>O7 To ensure that the architectural character of buildings is not compromised.</u></p> <p><u>O8 To ensure that alterations and additions are sympathetic to the original building and the predominant streetscape</u></p>	<p><u>C9 Additional storeys are not permitted to the principal building form. Additions may be located at the rear or in areas of less significance.</u></p> <p><u>C10 Roof space within the principal building form may be used if there will be no change to the existing roof height, roof pitch, eaves height or ceiling below.</u></p> <p><u>C11 Where suitable, a rear pavilion addition connected to the principal building form via a linking structure can be allowed, if:</u></p> <ul style="list-style-type: none"> ▪ <u>The height of the rear addition is equal or inferior than to the maximum ridgeline of the main building;</u> ▪ <u>The rear addition complements the character of the principal building form in terms of materials, solid-to-void ratios; and</u>

General Development Controls

<u>Objectives</u>	<u>Controls</u>
<p><u>character contributing to the heritage conservation area's significance.</u></p>	<ul style="list-style-type: none"> ▪ <u>It will not adversely affect the setting of the main building by retaining the rear roof plane and rear wall intact.</u> <p><u>C12 New structures or additions visible from the public domain must use sympathetic materials and forms that are in character with the architectural style of the building and with other contributory buildings.</u></p> <p><u>C13 Additions to the side of a building may be permitted if set behind the main ridgeline of the existing building, and the additions:</u></p> <ul style="list-style-type: none"> ▪ <u>are subservient and do not visually dominate the main building.</u> ▪ <u>are designed to be sympathetic and complement the original building; and</u> ▪ <u>front, rear and side setbacks will retain uniformity with adjoining development.</u>
<p><u>O9 To achieve external materials, finishes and colour schemes sympathetic to the context.</u></p>	<p><u>C14 New materials and details to additions must complement the architectural style of the existing building and minimise the apparent bulk of the addition. Light and sympathetic traditional colours are to be used for predominant wall colours instead of dark colours.</u></p>
<p><u>O10 To conserve established garden settings, including original landscape elements and features.</u></p> <p><u>O11 To ensure that the landscape character of the streetscape is maintained by preserving existing trees and sandstone kerbs and gutters.</u></p>	<p><u>C15 Garden settings are retained, including mature trees, original and early pathways, gates and front fencing.</u></p> <p><u>C16 Existing street trees are retained.</u></p> <p><u>C17 Sandstone kerbs and gutters are retained and protected.</u></p>
<p><u>O12 To ensure that on-site parking does not dominate the streetscape.</u></p>	<p><u>C18 Car parking is set back behind the front building line. Parking spaces, carports or garages are not permitted in the front setback.</u></p> <p><u>C19 Despite C18, where there is no side setback greater than 3m-a single pergola car parking structure forward of</u></p>

General Development Controls

Objectives	Controls
	<p><u>the building line may be built forward of the building line and to the side of the property. Soft Permeable-paving is to be used to soften visual impact.</u></p>
<p><u>O13 To ensure that significant fences and sandstone walls are conserved.</u></p> <p><u>O14 To ensure that fences do not detract from the streetscape.</u></p>	<p><u>C20 Sandstone fences and walls are retained and are not to be breached by additional openings.</u></p> <p><u>C21 New fences are appropriate to the style and period of the building. They are made from masonry materials with brick or sandstone piers and infill and/or a timber pickets or steel balustrading with at least 25% transparency. Maximum height is 1.5m, pillars may extend to a maximum height of 1.8m.</u></p>
<p><u>O15 To ensure that infill development respects significant fabric, the existing subdivision layout and pattern of building separation.</u></p> <p><u>O16 To ensure that infill development maintains the existing streetscape character and rhythm, building form and scale of buildings.</u></p>	<p><u>C22 Subdivision or amalgamation will only be permitted if the resulting development respects the subdivision pattern and does not require the demolition of a heritage item or contributory building or compromise their its setting.</u></p> <p><u>C23 Infill development is of a scale, form and character compatible with the surroundings and does not match a building that is excessive in terms of its bulk, height, scale or incompatible design.</u></p>
<p><u>O17 To maintain the streetscape appearance with uniform setbacks.</u></p>	<p><u>C24 Elevations visible from the public domain do not incorporate large expanses of glass, and openings are vertically proportioned.</u></p> <p><u>C25 Infill development has a consistent front setback, with appropriate landscaping. Where adjoining lots have different setbacks, then an average of the two is to be provided.</u></p> <p><u>C26 Infill development and additions must not extend beyond the predominant rear building setbacks at any level of a building.</u></p>

General Development Controls

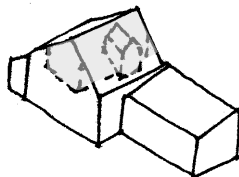
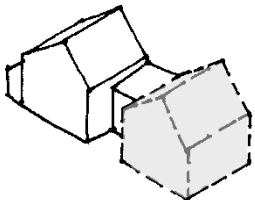
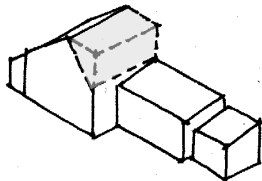
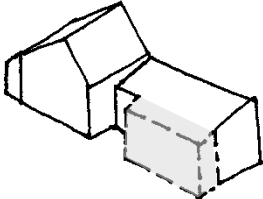
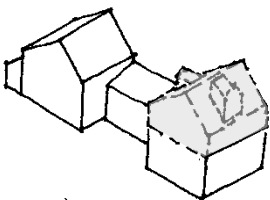
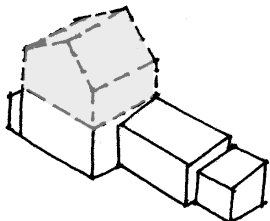
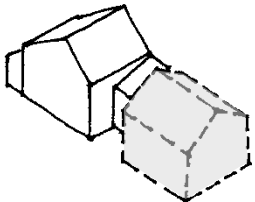
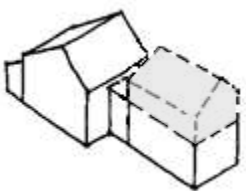
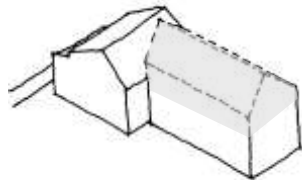
Objectives

Controls

	<u>C27</u> <u>Infill development maintains the existing building separation pattern to enable planting of side setbacks and maintenance of views.</u>
<u>O18</u> <u>To ensure that the pattern of roofscapes is maintained.</u>	<u>C28</u> <u>Infill development has a consistent roof form, pitch and materials to that of the adjoining adjacent contributory buildings and the context.</u> <u>C29</u> <u>Roof additions and utilities, such as skylights, dormers and solar panels, are not to be visible from the public domain street front (and side front zone for corner buildings).</u> <u>C29</u> <u>Roof additions and utilities, such as skylights, dormers and solar panels, are not to be visible from the street front zone (and side front zone for corner buildings).</u>
<u>O19</u> <u>To promote high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type and historic context.</u>	<u>C30</u> <u>Infill development does not replicate traditional details.</u> <u>C31</u> <u>Colour schemes employ light and traditional colours.</u> <u>Colour schemes employ traditional colours, and predominantly light colours for walls.</u>

2.4.7 Add a new Figure with design suggestions for rear additions to contributory buildings

FIGURE 1 Design suggestions for rear additions to contributory buildings, applicable to single storey houses, multi storey houses or flat buildings.

<u>Yes</u>		<u>No</u>
<u>Single storey additions</u>	<u>Pavilion additions</u>	
		
		
		

2.5 Amendments to section B2.2 Etham Avenue, Darling Point

2.5.1 Renumber caption to Map 2 for Etham Avenue HCA.

MAP 42 Etham Avenue HCA ~~heritage-conservation-area~~

2.5.2 Amend the statement of significance to make it stronger.

The Etham Avenue HCA is located within the Darling Point residential precinct and is characterised by high quality Federation residences and Inter-War ~~flat~~ buildings (flats and houses) of varying styles.

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

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

[three](#) sandstone ~~remnants~~ [elements](#) of the [former](#) Etham Mansion in the form of its gate and fence pillars.

~~The entry points to Etham Avenue are defined by substantial corner residences providing a strong sense of arrival.~~ The circa 1900 suburban subdivision pattern is largely intact and most of the housing derives from this period with characteristic stylistic details that make an important contribution to the HCA. The housing displays the quality and distinction of a wide range of Federation styles from the excellent highly intact Federation Queen Anne housing at the southern end, to the English Arts and Craft styles, [Inter-War Mediterranean](#) and the American-influenced Federation Bungalow style at the northern end. The consistency of the dominant roof forms and stylistic elements such as verandahs, porches, bay windows, chimneys, [including](#) semi-transparent [and low metal railings front fencing in](#) ~~and~~ front gardens without terracing contributes to the strong streetscape qualities and create an aesthetically pleasing character.

2.5.3 Enhance the existing desired future character.

- [Development is to](#) retain the [significant fabric and](#) key values of the Etham Avenue HCA [included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1. ~~including- These include the historic subdivision pattern, the significant street trees, significant dwellings- and flat buildings housing, gardens and fences that demonstrate the wide range of Federation- styles and patterns of development which contribute to the strong streetscape qualities.~~](#)

2.5.4 Include a new section listing contributory items.

[Contributory Items](#)

[While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.](#)

[Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.](#)

Contributory items	
145 Darling Point Road	Federation house
147 Darling Point Road	Inter-War Mediterranean house
1 Etham Avenue	Federation house
2 Etham Avenue	2 storey Federation house
3 Etham Avenue	Federation house
4 Etham Avenue	2 storey Federation house
6 Etham Avenue	Federation house
7 Etham Avenue	Federation house
8 Etham Avenue	Inter-War flat building
11 Etham Avenue	Inter-War flat building
13 Etham Avenue	Federation house

Contributory items

15 Etham Avenue	Federation house
16-18 Etham Avenue	Federation house
17 Etham Avenue	Federation Inter-War house
19 Etham Avenue	Victorian house
21 Etham Avenue	Federation house
22 Etham Avenue	Inter-war flat building
23 Etham Avenue	Federation house
25 Etham Avenue	Federation house
27 Etham Avenue	Federation house
33 Etham Avenue	Federation house
Etham Avenue	Street trees

2.5.5 Insert a new section on heritage items and their architects (where known).

Heritage Items

- ▶ [Linden, 1905 Federation Arts & Crafts house built for J L Weingarth at 9 Etham Avenue.](#)
- ▶ [Inter-War Californian Bungalow at 2 Sutherland Crescent built in 1923 for W. Roberts](#)
- ▶ [Inter-War Californian Bungalow at 4 Sutherland Crescent designed by Oakley & Middleton Architects for J Saunders in 1925](#)
- ▶ [Craicievar, Inter-War flat building at 32 Etham Avenue built for Mrs E. Dickson](#)
- ▶ [Federation Arts & Crafts group at 37, 39 and 41 Etham Avenue](#)

2.5.6 Amend existing note outlining other relevant provisions for the Etham Avenue HCA.

Note:

- ▶ The Etham Avenue HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 [in this part of the DCP and these controls at B2.2](#) ~~is~~ [are](#) to be read in conjunction with the ~~controls below~~ [provisions at B2.1](#).
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section [B3.8.7](#)). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.5.7 Delete table with existing provisions given the new provisions at B2.1.

B2.2 Etham Avenue, Darling Point	
Objectives	Controls
O1—To ensure that the significant fabric of contributory items is retained.—	C1—Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.
	C2—No alteration to the original details, materials or finishes of the principal

B2.2 Etham Avenue, Darling Point

Objectives	Controls
	<p>form, except to allow for restoration or reconstruction.</p> <p>C3 — Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed and the verandahs reinstated.</p> <p>C4 — Original room layouts and proportions are retained.</p> <p>C5 — Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.</p>
<p>O2 — To conserve the established garden settings, including original elements and features.</p> <p>O3 — To ensure that fences and parking do not detract from the streetscape and heritage significance.</p>	<p>C6 — Established garden settings are retained, including, but not limited to, mature trees, original and early pathways, gates and front fencing, particularly forward of the building line.</p> <p>C7 — Car parking is set back behind the front building line.</p> <p>C8 — Fences are appropriate to the building style and period. Front fences are generally made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.</p>
<p>O4 — To conserve the principal elevation of the original buildings.</p> <p>O5 — To ensure that the architectural character of buildings is not compromised.</p>	<p>C9 — Additions may be located at the rear or within the principal roof form, provided no alterations including dormers and skylights, compromise the significant roof forms.</p> <p>C10 — Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions:</p> <p style="padding-left: 40px;">a) do not visually dominate the existing building. For example, are set down at least 300mm from the existing ridgeline; and</p> <p style="padding-left: 40px;">are designed to be sympathetic and complementary to the original building.</p>

B2.2 Etham Avenue, Darling Point

Objectives

- ~~O6 — To ensure that development does not impact on the significance of heritage items and the heritage conservation area.~~
- ~~O7 — To ensure that development is compatible with the scale and rhythm of the streetscape.~~

Controls

- ~~C11 — Development is a maximum of two storeys at the street elevation.~~
- ~~C12 — Roof forms, scale and character are consistent with the scale and character of the group.~~
- ~~C13 — Existing front and rear setbacks are retained.~~
- ~~C14 — New development is consistent with the setbacks of adjoining dwellings.~~
- ~~C15 — Subdivision or amalgamation will only be permitted if the resulting development is a form that reflects the character of the conservation area and does not require the demolition of a heritage item or contributory item or compromise their setting.~~

2.6 Amendments to section B2.3 Darling Point Road, Darling Point

2.6.1 Renumber caption to Map 3 for Darling Road HCA.

MAP 23 Darling Point Road HCA ~~heritage conservation area~~, Darling Point

2.6.2 Amend the statement of significance to make it stronger.

The Darling Point Road HCA is located within the Darling Point residential precinct and comprises ~~a~~ cohesive group of substantial late 19th and early 20th century houses in the Federation Gothic and Federation Arts and Crafts styles and residential flat buildings, either original or formed by the alteration of large houses.

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

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

The earlier stage of more intense residential development at Darling Point is represented by the large and architecturally distinctive Gothic houses adjacent to the St Marks Church precinct, which were part of the c1841 Glenhurst Estate subdivision.

~~Examples include:-~~

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

The second significant phase of development was associated with the 1907 Springfield Estate subdivision. Examples include the substantial houses at Nos. 42, 44-46 and 48 Darling Point Road which are representative of the Federation [Queen Anne style with Arts and Crafts influence](#). ~~style in a distinct derivation that uses face brickwork that is rare in the Woollahra Municipality.~~ Their siting as a group on the winding Darling Point Road following the contours and their honest use of local materials reflects the principles of the Garden Suburb movement.

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

2.6.3 Enhance the existing desired future character.

- ▶ ~~Development is to retain the significant fabric and key values of the Darling Point Road HCA included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1, 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.~~

2.6.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

32A Darling Point Road	‘Awelon’, Inter-War house
34 Darling Point Road	House
36 Darling Point Road	House
Loftus Reserve	Council reserve

2.6.5 Insert a new section on heritage items and their architects (where known).

Heritage Items

- ▶ [Cloncorrick at No. 32 Darling Point Road, which was designed by the notable architect John Horbury Hunt for the Honourable George Simpson; and](#)
- ▶ [St Canice at 9-11 Loftus Road, which was designed for the Honourable Edward Butler around 1864, possibly by Architect John Frederick Hilly.](#)
- ▶ [The 1908 Federation Arts and Crafts house at 1 Yarranabbe Road.](#)

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

2.6.6 Amend existing note outlining other relevant provisions for the Darling Point Road HCA.

Note:

- ▶ The Darling Point Road HCA is located within the Darling Point precinct. The precinct character statement for the Darling Point precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.3~~ [is are](#) to be read in conjunction with the ~~controls below~~ [provisions at B2.1](#).
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section [B3.8.7](#)). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.6.7 Delete table with existing provisions, given the new provisions at B2.1.

B2.3 Darling Point Road, Darling Point	
Objectives	Controls
O1 — To ensure that the significant fabric of heritage items and contributory items is retained.	C1 — Original principal roof forms, including roof pitch, eaves height and chimneys, are retained. C2 — No alteration to the original details, materials or finishes of the principal form, except to allow for restoration or reconstruction. C3 — Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed. C4 — Original room layouts and proportions are retained. C5 — Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.
O2 — To conserve the established garden settings, including original elements and features.	C6 — Established garden settings are retained, including mature trees, original and early

B2.3 Darling Point Road, Darling Point

Objectives

Controls

~~O3 — To ensure that fences and parking do not detract from the streetscape and heritage significance.~~

~~pathways, gates and front fencing particularly forward of the building line.~~

~~C7 — Car parking is set back behind the front building line.~~

~~C8 — Fencing is appropriate to the style and period of the building. Front fences should generally be made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.~~

~~O4 — To conserve the principal elevation of the original buildings.~~

~~C9 — Additions may be located at the rear or within the principal roof form, provided no alterations including dormers and skylights compromise significant roof forms.~~

~~O5 — To ensure that the architectural character of buildings is not compromised.~~

~~C10 — Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions:~~

~~b) do not visually dominate the existing building. For example, are set down at least 300mm from the existing ridgeline; and~~

~~c) are designed to be sympathetic and complementary to the original building.~~

B2.3 Darling Point Road, Darling Point

Objectives

- ~~O6—To ensure that development does not affect the significance of heritage items and the heritage conservation area.~~
- ~~O7—To ensure that development is compatible with the scale and rhythm of the streetscape.~~

Controls

- ~~C11—Development is a maximum two storeys at the street elevation.~~
- ~~C12—Roof forms, scale and character are consistent with the scale and character of the group.~~
- ~~C13—Existing front and rear setbacks are retained.~~
- ~~C14—New development is consistent with the setbacks of adjoining dwellings.~~
- ~~C15—Subdivision or amalgamation will only be permitted if the resulting development is a form that reflects the character of the conservation area and does not require the demolition of a heritage item or contributory item or compromise their setting.~~

2.7 Amendments to section B2.4 Mona Road, Darling Point

2.7.1 Renumber caption to Map 4 for Mona Road HCA.

MAP 43 Mona Road [HCA](#) ~~heritage conservation area~~

2.7.2 Amend the statement of significance to make it stronger.

The Mona Road HCA is located within the Darling Point residential precinct and comprises dwelling houses, semi-detached houses and ~~apartments~~ [flat buildings](#) that demonstrate the important characteristics of the [Victorian](#), Federation Arts and Crafts and Federation Queen Anne styles.

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

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

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

~~Examples include:—~~

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

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

These houses are orientated towards the harbour and were designed to be accessed from Rushcutters Park via Mona Lane, rather than Mona Road. Significant views of the major elevations of the group are available from Mona Lane, New Beach Road and Rushcutters Bay Park. On the eastern side of the street, examples include:

- ▶ Nos. 15-17 which comprise elevated dwellings and semi-detached dwellings that are fine red brick examples of the Federation Queen Anne style with bow windows, prominent gable ends, decorative fretwork balustrades and tiled with Marseille pattern terracotta tile.

No. 27 which is a three-storey Federation Arts and Crafts styled apartment building in an elevated setting that demonstrates a strong massing with heavy articulation of its roughcast and face brick elevations with restrained decoration and weatherboard balustrading.

2.7.3 Enhance the existing desired future character.

- ▶ Development is to retain the significant fabric and 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. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

2.7.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

<u>Contributory items</u>	
<u>22 Mona Road</u>	<u>Federation house</u>
<u>24 Mona Road</u>	<u>Federation house</u>
<u>26-30 Mona Road</u>	<u>Federation flat building</u>
<u>32 Mona Road</u>	<u>'Radnor', Federation semi-detached house</u>
<u>34 Mona Road</u>	<u>'Booren', Federation semi-detached house</u>
<u>36 Mona Road</u>	<u>Federation house</u>
<u>Mona Lane</u>	<u>Sandstone wall</u>
<u>Mona Road</u>	<u>Street trees</u>

2.6.8 Insert a new section on heritage items and their architects (where known).

Heritage Items

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

- ▶ The houses at Nos. 18-22 are substantial adjoining identical houses designed in the Federation Queen Anne style with face brick, rusticated sandstone foundation walls and slate roofs. Together with Nos. 14 and 16, the sandstone retaining wall to Mona Lane continues the characteristic relationship of the building with the landforms.
- ▶ No. 36a is a landmark face brick building in the Federation Queen Anne Old English style at the northern end of the group, adjacent to Mona.
- ▶ Nos. 15-17 which comprise elevated dwellings and semi-detached dwellings that are fine red brick examples of the Federation Queen Anne style with bow windows, prominent gable ends, decorative fretwork balustrades and tiled with Marseille pattern terracotta tile.
- ▶ No.21-23 (Graycliffe Flats) which are two adjoining houses built in the Federation Arts and Crafts style later converted into flats.
- ▶ No. 25-27 which is a three-storey Federation Arts and Crafts styled apartment building in an elevated setting that demonstrates a strong massing with heavy articulation of its roughcast and face brick elevations with restrained decoration and weatherboard balustrading.

2.7.5 Amend existing note outlining other relevant provisions for the Mona Road HCA.

Note:

- ▶ The Mona Road HCA is located within the Darling Point precinct. The precinct character statement in Chapter B1 ~~in this part of the DCP and these controls at B2.4 is~~ are to be read in conjunction with the provisions at B2.1 ~~controls below.~~
- ▶ The ~~controls below~~ provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the ~~controls below~~ provisions at B2.1 take precedence.

2.7.6 Delete table with existing provisions, given the new provisions at B2.1.

B2.4 Mona Road, Darling Point	
Objectives	Controls
O1 — To ensure that the significant fabric of heritage items and contributory items is retained.—	C1 — Original principal roof forms, including roof pitch, eaves height and chimneys, are retained. C2 — No alteration to the original details, materials or finishes of the principal form, except to allow for restoration or reconstruction. C3 — Original verandahs are not in-filled. Where verandahs have been in-filled, uncharacteristic additions are removed. C4 — Original room layouts and proportions are retained. C5 — Original internal features are retained wherever possible, including (but not limited to) staircases, joinery, fireplaces and ceilings.—

B2.4 Mona Road, Darling Point

Objectives	Controls
O2 — To conserve the established garden settings, including original elements and features.	C6 — Established garden settings are retained, including mature trees, original and early pathways, gates and front fencing particularly forward of the building line.
O3 — To ensure that fences and parking do not detract from the streetscape and heritage significance.	C7 — Sandstone and brick retaining walls are not to be breached by additional openings.
	C8 — Car parking is set back behind the front building line.
	C9 — Fencing is appropriate to the style and period of the building. Front fences should generally be made from masonry materials with steel balustrading (25% transparent), and a maximum height of 1.5m. Pillars may extend to a maximum height of 1.8m.
O4 — To conserve the principal elevations of the original buildings.	C10 — Additions may be located at the rear or in the principal roof form, provided no alterations including dormers and skylights, compromise the significant roof forms.
O5 — To ensure that the architectural character of buildings is not compromised.	C11 — Additions at the side of a residential building may be permitted if set behind the main ridgeline of the existing building, and the additions: a) do not visually dominate the existing building For example, are set down at least 300mm from the existing ridgeline; and are designed to be sympathetic and complementary to the original building.

2.8 Amendments to section B2.5 Loftus Road and Mona Road, Darling Point

2.8.1 Renumber Caption to Map 5 for Loftus Road and Mona Road HCA.

MAP 45 ~~Loftus Road and Mona Road HCA heritage conservation area~~

2.8.2 Amend the statement of significance to make it stronger.

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

group.

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

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

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

In more detail:

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

2.8.3 Enhance the existing desired future character.

- ▶ ~~Development is to~~ To conserve the significant fabric and cohesive character of the Inter-War flat buildings in the Loftus Road and Mona Road HCA. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7., including the garden terraces, landscape plantings and substantial sandstone retaining walls.

2.8.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

<u>38 A Mona Road</u>	<u>'Brailsford', Inter-War flat building</u>
<u>38B Mona Road</u>	<u>'Burford House', Inter-War flat building</u>

Contributory items

[2 Loftus Road](#)

[Inter-War flat building](#)

2.8.5 Insert a new section on heritage items and their architects (where known).

Heritage Item

- ▶ [St Martin's at 4 Loftus Road is a large imposing Inter-War Mediterranean style three storey flat building. It has simplified classical detailing in the Mediterranean style, with a terracotta tiled roof with a band of medallions beneath, timber shutters, and a parapet with a deep entablature featuring medallions. It was designed in 1926 by Crane & Scott Architects for Finlay McLeod.](#)

2.8.6 Amend existing note outlining other relevant provisions for the Loftus Road and Mona Road HCA.

Note:

- ▶ [The Loftus Road and Mona Road HCA is located within the Darling Point precinct. The precinct character statement in Chapter B1 in this part of the DCP and these controls at B2.5 is are to be read in conjunction with the controls at B2.1.](#)
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section [B3.8.7](#)). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.8.7 Delete table with existing provisions, given the new provisions at B2.1.

B2.5 Loftus Road and Mona Road, Darling Point	
Objectives	Controls
O1—To ensure that the significant characteristics of Inter-War flat buildings are retained and protected.	C1—Original fabric, finishes and architectural features representative of the Inter-War Mediterranean style are retained, including:
O2—To conserve the principal elevation of the heritage items and contributory items.	a) timber shutters;
	Marseille tiled roofs;
	Juliet balconies; and
	arched openings.
O3—To conserve the established garden settings, including original elements and features.	C4—Established garden settings are retained, including the garden terraces, landscape plantings and sandstone retaining walls.

2.9 Amendments to section B2.6 Aston Gardens, Bellevue Hill

2.9.1 Renumber Caption to Map 5 for Aston Gardens HCA.

MAP 65 Aston Gardens [HCA](#) ~~heritage conservation area~~

2.9.2 Amend the statement of significance to make it stronger.

The Aston Gardens HCA is an outstanding group of significant Inter-War flat buildings designed by prominent architects that remain largely intact [in their fabric, 1927 subdivision pattern and garden](#)

~~settings. The subdivision pattern of the street dates from 1927 and also remains largely intact. The garden settings are also mostly intact.~~

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

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

2.9.3 Enhance the existing desired future character.

- ~~Development is to~~ conserve the significant ~~fabric character elements~~ of the Aston Gardens HCA, ~~particularly the buildings, their settings and street presentation.~~ This includes retaining contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

2.9.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

<u>1 Aston Gardens</u>	<u>'Gloucester House', Inter-War flat building</u>
<u>2 Aston Gardens</u>	<u>Inter-War flat building</u>
<u>3 Aston Gardens</u>	<u>'Novar', Inter-War flat building</u>
<u>4 Aston Gardens</u>	<u>'Kalorama', Inter-War flat building</u>
<u>5 Aston Gardens</u>	<u>Inter-War flat building</u>
<u>6 Aston Gardens</u>	<u>'Braemar', Inter-War flat building</u>
<u>7 Aston Gardens</u>	<u>'Miramar', Inter-War flat building</u>
<u>8 Aston Gardens</u>	<u>'Mirradong', Inter-War flat building</u>
<u>9 Aston Gardens</u>	<u>'Cranston', Inter-War flat building</u>

2.9.5 Amend existing note outlining other relevant provisions for the Aston Gardens HCA.

Note:

- The Aston Gardens HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 ~~in this part of the DCP~~ and these controls at B2.6 ~~is are~~ to be read in conjunction with the ~~controls below provisions~~ at B2.1.

- The ~~controls below provisions at B2~~ apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3 Section ~~B3.8.7~~). Where there is an inconsistency, the ~~controls below provisions at B2.1~~ take precedence.

2.9.6 Delete table with existing provisions, given the new provisions at B2.1.

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

2.10 Amendments to section B2.7 Victoria Road, Bellevue Hill

2.10.1 Renumber Caption to Map 7 for Victoria Road HCA.

MAP 7 ~~6~~ Victoria Road HCA ~~heritage conservation area~~

2.10.2 Amend the statement of significance to make it stronger.

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

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

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

Typical materials include polychromatic brickwork incorporating heraldic motifs and label moulds, tapestry pattern brickwork and stepped and vertically aligned brickwork to parapets which enhances the HCA's aesthetic significance. Coloured lead lighting patterned glazing to express stairways and

multi-paned window sashes reinforce the eclectic use of stylistic elements in the buildings. Raised parapets and high gables provide silhouetted forms against the skyline whilst sandstone faced basement garages provide a pediment to many of the buildings. Specialised finishes include limited use of glazed architectural terracotta, chromed door hardware and timber panelling to the entry lobbies.

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

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

2.10.3 Enhance the existing desired future character.

- ▶ Development is to To conserve the significant fabric and cohesive character of the Inter-War flat buildings in the Victoria Road HCA, ~~including the external building forms, fabric, detailing and hard landscaping from the original period of construction.~~ This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

2.10.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

<u>169-171 Victoria Road</u>	<u>'Hillcrest,' Inter-War flat building</u>
<u>175 Victoria Road</u>	<u>Inter-War flat building</u>
<u>177 Victoria Road</u>	<u>Inter-War flat building</u>
<u>179 Victoria Road</u>	<u>Inter-War flat building</u>

2.10.5 Insert a new section on heritage items and their architects (where known).

Heritage Items

- ▶ The Art Deco Inter-War flat buildings at 165 and 167 Victoria Road built for developer H E Rogers

2.10.6 Amend existing note outlining other relevant provisions for the Victoria Road HCA.

Note:

- ▶ The Victoria Road HCA is located within the Bellevue Hill South precinct. The precinct character statement for the Bellevue Hill South precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.7~~ is are to be read in conjunction with the ~~controls below~~ provisions at B2.1.
- ▶ The ~~controls below~~ provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP; this includes controls for Inter-War flat buildings (Chapter B3

Section B3.8.7). Where there is an inconsistency, the ~~controls below~~ provisions at B2.1 take precedence.

2.10.7 Delete table with existing provisions, given the new provisions at B2.1.

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

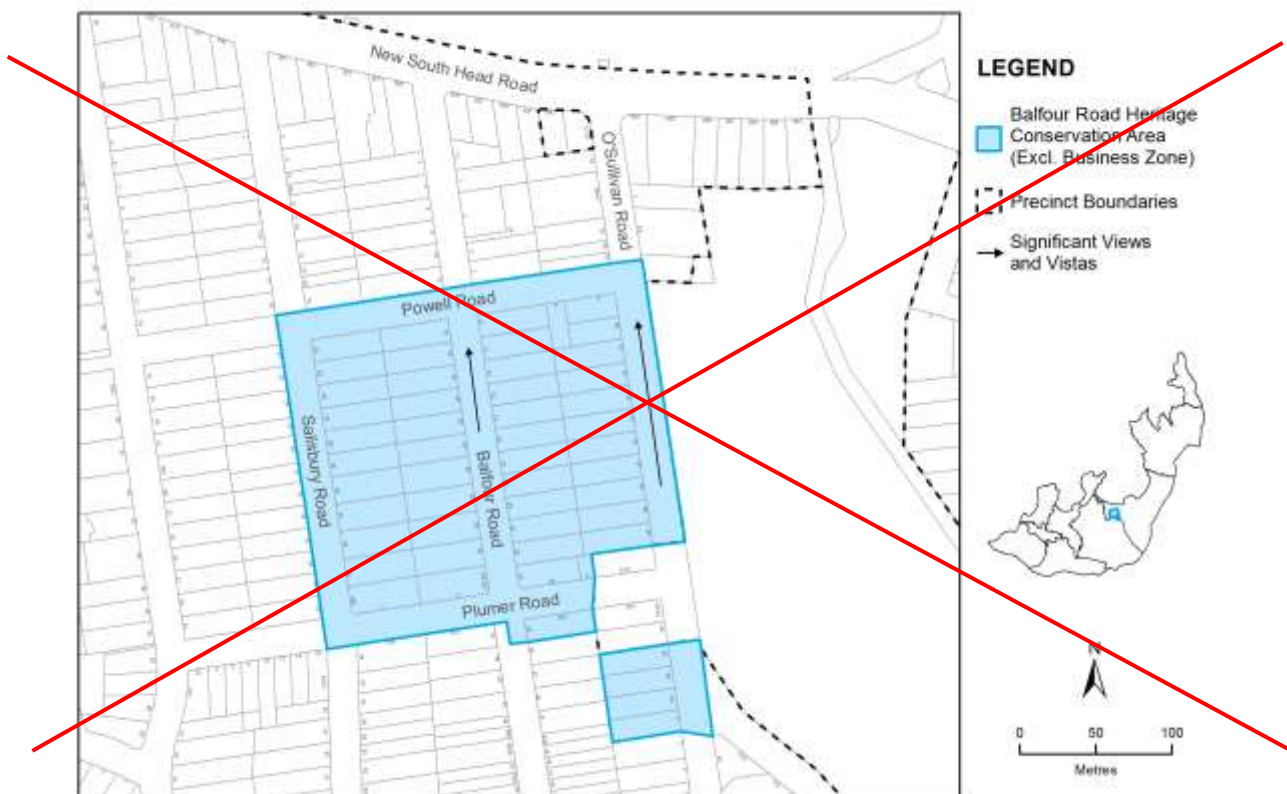
2.11 Amendments to section B2.8 Balfour Road, Rose Bay

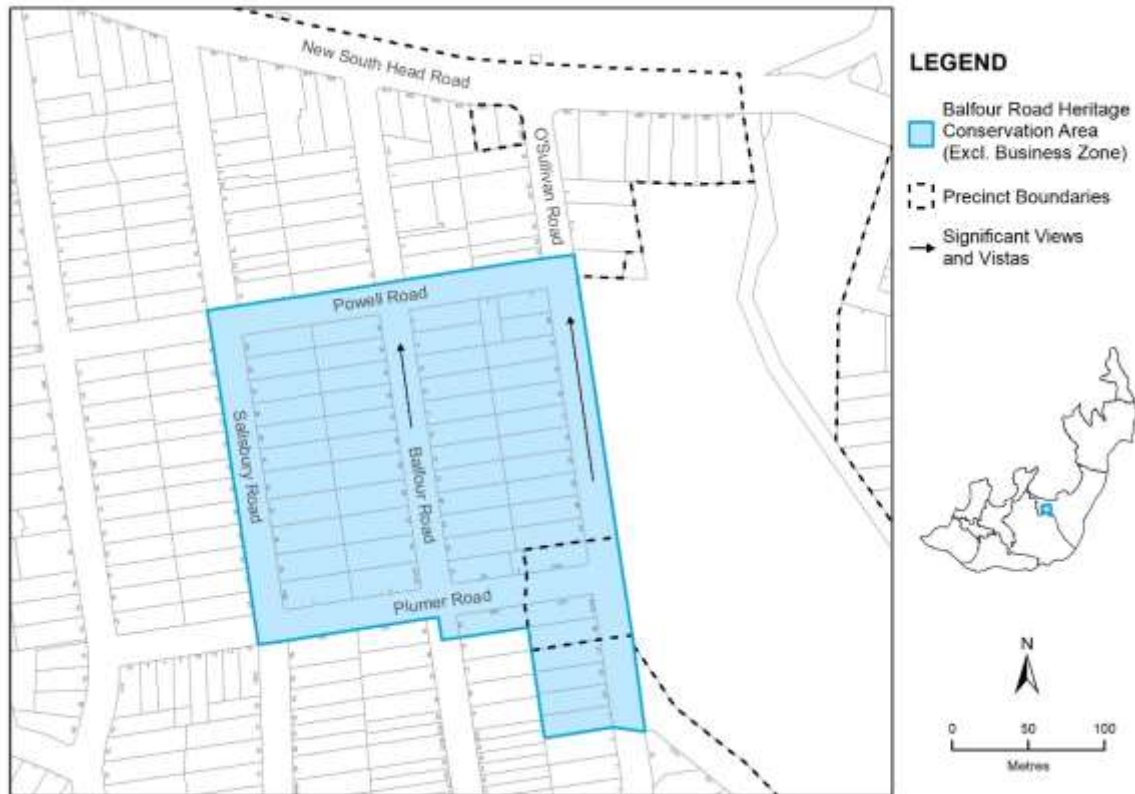
2.11.1 Administrative change in the heading to include Bellevue Hill in addition to Rose Bay suburb

B2.8 Balfour Road, Rose Bay/Bellevue Hill

2.11.2 Replace Map for Balfour Road and renumber caption to Map 8 for Balfour Road HCA

MAP 78 Balfour Road HCA ~~heritage conservation area~~





2.11.3 Amend the statement of significance to make it stronger.

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

This HCA represents the intensified residential development of [Bellevue Hill and](#) Rose Bay in the Inter-War period following subdivisions of the [Beresford Estate](#) ~~Ryan's Dairy earlier in the century~~ and the introduction of regular public transport along New South Head Road after 1903.

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

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

The [Beresford Estate subdivision](#) ~~public domain~~ is characterised by [a](#) rectilinear road and subdivision pattern that provides visual and functional links to surrounding areas including the harbour and the nearby golf club.

Note: This HCA contains a local neighbourhood centre, known as the Plumer Road shops. The shops have a business zoning; the relevant objectives and controls for these buildings are contained in Part D of the DCP, Chapter D2 Mixed Use Centres [and Chapter D3 General Controls for Neighbourhood and](#)

2.11.4 Enhance the existing desired future character.

- Development is to retain the significant fabric and key values of the Balfour Road HCA included in the statement of significance. Development is to comply with the provisions outlined in B2.1. To maintain the cohesive streetscape appearance of the two to three storey Inter-War flat buildings, of face brickwork, with low brick fences, uniform setbacks, side driveways for parking and substantial street plantings.

2.11.5 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

11 Balfour Road	Inter-War flat building
13 Balfour Road	Inter-War flat building
14 Balfour Road	Inter-War flat building
15 Balfour Road	Inter-War house
16 Balfour Road	Inter-War Californian Bungalow
17 Balfour Road	‘Bognor’, Inter-War flat building
20 Balfour Road	‘Gladstone Hall’, Inter-War flat building
22 Balfour Road	‘Ashton’, Inter-War flat building
24 Balfour Road	‘Woodburn’, Inter-War flat building
26 Balfour Road	‘Tudor Towers’, Inter-War flat building
27 Balfour Road	Inter-War flat building
28 Balfour Road	Inter-War flat building
29 Balfour Road	Inter-War flat building
30 Balfour Road	‘Loxley’, Inter-War flat building
31 Balfour Road (aka 5 Plumer Road)	Inter-War flat building
32 Balfour Road	‘Chiltern’, Inter-War flat building
33 Balfour Road (aka 22 Plumer Road)	Inter-War flat building
34-36 Balfour Road (aka 3 Plumer Road)	‘Yalambée’, Inter-War flat building
7 Plumer Road	Inter-War substation
9-23 Plumer Road	Inter-War commercial building
2 Powell Road	Inter-War flat building

Contributory items

4 Powell Road	Inter-War flat building
71 O'Sullivan Road	Inter-War flat building
73 O'Sullivan Road	Inter-War house
81 O'Sullivan Road	‘Golf View Court’, Inter-War flat building
83 O'Sullivan Road	Inter-War flat building
85 O'Sullivan Road	‘Knowle Court’, Inter-War flat building
87 O'Sullivan Road	Inter-War flat building
89-93 O'Sullivan Road (aka 24 Plumer Road)	Inter-War commercial building
99 O'Sullivan Road	‘Glamis’, Inter-War flat building
20 Salisbury Road	Inter-War Bungalow
22 Salisbury Road	Inter-War Bungalow
24 Salisbury Road	Inter-War Bungalow
26 Salisbury Road	Inter-War Bungalow
28 Salisbury Road	‘St Dunstons’ Inter-War flat building
30 Salisbury Road	‘Inter-War flat building’
32 Salisbury Road	‘Tarana’, Inter-War flat building
34 Salisbury Road	Inter-War flat building
36 Salisbury Road	‘Cranston’, Inter-War flat building
38 Salisbury Road	‘Darlington’, Inter-War flat building
40 Salisbury Road (aka 1 Plumer Road)	Inter-War flat building
Balfour Road	Street trees
Salisbury Road	Street trees
O'Sullivan Road	Street trees

2.11.6 Insert a new section on heritage items and their architects (where known).

Heritage Items

- ▶ [St Bernard Hall](#), the Art Deco style Inter-War flat building at 9 Balfour Road built by J M Park.
- ▶ [The group of Inter-War flat buildings at 19 \(Wycombe\), 21, 23 and 25 Balfour Road \(Springfield\) built by local developers H Rogers \(1939\), J B McNamara \(1939\), H Rogers \(39\) and E Miller \(1936\).](#)
- ▶ [Bus stop shelter at the intersection with Plumer Road.](#)
- ▶ [Darnley](#), the Inter-War Mediterranean flat building at 79 O'Sullivan Road developed by Dr L. Taylor (1933).
- ▶ [Avalon](#), the Art Deco style Inter-War flat building at 97 O'Sullivan Road developed by M M Hogg (1939).
- ▶ [A pair of Art Deco style Inter-War flat buildings at 101 O'Sullivan Road and 1 Latimer Road developed by P. Samsonovich \(1933 and 1934\).](#)

2.11.7 Amend existing note outlining other relevant provisions for the Balfour Road HCA.

Note:

- ▶ The Balfour Road HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.8 is are~~ to be read in conjunction with the ~~controls provisions at B2.1 below~~.
- ▶ The ~~controls below provisions at B2~~ apply in addition to those in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section B3.8.7). Where there is an inconsistency, the ~~controls below provisions at B2.1~~ take precedence.

2.11.8 Delete table with existing provisions, given the new provisions at B2.1.

B2.8 Balfour Road, Rose Bay	
Objectives	Controls
O1 — To conserve the buildings and their landscape settings.	C1 — Development maintains a uniform front setback with no substantial structures within this setback.
O2 — To maintain the streetscape appearance with uniform setbacks.	C2 — New development provides front setbacks which are the same as those on adjoining lots. Where adjoining lots have different setbacks, then an average of the two is provided.
	C3 — New development maintains the existing building separation pattern by providing a side driveway, or similar setback to one side boundary.
	C4 — For corner sites the secondary frontage may have a small setback, similar to existing corner developments.
	C5 — New development provides additional street tree plantings and includes appropriate landscaping of the front setback.
	C6 — The existing tree canopy is retained.
	C7 — No avenue street trees are removed unless they pose a risk.
O3 — To maintain existing building scale, form and height, and ensure new development is compatible with the streetscape.	C8 — No increase in height of existing buildings.
	C9 — New development is not more than three storeys.
	C10 — Notwithstanding C9 above, new development is not higher than development on the adjoining land.

B2.8 Balfour Road, Rose Bay

Objectives	Controls
	C11—New development displays similar roof form and pitch of the adjoining buildings, particularly when viewed from the street.
O6—To ensure that the character of original roofscapes is maintained.	C12—An additional storey is not permitted in the roof structure of existing buildings. C13—New roofs are a similar pitch and style (i.e. hipped and gabled) and use similar materials (i.e. terracotta tiles/slate). C14—Dormer windows are not permitted in existing or proposed roofs.
O7—To maintain the streetscape appearance of low brick fences.	C15—New front fences are low and open, typically with low brick piers and infill. C16—Low hedges may be used as infill for fences. C17—Fences are not permitted in the front setback area to divide the area into courtyards for individual flats. C18—Secondary frontages on corner blocks have no fence, or a very low fence and landscaping.
O8—To ensure that parking and access does not detract from the cohesive streetscape appearance.	C19—Parking spaces, carports or garages are not permitted in the front setback. C20—Parking is located at the rear of buildings with side driveways, consistent with the historical pattern in the area.

2.12 Amendments to section B2.9 Beresford Estate, Rose Bay

2.12.1 Renumber caption to Map for Beresford Estate HCA

MAP ~~89~~ Beresford Estate [HCA](#) ~~heritage conservation area~~

2.12.2 Amend the statement of significance to make it stronger.

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

The group demonstrates a variety of characteristic external elements of the Federation Arts and Crafts style of architecture, including broad walls of rough cast render with face brick often on sandstone bases, dominant roofs in slate or terracotta tiles with prominent chimneys, and decorative timber

detailing. These demonstrate the fashionable use of prominent gable features and arched openings and occasional buttressed walls. The gardens generally remain as informal layouts, retaining mature trees and original stone walls with wrought iron details or brick fencing with timber details.

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

2.12.3 Enhance the existing desired future character.

- ~~Development is to~~ To conserve the significant ~~fabric elements~~ of the Federation Arts and Crafts Group in the Beresford Estate HCA, ~~including the dominant roofs, prominent chimneys, decorative timber detailing of the buildings, mature trees, original stone walls and fences.~~ This includes retaining heritage items, contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.

2.12.4 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

<u>2 Balfour Road</u>	<u>'Glen Alpin', Federation house</u>
<u>3 Balfour Road</u>	<u>Federation house</u>
<u>4 Balfour Road</u>	<u>Federation house</u>
<u>6 Balfour Road</u>	<u>Federation house</u>
<u>8 Balfour Road</u>	<u>Federation house</u>
<u>10 Balfour Road</u>	<u>Federation house</u>
<u>12 Balfour Road</u>	<u>Federation house</u>

2.12.5 Amend existing note outlining other relevant provisions for the Beresford Estate HCA.

Note:

- The Beresford Estate HCA is located within the Bellevue Hill North precinct. The precinct character statement for the Bellevue Hill North precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.9 is are~~ to be read in conjunction with the provisions at B2.1 ~~controls below.~~
- The ~~controls below~~ provisions at B2 apply in addition to the general development controls in Chapter B3 in this part of the DCP, including controls for Inter-War residential flat buildings (Section B3.8.7). Where there is an inconsistency, the ~~controls below~~ provisions at B2.1 take precedence.

2.12.6 Delete table with existing provisions, given the new provisions at B2.1.

B2.9 Beresford Estate, Rose Bay

Objectives	Controls
<p>O1 — To maintain the streetscape character.</p> <p>O2 — To conserve the buildings and their settings.</p>	<p>C1 — Original principal roof forms, including roof pitch, eaves height and chimneys, are retained.</p> <p>C2 — Alterations to the original details, materials or finishes of the principal form are not permitted, except for restoration or reconstruction.</p> <p>C3 — Original verandahs are not in-filled.</p> <p>C4 — Room layout and original proportions are retained.</p> <p>C5 — Elements of the established garden settings are retained, including mature trees, original pathways, gates and front fencing forward of the building line.</p>
<p>O3 — To maintain the streetscape appearance with uniform setbacks.</p> <p>O4 — To ensure that parking and access does not detract from the streetscape appearance.</p>	<p>C6 — Front setbacks are consistent with the group.</p> <p>C7 — Car parking is located behind the building line.</p> <p>C8 — Where there is no side setback greater than 3m any existing car parking structure forward of the building line may only be replaced by a single pergola structure forward of the building line and to the side of the property.</p>
<p>O5 — To maintain the existing building scale, form and height, and ensure new development is compatible with the streetscape.</p>	<p>C9 — Development is a maximum two storey high with pitched roof forms. The scale and character is consistent with the group.</p> <p>C10 — Additions may be located at the rear or in the principal roof form, provided no alteration to the principal roof form, including dormers, is visible from the public domain.</p> <p>C11 — Additions at the side of a residential building may only be permitted if:</p> <p style="padding-left: 40px;">a) the addition is designed to respect and enable interpretation of the form of the existing building; and</p>

B2.9 Beresford Estate, Rose Bay

Objectives

Controls

additions are set behind the main-
ridgeline of the existing building so
that the forms are secondary to the
existing building.

2.13 Amendments to section B2.10 Rose Bay Gardens Estate, Rose Bay

2.13.1 Renumber Caption to Map 10 for Rose Bay Gardens Estate HCA.

MAP 910 Rose Bay Gardens Estate HCA ~~heritage conservation area~~

2.13.2 Enhance the existing desired future character.

- Development is to retain the significant fabric and cohesive character ~~character elements~~ of the Inter-War flat buildings in the Rose Bay Gardens Estate HCA, ~~including the buildings, their settings and the views from the public domain to and between the buildings, the golf course and Lyne Park.~~ This includes retaining contributory items as well as their curtilage. Development is to comply with the provisions outlined in B3.8.7.

2.13.3 Include a new section listing contributory items.

Contributory Items

While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.

Contributory items

<u>1 Elanora Street</u>	<u>'Bonny View', Inter-War flat building</u>
<u>3 Elanora Street</u>	<u>'Tintagel', Inter-War flat building</u>
<u>5 Elanora Street</u>	<u>'Toorak', Inter-War flat building</u>
<u>1 Iluka Street</u>	<u>'Cardwell', Inter-War flat building</u>
<u>2 Iluka Street</u>	<u>'Roslyn', Inter-War flat building</u>
<u>3 Iluka Street</u>	<u>Inter-War flat building</u>
<u>4 Iluka Street</u>	<u>'Dorchester', Inter-War flat building</u>
<u>1 Manion Avenue</u>	<u>'Gainsborough', Inter-War flat building</u>
<u>2 Manion Avenue</u>	<u>'Kinvarra', Inter-War flat building</u>
<u>3 Manion Avenue</u>	<u>'Embassy', Inter-War flat building</u>
<u>4 Manion Avenue</u>	<u>'Carnarvon', Inter-War flat building</u>
<u>5 Manion Avenue</u>	<u>'Werrington', Inter-War flat building</u>
<u>6 Manion Avenue</u>	<u>'Clairvaux', Inter-War flat building</u>
<u>7 Manion Avenue</u>	<u>'Rosemont', Inter-War flat building</u>

Contributory items

8 Manion Avenue	Inter-War flat building
9 Manion Avenue	‘Toronto’, Inter-War flat building
10 Manion Avenue	‘Greystanes’, Inter-War flat building
11 Manion Avenue	‘Novacastria’, Inter-War flat building
12 Manion Avenue	‘Cardington’, Inter-War flat building
13 Manion Avenue	‘Marlborough’, Inter-War flat building
14 Manion Avenue	‘Chiswick’, Inter-War flat building
15 Manion Avenue	‘Cambridge’, Inter-War flat building
16 Manion Avenue	‘Chatsworth’, Inter-War flat building
18 Manion Avenue	‘Brenchley’, Inter-War flat building
20 Manion Avenue	‘Chesterton’, Inter-War flat building
22 Manion Avenue	Inter-War flat building
24 Manion Avenue	Inter-War flat building
26 Manion Avenue	‘Grantham’, Inter-War flat building

2.13.4 Amend existing note outlining other relevant provisions for the Rose Bay Gardens Estate HCA.

Note:

- ▶ The Rose Bay Gardens Estate is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.10 is~~ [are](#) to be read in conjunction with the [provisions at B2.1](#) ~~controls below~~.
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section [B3.8.7](#)). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.13.5 Delete table with existing provisions, given the new provisions at B2.1.

B2.10 Rose Bay Gardens Estate, Rose Bay

Objectives

Controls

~~O1 To retain and conserve the buildings and their settings.~~

~~C1 The building and its setting is conserved in accordance with the Inter-War flat building controls in Chapter B3 Section 3.8.7.~~

~~O2 To protect important views from the public domain.~~

~~C2 Views from the street and public open space areas to the harbour and other parts of the city must be retained.~~

~~C3 Development maintains the significant views and vistas identified on the map for the HCA.~~

2.14 Amendments to section B2.11 Kent Road, Rose Bay

2.14.1 Renumber caption to Map 11 for Kent Road HCA.

MAP 1011 Kent Road **HCA** ~~heritage conservation area~~

2.14.2 Amend the statement of significance to make it stronger.

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

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

The road is dominated at its lower end by the impressive mass and detail of the historically, aesthetically and socially significant 1920s Clubhouse building and its immediate setting. ~~The other~~ **Contributory** buildings in the street ~~are 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;~~ **and**
- ▶ Inter-War flats and houses built between 1920 and the late 1930s which were a direct result of rapid residential expansion of Rose Bay following the First World War; ~~and~~
- ▶ ~~infill developments which have replaced earlier buildings or vacant sites in the late 20th century.~~

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

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

The area also has significant aesthetic qualities arising from the overall form and layout of the

subdivision, the presence of prominent mature gardens and the character created by a variety of substantial street tree plantations.

2.14.3 Enhance the existing desired future character.

- ▶ [Development is to retain significant fabric and key values of the Kent Road HCA included in the statement of significance. This includes retaining heritage items and contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.](#)
- ▶ ~~To conserve the streetscape characteristics that gives the Kent Road HCA its special sense of identity.~~
- ▶ ~~To ensure that individual heritage items are retained and conserved, as well as their streetscape context and curtilage.~~

2.14.4 Include a new section listing contributory items.

Contributory Items

[While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.](#)

[Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.](#)

Contributory items

<u>2 Kent Road</u>	<u>'Kentwood', Inter-War flat building</u>
<u>10 Kent Road</u>	<u>'Nerong', Inter-War flat building</u>
<u>10A Kent Road</u>	<u>'Erifilli', Inter-War flat building</u>
<u>12 Kent Road</u>	<u>'Gleneagle', Inter-War flat building</u>
<u>14 Kent Road</u>	<u>Inter-War house</u>
<u>18 Kent Road</u>	<u>'Penrhos', Inter-War house</u>
<u>22 Kent Road</u>	<u>Inter-War house</u>
<u>23 Kent Road</u>	<u>'Te Puke', Federation house</u>
<u>24 Kent Road</u>	<u>Inter-War flat building</u>
<u>25 Kent Road</u>	<u>'Belsize', Federation house</u>
<u>27 Kent Road</u>	<u>'Lynton', Federation house</u>
<u>28 Kent Road</u>	<u>'Narua Flats', Inter-War flat building</u>
<u>29-31 Kent Road</u>	<u>'Sama Jean', Federation house</u>
<u>30 Kent Road</u>	<u>Inter-War house</u>
<u>36 Kent Road</u>	<u>Inter-War house</u>
<u>38 Kent Road</u>	<u>Inter-War flat building</u>
<u>Kent Road</u>	<u>Street trees</u>

2.14.5 Insert a new section on heritage items and their architects (where known).

Heritage Items

- ▶ [Royal Sydney Golf Club, Federation Arts & Crafts building designed by Halliday & Wilton Architects in 1922 after a major fire destroyed the 1905 building.](#)

- ▶ [Federation Arts and Crafts house at 699 New South Head Road, built in 1914 for J M Macdonald.](#)
- ▶ [Fermoyale, Inter-War flat building at 4A Kent Road, developed by P M Pegum in 1934 by Fowell & McConnell Architects.](#)
- ▶ [Sherland Lodge at 16 Kent Road, 1923 Inter-War Mediterranean style house by Architect Kenneth Webb, modified by Joseland & Gilling in 1932.](#)
- ▶ [Samares, c1909 Arts & Crafts house at 17 Kent Road for Dr. J Flashman.](#)
- ▶ [The Knoll, Inter-War Georgian Revival style house at 19 Kent Road, designed by Scott, Green & Scott Architects for W. A. Freeman in 1935.](#)
- ▶ [Tudor House, 1924 Old English Style Inter-War flat building at 20 Kent Road built by L L Messey.](#)
- ▶ [Inter-War Georgian Revival house at 32 Kent Road designed by Spain & Cosh Architects in 1936 for F M Johnson.](#)

2.14.6 Amend existing note outlining other relevant provisions for the Kent Road HCA.

Note:

- ▶ The Kent Road HCA is located within the Rose Bay precinct. The precinct character statement for the Rose Bay precinct in Chapter B1 ~~in this part of the DCP~~ [and these controls at B2.11](#) ~~is are~~ to be read in conjunction with the [provisions at B2.1](#) ~~controls below~~.
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 of this part of the DCP, General Development Controls, including controls for Inter-War flat buildings (Section [B3.8.7](#)). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.14.7 Delete table with existing provisions, given the new provisions at B2.1.

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

B2.11 Kent Road, Rose Bay

Objectives	Controls
<p>O4 — To ensure that development respects the existing subdivision layout and pattern of building separation.</p>	<p>C5 — Front setbacks are the same as on adjoining lots. Where adjoining lots have different setbacks, then an average of the two is provided.</p> <p>C6 — New development maintains the existing building separation pattern to enable planting of side setbacks and maintenance of views.</p>
<p>O5 — To ensure development maintains the amenity of the public domain by preserving views to adjoining open space areas and the enclosed vistas of the streetscape.</p>	<p>C7 — Development maintains and enhances views between buildings.</p>
<p>O6 — To maintain the variety of exterior building materials and ensure conservation of streetscape character.</p> <p>O7 — To ensure that external facades are sympathetic to the original building and the predominant streetscape character.</p>	<p>C8 — Any replacement of original building fabric is of a similar material and type (e.g. timber for timber, terracotta tiles).</p> <p>C9 — No painting, bagging or rendering of original face brickwork.</p> <p>C10 — No infilling (by glazing or otherwise) of original verandahs or balconies.</p> <p>C11 — New structures or additions visible from the public domain use compatible materials.</p> <p>C12 — New roofs are a similar pitch and style (i.e. hipped or gabled), and use similar materials (i.e. terracotta tiles or slate).</p> <p>C13 — Roof structures, such as skylights and solar panels, are not to be visible from the street.</p>
<p>O8 — To ensure that significant fences are conserved.</p> <p>O9 — To ensure that new front fences are compatible with the streetscape character of the HCA.</p>	<p>C14 — Sandstone walls are retained.</p> <p>C15 — Original front fences and gates are retained, where practical.</p> <p>C16 — New front fences and gates designed to be compatible with the streetscape:</p> <p style="padding-left: 20px;">a) On the western side of Kent Road fences are low.</p>

B2.11 Kent Road, Rose Bay

Objectives

Controls

- b) ~~On the eastern side—fences reflect the characteristic sandstone base with open or vegetated infill.~~

~~C17—New fences and gates are a height similar to fences on adjoining blocks (generally 400mm-900mm).—~~

~~O40—To ensure that on-site parking does not dominate the streetscape.~~

~~C18—No garages or carports are located within the front building setback.~~

2.15 Amendments to section B2.12 Bell Street, Vacluse

2.15.1 Renumber caption to Map 12 for Bell Street HCA.

MAP ~~11~~12 Bell Street HCA ~~heritage conservation area~~

2.15.2 Amend the statement of significance to make it stronger.

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

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

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

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

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

~~Examples include:~~

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

2.15.3 Enhance the existing desired future character.

- ~~▶ Development is t~~To retain the significant fabric and key values of the Bell Street HCA and enhance the contributory items and their settings in the Bell Street HCA. This includes retaining

[contributory items as well as their curtilage. Development is to comply with the provisions outlined in B2.1.](#)

- ▶ [Development generally follows the form of the established cottages with simple, rectangular volumes and traditionally pitched roofs.](#)

2.15.4 Include a new section listing contributory items.

Contributory Items

[While not individually listed as heritage items, contributory items contribute to the character of the HCA and are consisted to contain significant fabric. Contributory items have been identified through heritage studies and surveys undertaken by Council.](#)

[Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items.](#)

Contributory items

4 Bell Street	Weatherboard house
6 Bell Street	Weatherboard house
7 Bell Street	Weatherboard house, associated with noted 19th century Australian watercolourist Pilford Fletcher Watson
8 Bell Street	Weatherboard house
10 Bell Street	Weatherboard house
11 Bell Street	Weatherboard house
12 Bell Street	Weatherboard house
14 Bell Street	Weatherboard house
16 Bell Street	Weatherboard house
18 Bell Street	Weatherboard house

2.15.5 Amend existing note outlining other relevant provisions for the Bell Street HCA.

Note:

- ▶ The Bell Street HCA is located within the Vaucluse East precinct. The precinct character statement for the Vaucluse East precinct in Chapter B1 ~~in this part of the DCP and these controls at B2.12 is~~ [are](#) to be read in conjunction with the [provisions at B2.1](#) ~~controls below~~.
- ▶ The ~~controls below~~ [provisions at B2](#) apply in addition to the general development controls in Chapter B3 in this part of the DCP, [including controls for Inter-War residential flat buildings \(Section B3.8.7\)](#). Where there is an inconsistency, the ~~controls below~~ [provisions at B2.1](#) take precedence.

2.15.6 Insert a caption to Figure 1

Figure 2: 12 Bell Street, Vaucluse

2.15.7 Delete table with existing provisions, given the new provisions at B2.1.

B2.12 Bell Street, Vacluse

Objectives

- O1 — To retain the significant character elements of the built form in the Bell Street HCA.
- O2 — To ensure that alterations and additions are sympathetic and allow interpretation of the original building form.

Controls

- C1 — Development corresponds to the front alignment of adjoining buildings.
- C2 — Building height corresponds to the height of adjoining buildings and is to be limited to a single storey with attic level and/or, where site and context are suitable, a two storey pavilion style rear extension connected to the cottage by a smaller scaled structure.
- C3 — Development follows the established cottage forms with simple, rectangular volumes and traditionally pitched roofs. No flat roofs on primary, street facing, volumes.
- C4 — Materials are timber lining boards for walls and corrugated steel for roofs. Exposed or rendered brickwork may be used for walls and tiles for roofs in the case of additions depending on context.
- C5 — Garages and car parking structures are set back beyond the front building line.
- C6 — Front fences are a maximum 1.2m in height using: timber pickets, timber post and rail with wire inserts, or rendered masonry consistent, with the character of the house on the site.
- C7 — Views from the street and public open space areas to the harbour and other parts of the city are retained.
- C8 — Development maintains the significant views and vistas identified on the map for the HCA.