

Chapter C3 Watsons Bay Heritage Conservation Area

Part C ► Heritage Conservation Areas

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Chapter C3 ► Watsons Bay HCA

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C3.1 Introduction

C3.1.1 Background

Watsons Bay is an area of outstanding natural beauty with a rich cultural heritage. Its location on a narrow peninsula separating the Tasman Sea from Sydney Harbour results in it being a gateway to Sydney Harbour - one with dramatic coastlines, spectacular views and a varied landscape.

Historically, it was the third permanent European settlement of Sydney, a strategic defence site and important in its role as a marine village. This is represented in the variety of building types and remnant structures that exist in the area today. The built form of the residential and commercial areas is juxtaposed against scenic beaches and foreshore, bushland reserves and urban parks, and elevated topography.

The Watsons Bay Heritage Conservation Area (HCA) chapter of the DCP recognises the elements that contribute to the heritage significance and character of Watsons Bay and looks to ensure that new development in the area is sympathetically designed. It is not intended to prevent compatible new development from occurring in the area. Rather, it recognises the elements that contribute to the heritage significance and character of Watsons Bay and seeks to guide how these can be developed and managed in a positive way to enhance the values of the area.

C3.1.2 Land where this chapter applies

This chapter applies to the land identified in Map 1 on the following page.

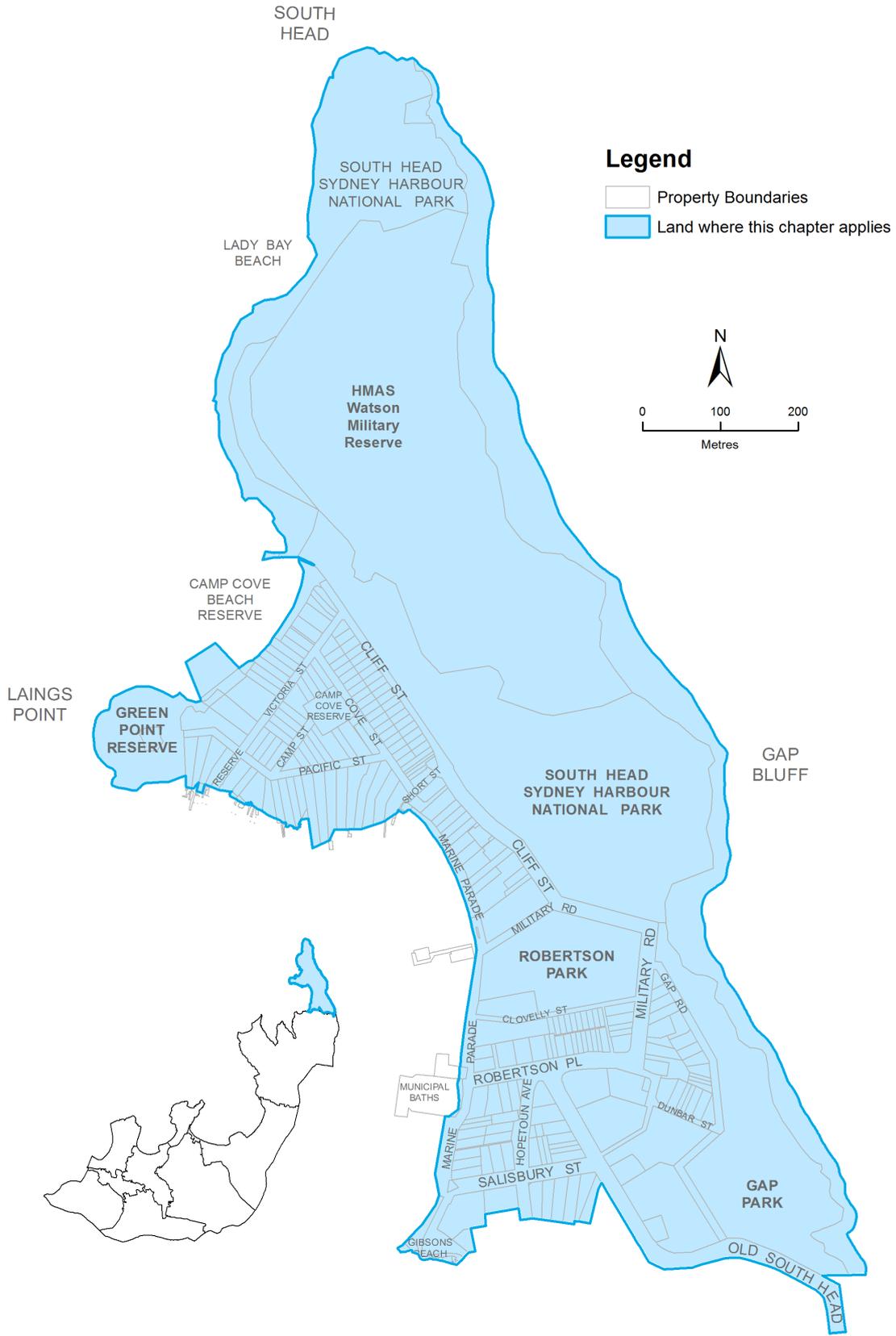
This predominantly comprises land identified as the Watsons Bay HCA in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014), but also includes other land, such as HMAS Watson.

C3.1.3 Development to which this chapter applies

This chapter applies to development that requires consent under Woollahra LEP 2014.

Note: Parts of Watsons Bay are under the control of State or Commonwealth authorities and development within these precincts does not require consent from Council. For those precincts, this chapter provides a set of guidelines for those authorities to consider when preparing any plans of management or undertaking development in the precinct.

MAP 1 Watsons Bay HCA chapter boundary



C3.1.4 Objectives

The objectives of this chapter are:

- 01 To facilitate the implementation of the objectives and provisions relating to heritage conservation in Woollahra LEP 2014.
- 02 To acknowledge and conserve the unique built and natural heritage significance of Watsons Bay including places of importance for Aboriginal people.
- 03 To require the retention and appropriate development of heritage items and contributory items.
- 04 To ensure that proposed development is compatible with the significance of the Watsons Bay HCA and the character of its individual precincts.
- 05 To provide controls that encourage contemporary design which responds appropriately to the character of Watsons Bay and the identified heritage values of the area.
- 06 To encourage and promote public awareness, appreciation, understanding and knowledge of heritage conservation.
- 07 To enhance amenity and heritage values within Watsons Bay.

C3.1.5 Relationship to other parts of the DCP

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

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

C3.1.6 Definitions

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

These definitions apply in addition to the definitions in Part A Chapter A3 of the DCP, the EP&&Act and Woollahra LEP 2014.

missing elements	based on known evidence, including where the missing elements exist to related properties rather than speculation).
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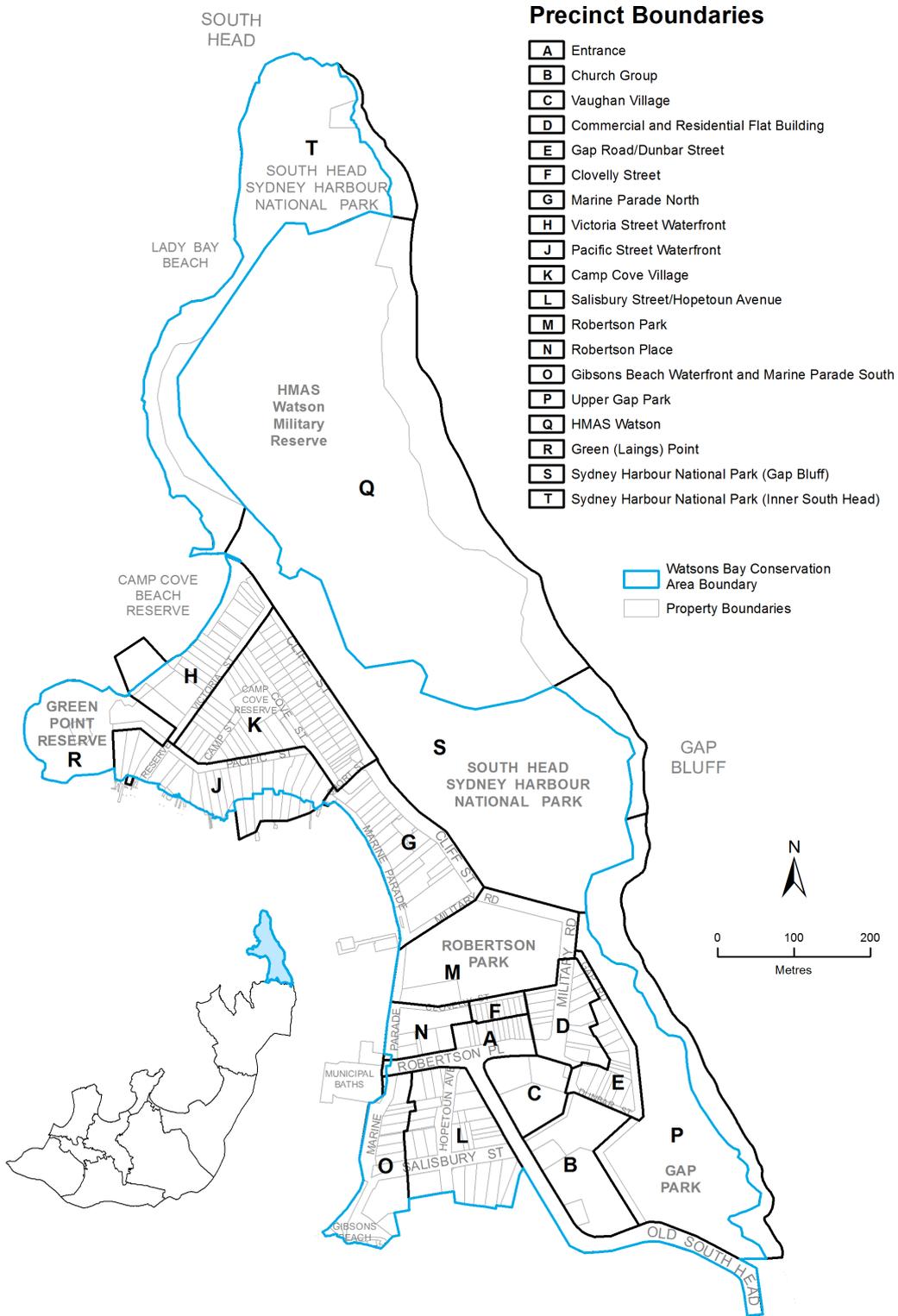
C3.1.7 How to use this chapter

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

TABLE 1 How to use this chapter

Steps to be considered for all development	
Step 1	<p>Understanding the context</p> <ul style="list-style-type: none"> ▶ Read Section C3.2 including the statement of significance for the Watsons Bay HCA and the key heritage values. ▶ Identify the precinct where the subject site is located (refer to Map 2). Read the precinct character statement in Section C3.4.
Step 2	<p>Understanding your site</p> <ul style="list-style-type: none"> ▶ Identify whether the building or site is a heritage item as identified in Woollahra LEP 2014. ▶ Identify whether the building or site is a contributory item (refer to Map 3). ▶ Consider the history and relationship of the subject site and surrounding sites, having particular regard to heritage items and contributory items in the street.
Step 3	<p>Addressing the objectives and controls</p> <p>For development that requires consent—each section must be read and the relevant objectives and controls applied:</p> <ul style="list-style-type: none"> ▶ Section C3.3 Objectives for development: These objectives apply to the precinct controls and the general development controls. ▶ Section C3.4 Precincts: This section contains a character statement and controls for each precinct. ▶ Section C3.5 General controls for all development: General controls apply to all development. ▶ Section C3.6 Contributory items: Additional built form controls (if the subject site is a heritage item or a contributory item). ▶ Section C3.7 Public domain: Applies to land owned and/or managed by Council or other public authorities. <p>For development on public land that does not require consent—each of the above sections should be read, and the relevant objectives and precinct guidelines used to inform development to ensure appropriate conservation and management of the heritage values in the precinct.</p>

MAP 2 Watsons Bay precinct boundaries



C3.2 Understanding the context

C3.2.1 Historic context

The natural landscape of Watsons Bay has been dominated by the sea and harbour, influencing its occupation by the original landowners, the Birrabirragal People, and later European settlers. Watsons Bay was the site of the first landing within Sydney Harbour. Permanently occupied from 1790, it is one of the earliest European settlements in Australia. Its rich maritime history is evident in a variety of built and landscape elements that reflect its role in navigation, defence and recreation.

Maritime village

While a number of early land grants were made from 1793, the area was unsuitable for farming. As the area's primary use was for a variety of maritime related activities, the signal and pilot stations, and later the lighthouse, were established. To supplement the meagre diet of the colonists, the first fishery in the colony was opened in 1792. The popularity of the area increased upon the completion of South Head Road in the 1830s. The 'Town of Watsons Bay' subdivision of 1855 resulted in the existing layout of Watsons Bay Village including Marine Parade and Cliff, Cove, Camp, Pacific, Victoria and Short Streets.

The mix of early landowners, including fisherman, pilots, master mariners and merchants, is reflected in the variety of housing types in the area. These range from fishermen's cottages to large marine villas, the latter including, *Clovelly* (owned by Thomas Watson and later Sir John Robertson) and *Zandvliet* (known today as Dunbar House).

Further development continued throughout the 19th century, including a range of community buildings such as churches and schools. A further wave of construction occurred during the Inter-War period, including more substantial flats, tourist accommodation and commercial development.

Navigation

Watsons Bay has played a key navigational role in guiding ships into the harbour since the early days of the colony. The arrival of a ship was a significant event, being announced by a signal station constructed in 1790 at South Head.

Watsons Bay has been associated with the piloting of ships into the harbour since 1792 when the first pilot station in Australia was established. One of the early pilots was Robert Watson, a former seaman on the First Fleet flagship *HMS Sirius*, after whom the area is named.

A beacon, the first navigational light in Australia, was later installed to guide ships into the harbour. This was later replaced by a number of lighthouses including the existing Hornby Light, erected at Inner South Head in 1857-1858. Another prominent early navigational aid is the stone obelisk at the water's edge at Green (Laings) Point, built in the 1850s to mark the eastern channel into the Harbour.

Defence

Watsons Bay has also played a role in the defence of Sydney. The fear of attack by Russian warships during the Crimean War resulted in construction of a number of artillery batteries, beginning in 1853. These were completed between 1871 and 1876 under the supervision of Colonial Architect James Barnet.

Improved and extended over 90 years, the fortifications at South Head became obsolete by the 1960s and were largely removed. Many of the former gun emplacements continue to be a feature of the area. Associated with these batteries was accommodation for the NSW Artillery and subsequent units stationed at South Head, including the artillery school from 1895.

The Navy's occupation began during World War II, with the upgrading of the South Head facilities to include a radar station. HMAS Watson was commissioned in 1945, expanding its operations in the 1950s to include the Radar Training School and the RAN Principal Warfare Training Centre in the 1960s. Today, it is a key feature of the South Head landscape.

The Russian naturalist and explorer, Baron Nikolai Nikolaevich Miklouho-Maclay, established a Biological Research Station on Green (Laings) Point in 1881 and by 1888 an underwater mine control facility had been built nearby. The military acquired the Biological Station, building and land, for their own use in around 1899. An anti-torpedo and midget submarine boom net stretching across Sydney Harbour was also constructed at Green (Laings) Point during World War II, evidence of which can be seen in the remnants of the base of a Winch House.

Camp Cove featured one of three water police stations established in Sydney Harbour by 1840. This was occupied irregularly up to the 1870s when it was absorbed into the artillery base.

Recreation

The location of Watsons Bay, on the harbour close to South Head, ensured its popularity not only with local residents, but also as a tourist destination dating from as early as 1803. Subdivision in the 1850s attracted the attention of land speculators who promoted Watsons Bay as an excursion destination for day-trippers and holidaymakers. This image was enhanced with the provision of a ferry service in the 1850s and tram service in 1903.

The growing tourist trade encouraged the building of a number of tea rooms, cafes and hotels by the mid-1860s. Further promotion by the local council included boats for hire, public baths and the creation of a number of public parks and reserves which continue to exist today.

Influential writers such as Christina Stead and Zane Grey (c1930s) chronicled the great scenic beauty of the maritime village as well as the area's history of tragic shipwrecks and suicides. Today, Watsons Bay continues to be a local tourism and recreational venue as well as a desirable place to live.

C3.2.2 General character description

Watsons Bay is dominated by a rugged coastal landscape that defines the east side of a narrow peninsula at the entrance to Sydney Harbour. Its natural topography includes exposed ridges and cliff faces to the Tasman Sea, which contrast with the protected bays and sheltered beaches on Sydney Harbour.

A subdivision and development pattern has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the landform, topography and drainage patterns.

The built form retains the character of a low-scaled early 19th and 20th century maritime village, enhanced by natural vegetation and parklands, including the continuous park along the ridge line and cliff tops.

The area offers important views and vistas to the heads, Sydney Harbour, the Sydney CBD and the Tasman Sea. Landmarks within the area, such as church spires and the lighthouse, can be viewed from the Sydney CBD Maritime linkages are visually reinforced by the many maritime structures including wharves, jetties, boat sheds and promenades that remain.

Watsons Bay from the harbour



Green (Laings) Point



Hornby Lighthouse and sandstone cliffs at South Head



Gun emplacement looking over Camp Cove



Dunbar House and Robertson Place with Robertson Park



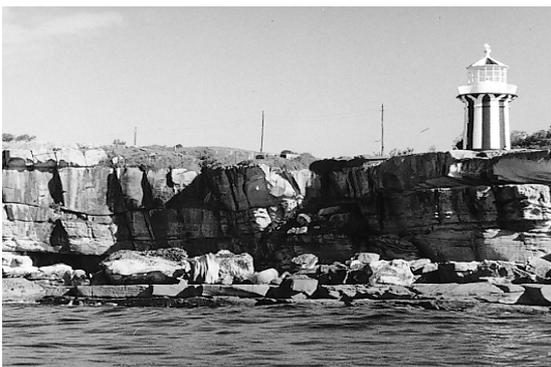
C3.2.3 Statement of significance

Watsons Bay is a place of great natural and scenic beauty. It is a rare combination of a dramatic and varied coastal landscape and a village that evolved from the first landing point in Sydney Harbour in 1788, the third permanent settlement in New South Wales from 1790 and a pilot station established in 1792.

It conveys a strong sense of its maritime heritage in its built and landscape features that evidence four key historic themes:

- ▶ **The growth of a village:** Evident in the subdivision and development pattern that occurred during the 19th century and continued throughout a number of phases. These phases are demonstrated in the range of building types still present in the area, from moderately scaled fisherman's cottages, more substantial houses and marine villas to Inter-war period housing and community buildings.
- ▶ **Navigation:** Evidenced by the key role South Head has played in piloting ships into Sydney. A number of navigation structures, such as the lighthouse, wharves and jetties, have important historic and aesthetic significance.
- ▶ **The defence of Sydney at The Heads:** Reflected in the 19th century South Head batteries and artillery establishment, complex of fortifications, HMAS Watson and the extent of the untouched landscape typical of defence occupation of the foreshores.
- ▶ **Recreation and tourism:** Dating from as early as 1803, there has been a strong emphasis on water related tourism facilities, such as hotels, beach promenades and parks. Tourism was further enhanced as a result of the area's association with shipwrecks and by association with important cultural figures such as Christina Stead and Zane Grey. The extensive and varied landscape and village character also contributes to the appeal of Watsons Bay to tourists.

Hornby Lighthouse (1857–1858)
above the cliffs of South Head



Timber weatherboard cottages in Cliff Street



C3.2.4 Key heritage values

Historic (evolution)

- ▶ A true Gateway to Sydney: reflected in the area’s modest start as a fishing village and maritime heritage.
- ▶ Role in navigation: pilot station, lighthouses, wharf, jetties and navigational markers.
- ▶ Role in defence: HMAS Watson, coastal defence structures and relics, Water Police, Constable’s Cottage, gun emplacements, underwater mine control tunnels and winch house for anti-torpedo and midget submarine boom net at Green (Laings) Point.
- ▶ Evidence of early fishing village and more substantial houses built for master mariners, pilots, lighthouse keepers and city merchants. A later wave of Inter-War housing and associated public buildings and community infrastructure (development/subdivision).
- ▶ Importance as a historical tourist destination and recreation venue: ferry wharf, hotels, tea room, waterfront promenade, cliff walk, parks, The Gap, yacht club and game fishing club.
- ▶ Strong sense of history represented in historic road alignments, built character and monuments such as South Head Road obelisk, Governor Phillip Memorial
- ▶ Site of an early, if not the first, marine biological research station in Australia which reflects the diversity of the aquatic environment.
- ▶ Educational role: Former School of Artillery, Submarine Warfare Systems Centre, former Watsons Bay State School (now scout hall), former site of Catholic Parish School and Convent School.

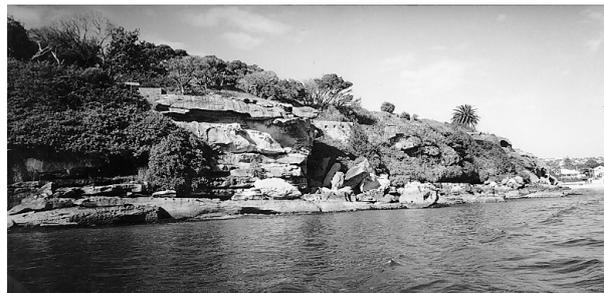
Historic (association)

- ▶ Reflected in Watsons Bay place names is the area’s association with maritime figures and events such as Lt William Bradley, Robert Watson, Henry Gibson and historic shipwreck, Dunbar.
- ▶ The area has been the inspiration for books and other literature and is associated with authors Christina Stead and Zane Grey.
- ▶ Watsons Bay is associated with leading figures in Sydney’s history. Examples include ‘Clovelly’ residents Hannibal Macarthur and Sir John Robertson, merchant pilot and lighthouse keeper Richard Siddons and Colonial Architect Mortimer Lewis

More substantial housing in Victoria Street, Camp Cove



Sydney Harbour National Park (Inner South Head)



Camp Cove Beach



Views across the harbour



Aesthetic

- ▶ Scenic beauty.
- ▶ Dramatic and varied landscape:
 - topography, exposed cliffs, protected bays;
 - sheltered beaches, tranquil ambience; and
 - pedestrian quality/amenity.
- ▶ Low-scale built form, subservient to landscape.
- ▶ Collection of small-scale cottages, including important weatherboard groupings.
- ▶ Views and vistas (see Map 4 in Section 3.3.4):
 - from elevated landform and parks;
 - across Robertson Park from promenade;
 - in from harbour;
 - water glimpses from streets; and
 - glimpses of landmarks/churches/significant trees.
- ▶ Number of landmark buildings, including Dunbar House and the St Peters Church.
- ▶ Backdrop of vegetation that dominates buildings. Rock shelves and beaches.
- ▶ Natural edges, including coastal vegetation in Sydney Harbour National Park, juxtaposed with built edges.
- ▶ Cultural plantings such as the Moreton Bay figs in Robertson Park as well as the coral trees in Cliff Street.

North end of Marine Parade



Social

- Scenic beauty and low-scale village character valued by the local community and visitors.
- Importance to Sydneysiders as a tourism and recreational destination.
- Attention as a place where Sydney residents bring visitors from interstate and overseas to enjoy its character, ambience and sense of history.
- Availability as a place to view Sydney Harbour, the Tasman Sea and the coast as well as enjoy maritime events such as yacht races, fireworks and arriving ships).
- Maritime sports clubs, including Vaucluse Yacht Club and Sydney Game Fishing Club.
- Gathering place for families and friends. Venues such as the Naval Chapel, St Peters, Star of the Sea, The Gap Bluff Centre and Dunbar House are within walking distance between venues (Naval Chapel, St Peters, Star of the Sea, The Gap Bluff Centre, Dunbar House).

Scientific (ability to yield information)

- Role in defence: anti-torpedo and midget submarine boom net at Green (Laings) Point.
- Marine life: biological research, sea grasses.
- Potential to contain archaeological evidence of its early development.
- Gap Bluff, site of early radar development by navy.

Cliff Street with Sydney Harbour National Park at left



Recreational boating



Former Marine Biological Research Station at Green (Laings) Point



Archaeological remains at Green (Laings) Point



C3.2.5 Management policy

Having regard for the heritage significance of the Watsons Bay HCA, Council has adopted the following policy for the management of the area.

These objectives and management processes apply to when undertaking work in the public domain and when assessing development applications.

Objectives

- 01 To conserve the heritage significance of the Watsons Bay HCA.
- 02 To conserve heritage items and contributory items (i.e. those properties, landscape elements and other features identified as contributing to the significance of the Watsons Bay HCA), including significant fabric, curtilages and settings.
- 03 To retain the key heritage values of the Watsons Bay HCA, including its natural and cultural scenic beauty the built and landscape evidence of its historical development, the low-scaled village character, views and vistas to landmarks and water, the backdrop of vegetation, the predominance of landscape over buildings, sheltered beaches and tranquil ambience.
- 04 To encourage the reconstruction of heritage items and contributory items that have been unsympathetically altered, including reinstatement of missing elements.
- 05 To allow for removal and/or alteration of uncharacteristic features that detract from the significance of the Watsons Bay HCA.
- 06 To ensure that proposed development is compatible with the significance and character of the Watsons Bay HCA.

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

Management processes

Council will implement the following processes in managing the Watsons Bay HCA:

- ▶ Council will continue to develop policies and controls aimed at conserving and managing the heritage significance of Watsons Bay, including the heritage and contributory items within it.
- ▶ In recognition of the heritage significance of the Watsons Bay HCA, its precincts, heritage items and contributory items, applications for development will be assessed with regard to the impact of the proposed development on individual properties, key heritage values and the overall significance of the Watsons Bay HCA.
- ▶ Development shall be assessed having regard to the principles contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (the Burra Charter)*.
- ▶ Council will require the preparation of a heritage impact statement or, in some cases, a conservation management plan, to accompany development applications for major works. This includes the demolition, partial demolition, major alterations and additions, or new or replacement development.
- ▶ Applications for demolition of a building in the Watsons Bay HCA should only be considered in conjunction with a development application for proposed replacement development.

C3.3 Objectives for development

The unique character of Watsons Bay lies in its overall natural landform and its historic built forms. Its broad spectacular views of the harbour, its dramatic cliff lines and the streets and public promenades all provide a framework for the public experience of Watsons Bay.

The section contains objectives for development that apply to the following matters:

- ▶ topography and vegetation
- ▶ townscape;
- ▶ the waterfront;
- ▶ views and vistas
- ▶ built form - building footprint, building siting and alignment, building height, building form;
- ▶ building character, building materials and details;
- ▶ landscaping and private open space;
- ▶ fences and walls;
- ▶ car parking and access;
- ▶ site facilities and aerial devices; and
- ▶ acoustic and visual privacy.

These objectives for development apply to:

- ▶ the precinct controls in Section C3.4 of this chapter; and
- ▶ the general controls for development in Section C3.5 of this chapter.

Development is to be designed and sited according to the precinct and general controls. If compliance cannot be achieved with the controls, development must demonstrate that it meets the objectives in this section.

C3.3.1 Topography and vegetation

Watsons Bay is dominated by a rugged coastal landscape. Its natural topography includes exposed heath-covered ridges and sheer sandstone cliff faces to the Tasman Sea and harbour mouth, which contrasts with the protected bays and sheltered beaches within Sydney Harbour.

The area retains an extensive backdrop of natural vegetation as well as significant cultural plantings and historic parklands. The extensive and varied landscape also contributes to the attraction of Watsons Bay for tourists.

Objectives

- 01 To ensure that the landforms of Watsons Bay remain a dominant feature of the landscape.
- 02 To ensure that new development respects the existing topography of the conservation area.
- 03 To ensure that significant natural and cultural plantings are retained, in both the public and private domains.
- 04 To ensure that new development retains significant cultural plantings, minimises the impact on existing vegetation and respects the character of the landscape.
- 05 To retain the prominence of the vegetated landscape and the prominence of the treed skyline.

Sandstone cliff faces, South Head



Extensive and varied landscape



Backdrop of vegetation



Significant natural and cultural plantings within Watsons Bay



C3.3.2 Townscape

The subdivision and development pattern of Watsons Bay has evolved since settlement on the gently sloping western side of the peninsula. The pattern is clearly influenced by the topography and drainage patterns. The built form retains the character of a low-scaled early 19th and 20th century village, enhanced by natural vegetation and parklands, including the continuous park along the ridgeline and cliff tops.

The townscape of Watsons Bay primarily retains a village character with harbour views and glimpses and a backdrop of extensive areas of vegetation along exposed ridgelines. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style, visual elements and the use of individual sites.

Objectives

- 01 To ensure that historic development patterns are retained and conserved.
- 02 To ensure that any block subdivision and new development reflects historic development patterns and the character and village scale of Watsons Bay.
- 03 To ensure that the character of each precinct and streetscape is retained.
- 04 To ensure that new development creates opportunities for the vegetation backdrop along ridgelines to be enhanced.
- 05 To ensure that significant views over the township are retained, particularly in terms of the visual character of roofscapes.

Camp Cove Beach



Marine Parade North promenade



Rock shelves and jetties along Pacific Street waterfront



Rock shelves at Green (Laings) Point



C3.3.3 The waterfront

Watsons Bay has been a recreation and tourist destination from as early as 1803, with the location of hotels, promenades and parks giving strong emphasis on water related activities such as swimming and boating. Many private properties also have water frontage, access and/or visual links to the harbour foreshore.

Strong visual maritime linkages are reinforced by the many maritime structures including wharves, jetties, boatsheds, swimming baths and promenades that remain along the waterfront, as well as a yacht club. The promenades characterise the publicly accessible foreshore area that forms the interface between the harbour and private land. The following objectives and controls apply to the waterfront, inclusive of the intertidal zone.

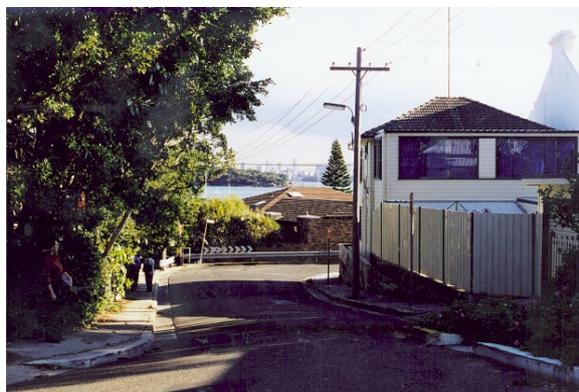
Objectives

- 01 To ensure that publicly owned foreshore areas are retained within the public domain and are not privatised.
- 02 To ensure that opportunities are created for continuous links along the foreshore via open space and publicly accessible areas.
- 03 To conserve maritime structures that contribute to the heritage significance of the area.
- 04 To ensure significant views and vistas to and from the waterfront are retained.
- 05 To protect the scenic quality of the natural landscape and built environment when viewed from Sydney Harbour.
- 06 To conserve the natural land and water interface.
- 07 To reinforce the natural character of the foreshore.
- 08 To protect environmentally sensitive marine environments and habitats.

Existing views across the harbour towards the city from Victoria Wharf Reserve



Existing view to the harbour



C3.3.4 Views and vistas

Watsons Bay contains important views and vistas. These are identified in Map 4 below.

Of particular note are the views to and from the harbour, views over Watsons Bay from the higher locations within the area and the views between buildings, through parklands and along streetscapes.

The area is characterised by a series of significant visual gateways, due mainly to its topography and dramatic landscape.

Visual gateways include the sweeping view of the entire area from Belah Avenue on the bend along Old South Head Road, high above Watsons Bay and the views from Gap Park. Views into and out of Robertson Park, which form a visual gateway and distinctive public area between the northern and southern ends of the conservation area, are also significant.

Objectives

- 01 To ensure that identified significant public views and vistas are retained.
- 02 To ensure that new development does not block identified significant views and vistas.
- 03 To create opportunities for new views and vistas within the public domain.
- 04 Where possible, to reinstate views and vistas that are currently blocked.
- 05 To ensure that distinctive visual gateways within the conservation area are retained.
- 06 To encourage view sharing as a means of ensuring equitable access to views from dwellings.

C3.3.5 Built form

These objectives apply to new buildings (infill development) as well as alterations and additions to existing buildings, including contributory items.

New buildings

It is important that new buildings respect the character of Watsons Bay. Generally, where an area has character that is valued, new buildings are required to conform with infill criteria. Good infill is demonstrated when new structures enhance and complement the existing urban character.

Contemporary design provides the basis for the continuing enrichment of the historic interpretation of Watsons Bay HCA. Issues of contemporary design are relevant to new development of a minor and major nature in both the public and private domains.

Council does not advocate replication of previous architectural styles in cases of infill development. Where infill development is proposed, a contemporary design approach which respects the context is encouraged. The use of contemporary design approaches must be able to achieve a cohesive relationship between new and existing urban fabric.

Applicants are required to demonstrate how their application of contemporary design techniques and materials responds appropriately to the physical and historical context of the site. In some instances, a conservation management plan may be required as the preliminary step in the contemporary design process.

The use of contemporary design approaches must achieve a cohesive relationship between new and existing urban fabric.

The controls for new buildings in Section C3.4 and C3.5 (i.e. infill development) are based on the standard infill criteria that apply in conservation areas throughout New South Wales. Reference should be made to the publication titled *Infill – Guidelines for the Design of Infill Buildings* published by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter).

Alterations and additions to existing buildings

Alterations and additions to contributory items must not adversely affect their heritage value and contribution to the heritage character of the area. Alterations and additions must be carefully designed to ensure that the original character elements and contributory features of a building area retained. Additional objectives and controls also apply to alterations and additions of contributory items (refer to Section C3.6).

There is greater scope for alterations and additions to non-contributory items, provided the proposed work does not detract from the scale or character of the streetscape or conservation area generally. Where the addition is not visible from the street, waterfront and public places, its form becomes less important and there is a greater flexibility in design. For example, a contemporary design may be appropriate for an addition at the rear of an existing house.

Objectives

- 01 To ensure that development respects the character of, and minimises visual impact upon, the area and its individual precincts and streetscapes through appropriate design and siting.
- 02 To ensure that development is designed and located in such a way that it retains and enhance the heritage values of the Watsons Bay HCA as identified in Section 3.2.4 of this chapter.
- 03 To ensure that development respects the scale, character and setting of any contributory items in its vicinity.

3.3.5.1 *Building footprint*

Building footprints limit the area of development on a site to allow enough room for landscaped garden and open space areas, conforming to the low scale residential village character of Watsons Bay. Limiting impervious surfaces also assists in stormwater infiltration which reduces overland stormwater flows during times of heavy rain.

- 01 To retain the low density residential character of Watsons Bay.
- 02 To limit the extent of built upon area on a site so that there is adequate area for open space, landscaped area, vegetation plantings and stormwater infiltration.
- 03 To facilitate landscaped garden areas throughout Watsons Bay.

3.3.5.2 *Building siting and alignment*

The siting and alignment of buildings are important elements of the streetscapes of Watsons Bay. Within the majority of streetscapes, there is an overall consistent pattern of development with similar setbacks from front and side boundaries.

Objectives

- 01 To ensure that development conforms to the predominant setbacks from front and side boundaries within the vicinity of the site.
- 02 To ensure that development is sympathetic to the streetscape in terms of alignments, setbacks and orientation.
- 03 To ensure that the siting and floor levels of buildings are similar to the levels and siting of contributory items within the streetscape.
- 04 To ensure that the location of development allows for view sharing and preserves the privacy and reasonable sunlight access of neighbouring properties.
- 05 To encourage retention, or creation, of useable open space at the rear of sites.

Excavation

- 06 To allow buildings to be designed and sited to relate to the topography with minimal cut and fill.
- 07 To minimise excessive excavation.
- 08 To limit damage to Council infrastructure, such as roads, from truck movements.
- 09 To restrict energy expenditure associated with excavation and traffic emissions from truck movements.
- 010 To ensure the cumulative impacts of excavation does not adversely impact land stabilisation, ground water flows and vegetation.
- 011 To minimise structural risks to adjoining structures.
- 012 To minimise noise, vibration, dust and other amenity impacts to adjoining and adjacent properties.

3.3.5.3 Building height

Building heights throughout Watsons Bay are generally consistent. This is an important unifying element that contributes to the character of the area and individual precincts.

While individual building heights in Watsons Bay vary, there is a predominance of single storey dwellings and cottages with a smaller number of two storey terraces and new buildings. It is important that new buildings and additions are designed to respect the scale of contributory items, particularly those adjacent, in order to retain the character of the precinct in which it is located and the area generally.

Objectives

- 01 To ensure that development does not visually dominate the streetscape.
- 02 To maintain existing visual consistency of streetscapes.
- 03 To ensure that development does not visually dominate contributory items.
- 04 To minimise the impact of development on views from neighbouring sites and public places.

3.3.5.4 Building form

Form is the three dimensional volume or massing of a building. The form or 'massing' of buildings in the Watsons Bay HCA is relatively consistent. Most buildings have a hipped or gabled roof of 30° pitch (slope) or greater. The buildings are characterised by simple forms. It is important that new buildings are designed to respect these traditional forms in order to retain the character of the area.

Objectives

- 01 To retain the identified village character of the area.
- 02 To maintain visual consistency of building forms to ensure that new buildings do not dominate.
- 03 To retain the character of the roofscape of Watsons Bay, particularly when viewed from the harbour.

3.3.5.5 Building character

Watsons Bay retains a significant built form that has the character of a low-scaled 19th and 20th century village. A variety of building forms and styles exist throughout the area. Distinct precincts are evident throughout the area and individual streetscapes are varied in terms of architectural style and character.

Objectives

- 01 To ensure that the character of development enhances the streetscape by remaining in harmony with adjacent contributory items and minimising the visual impact upon the immediate area.
- 02 To ensure that the design of development responds to the character and style of adjacent and surrounding contributory items.
- 03 To promote sympathetic contemporary design that responds to the historic character of the area.

3.3.5.6 Building materials and details

Original materials, details and decorative elements have heritage significance and contribute greatly to the style and character of individual building and the Watsons Bay HCA overall. Modern materials and details may be appropriate if their proportions are similar to those of original elements. Colour and tonal contrast can be used as unifying elements to ensure an appropriate response to the historic context.

Objectives

- 01 To ensure that development responds to the character of existing development and the significance of the area.

C3.3.6 Landscaping and private open space

Private open space contributes to the amenity of individual dwellings. The Watsons Bay HCA is characterised by smaller allotments with landscaped areas to both front and rear of existing buildings. Landscape treatment helps to determine the amenity of individual dwellings, define private and public areas, reinforce views, provide screening and define streetscape character. Existing trees and vegetation may support significant indigenous wildlife populations and habitat. Areas of landscaping can also play an important role in stormwater management.

Roof terraces are not characteristic of Watsons Bay and are not generally acceptable as private or communal open space. Further, because of the dense built character and sloping landform, use of roof terraces can produce detrimental impacts on privacy due to overlooking and noise transmission.

Objectives

- 01 To promote landscaping that contributes to the character of the conservation area.
- 02 To ensure that adequate provision is made for accessible and usable private open space.
- 03 To retain significant mature trees, vegetation and other landscape features.
- 04 To enhance the appearance, amenity and energy efficiency of housing through integrated landscape design.
- 05 To ensure that the design and use of private open space areas do not adversely impact the amenity of adjoining properties.
- 06 To ensure that trees and other vegetation do not adversely impact the fabric of buildings and works.
- 07 To provide landscaping that assists with stormwater management.

C3.3.7 Fences and walls

Fences and walls play a major role in forming the character of a house. Carefully designed fences and walls help to integrate developments into the streetscape. Each architectural period or building type had an associated style of fence, so the materials and design of front fencing varied. Victorian and Federation period houses generally had a timber picket fence or wire on timber rails. Sometimes, these also had a low brick or sandstone base.

Objectives

- 01 To retain original fences and gates.
- 02 To reinstate fences and gates on street frontages and side streets in a style appropriate to existing buildings.
- 03 To maintain traditional heights of fences and their elements.
- 04 To encourage on infill structures fences and gates that reinterpret, in a contemporary manner, the details of traditional fences.
- 05 To ensure fences and walls contribute positively to the streetscape and adjacent buildings while improving amenity for residents.
- 06 To ensure boundary fences between allotments provide visual privacy without affecting the amenity of either allotment in terms of views, sunlight and air movement.
- 07 To ensure materials used in fences and walls are of a high quality and in keeping with the character of the existing dwelling and the streetscape.
- 08 To ensure fences and walls are sympathetic to topography.
- 09 To ensure front fences to corner sites maintain adequate visibility for vehicles and pedestrians.

C3.3.8 Car parking and access

Garages, carports and on-site parking areas for vehicles were not elements incorporated into earlier forms of housing. Garages only emerged as a building type with the advent of the motor car just prior to World War I. Over time, two car families and the desire for vehicle security have created pressure for large garages and car spaces within sites. These can have an adverse impact on the streetscape. Often, they also result in a reduction of tree, landscaped area and usable open space within properties and increased removal of sandstone kerbing for driveway crossovers.

The design of parking and driveway areas should also acknowledge the need to limit the amount of impervious surfaces over a site and the amount of site excavation to reduce heat storage and stormwater runoff.

Objectives

- 01 To ensure that the massing form and scale of new garages and carports are sympathetic to the streetscape, historic context and setting of existing buildings.
- 02 To ensure that on-site car parking and driveways do not dominate or detract from the appearance of existing buildings, new development and the local streetscape.
- 03 To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.
- 04 To provide a balance between vehicle parking within sites, landscaped area and usable open space.
- 05 To conserve original elements and structures on street frontages and property boundaries.
- 06 To retain original sandstone kerbing.
- 07 To improve streetscape character where earlier unsympathetic development has eroded urban spaces.
- 08 To minimise vehicle and pedestrian conflicts.
- 09 To minimise problems with traffic movement and circulation.
- 010 To limit adverse stormwater runoff and temperature impacts of impervious surfaces.

C3.3.9 Site facilities and aerial devices

The roofscape of Watsons Bay is an integral component of its overall significance.

The introduction of unsympathetic and uncharacteristic site facilities such as lift overruns, air-conditioning, mechanical ventilation, telecommunication facilities, satellite dishes, solar heating devices and aerals can have a detrimental impact on the aesthetic significance of individual buildings and on the conservation area generally.

The fixing of these structures on roofs and chimneys can also contribute to physical damage and possible loss of original fabric and detail.

To protect visual amenity, consideration must be given to the location, size and design of site facilities including fire safety systems and mechanical plant equipment such as lift overruns, air-conditioning units and condensers, heating, ventilation and other mechanical systems that maintain or support the operations of a building.

The location and design of other site facilities such as mail boxes, garbage storage areas, external storage facilities, clothes drying areas and laundry facilities can also have a detrimental impact upon the appearance and overall character of the area and must be carefully considered.

Objectives

- O1 To retain the character of the significant roofscapes of the Watsons Bay HCA, particularly when viewed from elevated locations.
- O2 To ensure that site facilities are unobtrusive and do not adversely affect original fabric and details of roofs and chimneys.
- O3 To ensure that site facilities are unobtrusive and their design and location do not adversely affect the character of individual buildings and the streetscapes.
- O4 To ensure that roofs are not cluttered by intrusive site facilities.
- O5 To minimise visual and acoustic impacts on adjoining properties.

Controls

- C1 Air conditioning units, condensers and other mechanical plant equipment in infill development or substantial additions must be located internally within the building.
- C2 Mechanical plant equipment is wholly contained within the permissible building envelope and must not be located externally or on the roof unless Council is satisfied that it:
 - a) Cannot be reasonably located elsewhere; and
 - b) Is thoughtfully located, sized, enclosed, concealed and integrated into the building design (including when viewed from above) and roof form so it:
 - i. Is not visible from the streetscape or public domain;
 - ii. Is consistent with the overall building form and materials;
 - iii. Is visually discreet and unobtrusive when viewed from adjoining properties; and
 - iv. Minimises acoustic impacts to adjoining properties.

C3 Screening will only be considered where the screening is suitably located, integrated with the building design and materials and will have no impact on views or result in overshadowing of adjoining properties.

Note: Screening alone may not be an acceptable solution for ensuring that mechanical plant equipment is not visible from the streetscape or the public domain.

C4 Hydraulic fire services such as fire hydrants and booster installations must be concealed. These services are to be:

- a) enclosed with doors if located in the building façade, or
- b) housed in a cabinet or enclosure if located external to the building.

The location, design, colour and material of the doors, cabinet or enclosure must be visually unobtrusive and suitably integrated with the development, including fencing and landscaping.

C5 An electricity substation is to be suitably located, screened and/or concealed so it is not visible from the street, or any other adjoining public place. Council's preference is for a chamber substation. Any screening or enclosure to conceal the substation is to be visually unobtrusive and suitably integrated with the development, including the fencing and landscape design.

C6 The electricity substation is located away from neighbouring properties or sufficiently screened from neighbouring properties.

C7 The location and design of the electricity substation must be considered and integrated with the landscaping of the proposed development, and must ensure that:

- a) Vegetation does not overhang or encroach within the substation site.
- b) The substation is installed outside of the mature growth root zone of any trees to be retained, or proposed to be planted, to prevent roots damage to underground cables.

C8 The design and location of all other aboveground utility infrastructure (such as electrical pillars etc.) should minimise visual clutter within the streetscape and provide for a continuous accessible path of travel, where practical to ensure safe and equitable pedestrian circulation for people of all abilities. (Where this provision and Ausgrid's requirements cannot both be satisfied, the applicant is to develop in consultation with Council and Ausgrid a solution that meets acceptance of both consent authorities.)

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for the proposed development.
- Where a substation is required, the substation should be identified on the DA plans and addressed in the *SEPP 65 Design Verification Statement* (also see Apartment Design Guide Objective 3C-2 Amenity of the public domain is retained and enhanced).
- The DCP requirements for substations apply in addition to the Ausgrid Network Standards, such as *NS113 Site selection and construction design requirements for chamber substations*. Separate Ausgrid approval for the substation will be required.
- A dedicated access way/easement through the site to the substation will also need to be provided in accordance with the requirements of Ausgrid and Council.

C3.3.10 Acoustic and visual privacy

Privacy is a major determinant of the ability of residents and neighbours to enjoy their homes. The acoustic and visual privacy needs of residents are to influence all aspects of design, including the location of new building works, building scale, the placement of windows, the location of main living rooms in a building and the type of materials and construction techniques.

Objectives

- 01 To ensure an adequate degree of acoustic and visual privacy in building design.
- 02 To minimise the impact of new development on the acoustic and visual privacy of existing development on neighbouring lands.

C3.4 Precincts

The Watsons Bay HCA comprises 19 distinct precincts. These precincts are shown on Map 2.

These precincts comprise areas that are private land, as well as areas that are public land. Character statements are established for each precinct. The character statements identify elements that are to be retained.

Most precincts contain heritage items and contributory items. The heritage items are identified in Schedule 5 of Woollahra LEP 2014. The contributory items are listed within each precinct and located on Map 3 – Contributory Items.

Private land

Eleven precincts, and parts of the Gibsons Beach Waterfront and Marine Parade South precinct, apply to private land. The provisions in this section of the DCP respond to the character of each precinct and establish specific controls for development.

The controls address matters such as built form, streetscape presentation and the interface with adjoining precincts. The controls apply to infill development as well as additions and alterations to existing buildings. Applicants need to comply with the controls applying to the precinct where the development is located.

The precinct specific controls supplement the general development controls in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

If compliance with a precinct control cannot be achieved, it must be demonstrated that the objectives for the control can be met (refer to Section C3.3).

Public land

Seven of the precincts, and parts of the Gibsons Beach Waterfront and Marine Parade South precinct, are under the control of public authorities, including National Parks and Wildlife Service, Sydney Harbour Federation Trust and HMAS Watson. Development within these precincts does not require consent from Council. The relevant public authority is the approval body for these precincts.

For development on public land where consent is not required, this section sets out guidelines for public authorities to consider when preparing any plans of management or undertaking development in the precinct.

C3.4.1 Precinct A: Entrance

Character statement

This precinct stretches from the south end of Upper Gap Park along Old South Head Road to Robertson Place. This area serves as a spectacular gateway to Watsons Bay with a sense of arrival enhanced by elevated views and vistas over Watsons Bay and Upper Gap Park Reserve to the Heads (Figures 1, 2 and 3).

The two storey housing on the north side of Robertson Place terminates the descent into Watsons Bay along Old South Head Road. The historic road alignments of Old South Head Road and Robertson Place have been retained, although the early form of Robertson Place has been altered by the change in levels around a visually intrusive roundabout.

Contrasting built elements within the precinct create a visually diverse streetscape. There is a significant grouping of historic buildings on the north side of Robertson Place, comprising three two storey Federation period semi-detached dwellings, a pair of originally single story Victorian period weatherboard semi-detached dwellings and “Keronga”, a 1920s two storey (plus basement) residential building (Figure 4). The group is relatively consistent in its scale and alignment. Setbacks to each building, although varied, incorporate a set pattern that reflects the road alignment. A contemporary residence, within which remnants of a 1830s stone cottage remain, visually detracts from the group of earlier buildings.

A single detached house at the intersection of Hopetoun Avenue (within the Salisbury Street/Hopetoun Avenue Precinct) and the low-scaled (two storey) retirement housing (within the Vaughan Village Precinct) on the east side of the precinct are both set within gardens behind a low sandstone block wall. This fencing is characteristic of the fencing within this precinct, which consists mainly of sandstone block or rendered brick (Figure 5).

A small sandstone obelisk commemorates the completion of the construction of (Old) South Head Road to Watsons Bay in 1811.

Although partly obscured by the single storey yacht club, significant public views west from Robertson Place to the public baths and Sydney Harbour have been maintained.

FIGURE 1 Aerial view of the precinct

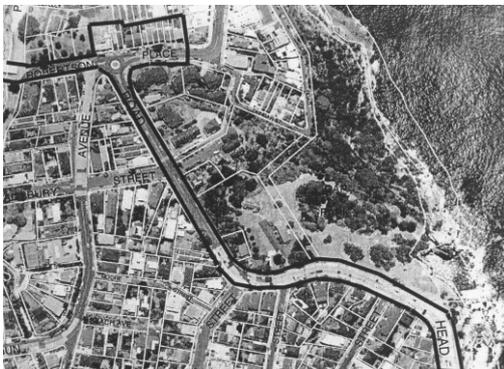


FIGURE 2 View over Upper Gap Park and Watsons Bay to the Harbour



FIGURE 3

View over Upper Gap Park to the Heads

**FIGURE 4**

Two storey housing on north side of Robertson Place

**FIGURE 5** Old South Head Road featuring low sandstone wall stepping up both sides

PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing scale relationships are to be maintained between more elevated properties along Old South Head Road and the properties lower down along Robertson Place.
- C2 No change in existing building heights is permitted for properties fronting Robertson Place.

Townscape

- C3 Existing subdivision patterns along Robertson Place are to be retained. Any proposal to create a new lot or amalgamate lots must be of a size (in area and dimensions) which reflects the characteristics of historically relevant lots adjoining and in the vicinity of the site.
- C4 Historic road alignments of Old South Head Road and Robertson Place are to be retained.

Views and vistas

- C5 Existing views from the public domain are to be retained over roofs to the harbour from the elevated areas of the precinct, including those along Old South Head Road.
- C6 Existing roofscapes (pitched roofs) are to remain uncluttered by intrusive structures so as to not to detract from views to and from elevated areas of the public domain.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
1 Robertson Place	2 storey Inter-War flat building ‘Keronga’
3 Robertson Place	2 storey Federation semi-detached dwelling
5 Robertson Place	2 storey Federation semi -detached dwelling
7 Robertson Place	2 storey Federation semi -detached dwelling
9 Robertson Place	2 storey Federation semi -detached dwelling
11 Robertson Place	2 storey Federation semi -detached dwelling
13 Robertson Place	2 storey Federation semi -detached dwelling
15 Robertson Place	Single storey Victorian semi -detached dwelling
17 Robertson Place	Single storey Victorian semi -detached dwelling
19 Robertson Place	2 storey Edwardian semi -detached dwelling
21 Robertson Place	2 storey Edwardian semi -detached dwelling
23 Robertson Place	Portions of an early Victorian cottage [1839] within a 3 storey contemporary house
Old South Head Road	Bus shelters

- C7 Contributory items (i.e. includes heritage items) are to be retained.
- C8 Changes to contributory items is limited to sympathetic alterations and additions consistent with the built form controls for contributory items in Section C3.6 of this chapter.

Inter-War flat buildings or multi dwelling housing

For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

- C9 Existing streetfront setback patterns are to be maintained, particularly those associated with the group of historic buildings on the north side of Robertson Place (Figure 4).
- C10 New buildings are to be orientated parallel with adjacent properties (not parallel to the street frontage) to maintain existing streetscape patterns.

Side boundary setbacks

- C11 New buildings adjacent to, and within, Robertson Place are to achieve a similar setback pattern to the contributory items located on the north side of Robertson Place.

Building height

- C12 The height of new buildings is to be no greater than the predominant height of contributory items within the streetscape and in any case is limited to two storeys.
- C13 Existing views from the elevated areas of the precinct (from the upper areas of Old South Head Road overlooking Watsons Bay to the harbour) are not to be obstructed by higher development below. New buildings on land fronting Robertson Place are to be no higher than the predominant height of existing buildings.

Building form

- C14 Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

Building materials and details

- C15 The following materials are appropriate for new buildings:
 - a) Walls: rendered brick or sandstone.
 - b) Pitched roofs (dwellings): slate or tiled with unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C16 New buildings are to retain and reinforce the typical garden layouts of the front building setbacks with paths, small trees, shrubs and, where space permits, lawns.
- C17 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) must not exceed 75% of the site area, in order to provide 25% of the site area for landscaped area, including plantings.

Fences and walls

- C18 Where existing, original square top picket fencing is to be retained.
- C19 Fencing should be limited to traditional timber paling, or rendered or bagged masonry walls (or, where evidence of previous use exists, composite masonry/timber. Fences should step down in height to 1.2m at front boundary line.

Car parking and access

- C20 Garages and carports are to be set back behind the front of the main building, preferably at the rear of the property.
- C21 Hardstand car parking spaces are not to be forward of the main building.
- C22 No new garages or carports are to be constructed for existing contributory items, where these would adversely affect the form and presentation of the item.

C3.4.2 Precinct B: Church Group

Character statement

This precinct, bounded by Old South Head Road, Gap Park, Dunbar Street and Vaughan Village, presents one side of the gateway to Watsons Bay. It consists of a predominantly natural landscape with pockets of cultural landscaping and post-1970s native plantings that are sympathetic to those contained within Upper Gap Park (Precinct P) behind.

The precinct civic nature includes a significant group of post 1850s church and former school buildings, located on an exposed rocky plateau. Cultural plantings include figs, palms and coral trees, although only the Moreton Bay fig and very old coral trees have identified heritage value. Private plantings of Oleander and Metrosideros also exist in the street verges.

Low sandstone block perimeter walls line the east side of the Precinct and are a dominant part of the streetscape for this part of Old South Head Road. A section of sandstone kerbing opposite the intersection of Salisbury Street has also been retained.

FIGURE 6

Aerial view of the precinct

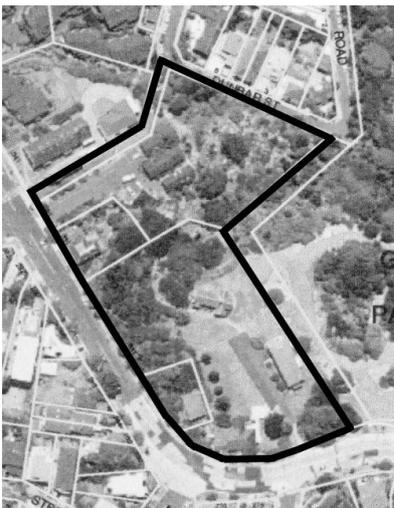


FIGURE 7

Church buildings within a setting of cultural plantings



FIGURE 8 Sandstone buildings, perimeter walls and entrance, Old South Head Road



FIGURE 9

View of precinct from Upper Gap Park



FIGURE 10 Contributory item on Old South Head Road illustrating dominant materials, including sandstone blockwork and slate roofing.



FIGURE 11 Low sandstone block memorial wall and entrance



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Areas of surviving natural bushland, as well as cultural plantings, are to be retained and reinforced (Figure 9).

Townscape

- C2 The historic road alignment of Old South Head Road is to be retained.

Views and vistas

- C3 Existing views of the church buildings (particularly the church and its bell tower, former school and residence) within the surrounding area are to be retained (Figure 9), as identified in Map 4 of this chapter.
- C4 Existing views over roofs to the harbour are to be retained from the upper levels of the precinct, including those from Old South Head Road.
- C5 Roofs are to remain uncluttered by intrusive structures or services so as to retain views to and from the upper levels of the precinct.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

C6 Heritage items are to be retained.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

- C7 Extensive landscaped areas are to be retained between existing buildings of a civic character.
- C8 Location and orientation of new buildings are to be consistent with controls or policies included in any conservation management plan or plan of management applying to the land.
- C9 New buildings are to be located and oriented to be consistent with controls or policies included in any conservation management plan or plan of management applying to the land.

Building height

- C10 The height of new buildings is to be equal to, or less than, the ridge line of contributory items (not including spires) within the precinct, but may not exceed two storeys.
- C11 Building heights are to reflect natural landform and topography of the precinct. Existing views from upper levels of the precinct are not to be obstructed by new development.

Building form

- C12 The form of new buildings is to relate to that of adjacent contributory items.
- C13 Rectilinear plan and traditional pitched roof forms are to be used to relate to the established streetscape character.

Building character

- C14 The design and character of new buildings is to relate to that of contributory items and their civic character and use.
-

Building materials and details

- C15 The following materials are appropriate for new buildings:
- a) Walls: sandstone or rendered masonry/brickwork of similar tone to sandstone.
 - b) Pitched roofs: slate or tiled in dark grey tones or metal roofs in a slate grey colour.

Landscaping and private open space

- C16 The provision of expansive areas of landscaped area will retain the setting and curtilage of buildings of civic character.
- C17 Plantings around the periphery of the precinct, especially on top of the hard sandstone plateau, are to comprise of substantive native plants commonly found on coastal headlands, including within Gap Park Reserve. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C18 Front fencing within the precinct is to be limited to low sandstone walls no higher than 0.9m above ground level.
- C19 Where security or privacy is needed, higher sandstone side and rear walls are permitted to a maximum of 1.8m.

Car parking and access

- C20 To retain the open, green character of the precinct, no additional public car parking is to be provided, except where it can be provided within the envelope of new buildings.
- C21 Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.
- C22 Landscaping and materials used in vehicular parking and access areas within the precinct are to follow guidelines outlined in any conservation management plan and conservation policy relevant to the property and landholding.

C3.4.3 Precinct C: Vaughan Village

Character statement

This precinct is bounded by Robertson Place, Old South Head Road, Dunbar Street and the adjoining Church Precinct. It is defined by a stone wall around the perimeter of the Roman Catholic Church property, terminating at a distinctive “Spanish Mission” style substation at the north east corner.

The precinct consists of a complex of contributory items, including the sandstone ‘Our Lady Star of the Sea’ Church, a presbytery, a Spanish Mission-styled substation and the small former St Anthony’s Chapel facing Old South Head Road.

The (non-contributory) retirement village sited around St Anthony’s Chapel is contemporary in character (typical of 1980s brick and tile roofed retirement housing). Although the two to three storey dwellings are divided into small groups, the pattern and form of development is uncharacteristic of the historic subdivision and development pattern of Watsons Bay.

The gardens and landscape that surrounds the retirement housing softens the visual impact of buildings and provide a landscape buffer to the historic church and chapel and include significant sandstone fencing and retaining walls.

FIGURE 12 Aerial view of the precinct



FIGURE 13 ‘Our Lady Star of the Sea’



FIGURE 14 Vaughan Village with the spire of 'Our Lady Star of the Sea' church behind



FIGURE 15 Spanish Mission-styled electricity substation



FIGURE 16 View to Vaughan Village from Upper Gap Park



FIGURE 17 Significant view to church spire from Commercial Precinct



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing scale relationships of buildings are to be maintained between the higher levels of the precinct (church buildings) and the lower levels (retirement housing), i.e. the church buildings are to retain their visual dominance and landmark value.
- C2 The existing extent of landscaping is to be retained.
- C3 The 'buffer' effect of landscape screening to retirement village housing is to be retained.

Views and vistas

- C4 Existing views over roofs to the harbour are to be retained from the upper levels of the public domain, including those from Old South Head Road.

- C5 Roofs are to remain uncluttered by intrusive structures or services in order to retain views to and from the upper levels of the precinct.
- C6 Significant public views to the church spire from the public domain are to be retained. This includes views from within the precinct and from adjacent areas, in particular, the Military Road Commercial Centre (Figures 16 and 17).

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items

Lot 1 DP 231114 - facing Dunbar Street	Single storey Interwar Spanish Mission-styled substation #592
---	---

- C7 Contributory items (i.e. including heritage items) are to be retained.
- C8 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6 and with management policies contained within any conservation management plan applying to the items.
- C9 Given the size of the retirement village and the historic and civic nature of the church buildings and their settings within this area, a conservation management plan should be prepared for each landholding or property listed as a heritage or contributory item. A similar management plan should be prepared for the retirement village. These plans should include consideration of master planning options to provide policies for sympathetic future redevelopment.

Alterations and additions to existing buildings

- C10 Additions to existing retirement village buildings are to be constructed of the same recessive materials (including wall materials and roof cladding).

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

- C11 Extensive landscaped areas are to be retained between existing buildings, particularly the church buildings in the upper level of the precinct.
- C12 No new buildings are to be constructed unless in accordance with an approved management plan. They should be located and orientated to be consistent with policies within any conservation management plan or management plan applying to the land.

Building height

- C13 The height of new buildings is to be limited to 2 storeys in order to retain the dominance of contributory items within the precinct and to prevent obstruction of significant views to the church spires. No building is to be taller than the ridge line or parapet of adjacent heritage items.
- C14 Building heights are to reflect the natural landform and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by new development (Figure 16).

Building form

- C15 The height and form of new buildings is to relate to contributory items within the precinct.
- C16 Rectilinear plan forms and traditional pitched roof forms are to be used in order to relate to the established character.

Building character

- C17 The design and character of new buildings is to relate to that of contributory items in the vicinity.

Building materials and details

- C18 The following materials are appropriate for new buildings:
- a) Walls: sandstone or rendered masonry or brick in neutral mid-tone colours.
 - b) Pitched roofs: slate or tiled in dark grey tones.

Landscaping and private open space

- C19 Retain setting and curtilage between contributory items through provision of expansive landscaped areas.
- C20 Existing areas of 'buffer' landscaping are to be retained and where possible, new areas created. Refer to Section 3.5.6 - Landscaping and private open space.

Fences and walls

- C21 Fencing within the church area in the upper levels of the precinct is to be limited to low sandstone retaining walls no higher than 0.9m above ground level.
- C22 Perimeter fencing is to be limited to sandstone blockwork of the same height as existing.
- C23 Side and rear fences are not to be constructed in the upper levels of the precinct. Fencing in this area should be used only as a landscape feature or as a gateway to the precinct. Side and rear fencing within the lower levels of the precinct is to be a maximum height of 1.8m, consisting of paling, picket, brick or sandstone (or composite) construction.

Car parking and access

- C24 In order to retain the open green character of the precinct, additional car parking areas within are not permitted.
- C25 Where possible, existing vehicular access to building complexes within the precinct is to be utilised if new development is required.
- C26 Landscaping of, and materials used in, vehicular parking and access areas within the precinct should be consistent with guidelines included in any conservation management plan or management plan for Vaughan Village.

C3.4.4 Precinct D: Commercial and residential flat buildings

Character statement

Centred on historic Military Road which linked South Head Road to the defence and navigational establishments and the village of Camp Cove, the precinct extends from Gap Road in the north to Robertson Place in the south, and is bounded by properties with frontage to Military Road (Figure 18).

The precinct contains the Military Road commercial centre of Watsons Bay. The visually distinctive former town hall, built on sites associated with the 1887 subdivision around the later demolished Gap Hotel, is surrounded by a group of residential flat buildings. Buildings are aligned close to or at street frontage, thereby forming a relatively enclosed streetscape (or ‘hard’ built edge) comprising mainly two to three storey buildings set below the high ridge of Upper Gap Park.

The former town hall, a single storey sandstone shop with timber cottage behind, a group of Inter-War shops and residential flat buildings contribute positively to the streetscape. The silhouette of the parapets of the former town hall and Inter-war shops opposite define the streetscape, giving visual prominence to the former town hall and definition to the height of buildings within the streetscape (Figures 19 and 20). The taller height and assertive forms of some of the newer development challenges the prominence of these historic elements within the streetscape.

The Gap Bluff Precinct of the Sydney Harbour National Park and the spire of ‘Our Lady Star of the Sea’ church visually terminate the streetscape at the north and south ends respectively (Figure 21). While the mix of building styles and forms create an architecturally diverse streetscape, it is very uneven in terms of form, character and detail, which detracts from the contributory items within the streetscape.

FIGURE 18
Aerial view of the precinct

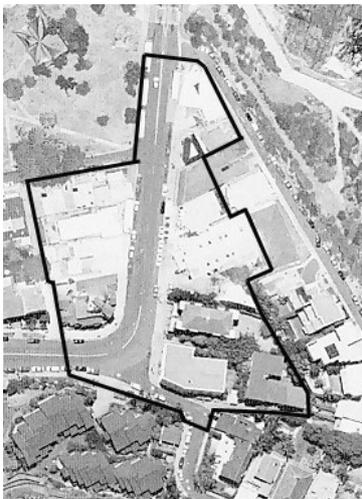


FIGURE 19 West side of Military Road, residential flats and Inter-War shops



FIGURE 20 East side of Military Road, with former town hall prominent.



FIGURE 21 Streetscape with spire above



FIGURE 22 Extract from the 1887 'Watsons Bay' subdivision plan

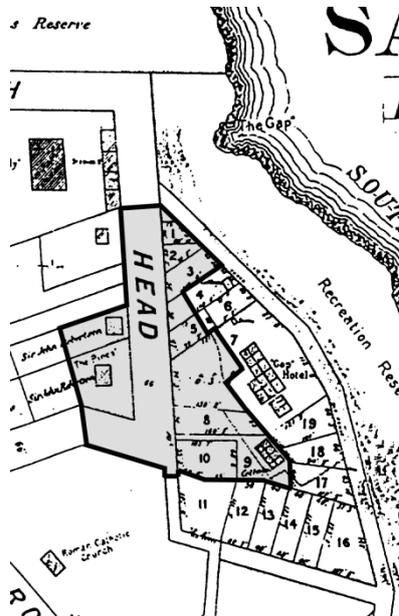
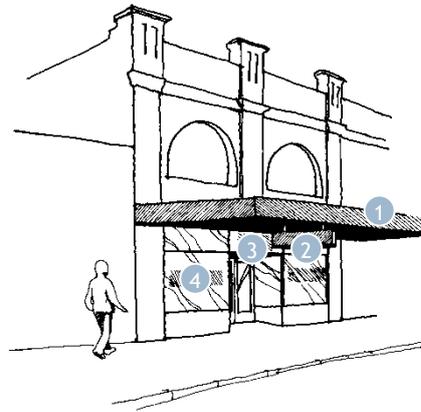


FIGURE 23
An example of appropriate shopfront signage



- 1 Awning fascia sign
- 2 Under awning sign
- 3 Top hamper sign
- 4 Painted or etched window

FIGURE 24 25 Military Road with weatherboard cottage (11 Gap Road) behind



FIGURE 25 East side of Military Road, north of the Town Hall



FIGURE 26 Looking south towards the Town Hall



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New development is not to alter the existing scale relationships between the high natural ridge of Gap Park on the eastern side and the lower scaled buildings below.
- C2 Mixed shrub and groundcover beds in footpaths, as well as private planter boxes attached to building facades or on low walls, detract from the streetscape and should be removed.

Townscape

- C3 The surviving subdivision pattern is to be retained, including width and depth of allotments that provides evidence of 1887 subdivision around the Gap Hotel (Figure 22).

-
- C4 The overall consistency of building alignment is to be retained (i.e. built close to or at the street frontage).
 - C5 The cohesiveness of the centre is to be reinforced. New development is to respect the scale, massing and architectural character of adjacent heritage and contributory items.
 - C6 Infill development within the neighbourhood business zone is to be of traditional 'main street' form, with shops at ground level and housing or commercial space above.
 - C7 The location of outdoor footpath dining must maintain continuity of public access.
 - C8 The number of signs is to be limited to avoid visual clutter on individual premises and within the streetscape.

Signage and advertising (commercial buildings)

Signs are to be:

- C9 Located at ground level on shopfronts (hampers), awnings and under awnings (Figure 23).
- C10 Designed to fit within the existing architectural elements of buildings and not obscure architectural features.
- C11 Designed to an appropriate size and scale for the building on which they are to be erected.
- C12 Painted and, where illumination is desired, externally spot lit.
- C13 Fixed to buildings in a manner that does not damage significant building fabric.

Signs are to:

- C14 Identify the building and its use only. General trade advertising signs are not permitted.
- C15 Incorporate style, lettering and colours that complement the style and character of the building to which they are attached.

Signs are not to be:

- C16 Located on windows other than to indicate the name and nature of the business. Window signs are to be discrete and of a professional design quality. Views to the interior of the building are not to be obscured unduly.
- C17 Fixed above awning level.
- C18 Painted on previously unpainted surfaces of heritage and contributory items.
- C19 Standardised corporate signage.
- C20 Internally lit, neon or with flashing lights. Small and discrete internally illuminated signs may be installed within shopfronts.

Views and vistas

- C21 Existing public views over roofs to the harbour from Gap Park are to be retained, including views from the former tram corridor.
- C22 The vista from Military Road to Gap Park and cottage behind the sandstone commercial building at 25 Military Road is to be retained (Figure 24).
- C23 Roofs are to remain uncluttered by intrusive structures and services in order not to detract from the significant views from Gap Park towards the harbour.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
3 Military Road	2 storey 1920s Inter-War flat building over retail
10 Military Road	2 storey Federation styled housing over retail
12A Military Road	2 storey Federation styled housing over retail with original shopfront

- C24 Contributory items (i.e. includes heritage items) are to be retained.
- C25 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.
- C26 Reconstruction of the original window configuration in the Inter-War period shops group is encouraged and should occur concurrently when development is proposed for those buildings.
- C27 Original significant shopfronts at 10 Military Road are to be retained.
- C28 Existing setbacks from the street are to be maintained.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Street front and side boundaries – east side

- C29 New buildings are to be built to the street alignment to the north of the former Town Hall, with exception of the allotment immediately adjacent (Figure 25). South of the former town hall building, new buildings are to be set back to match the existing residential flat building alignment, up to the corner site, which should be built to the street alignment (Figure 26).

Street front and side boundaries – west side

- C30 New buildings are to be built to the street alignment and to side boundaries on all levels. Existing gaps in the street wall are to be infilled when further development occurs to those properties.

Rear setbacks

- C31 Building setbacks from rear should relate to existing setback pattern on adjoining blocks and maintain amenity of neighbouring residential property.

Building height

Note: Maximum building height is specified in Woollahra LEP 2014.

Building form

- C32 New buildings are to be built with parapeted rectilinear forms in order to relate to similar contributory items and to achieve greater unity within the streetscape.
- C33 New building forms are not to be so visually assertive in the streetscape that the historic character is eroded.
- C34 New buildings on the west side of Military Road are to be constructed with awnings.
- C35 New buildings on the east side of Military Road are to be subservient in form and height to those of the former town hall in order to retain its visual prominence in the streetscape.
- C36 The location and mix of uses in the precinct should ensure adequate residential amenity in terms of sunlight access and visual and acoustic privacy.

Building character

- C37 Facades are to be modulated into vertically proportioned bays and openings.

Building materials and details

- C38 Walls above awnings are to be rendered and painted masonry. Sandstone or ceramic tiles are permitted at ground level.

Landscaping and site coverage***Commercial buildings***

- C39 Landscaping is not appropriate at street frontage.
-

Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)

- C40 Landscaped area is permitted in front of residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces), except at the street corners.
- C41 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together must not exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including planting.
- C42 Planting should be carefully selected to ensure that the mature height and canopy spread is not excessive for the limited space available. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C43 Low masonry walls of a maximum height of 1.2m are to be provided along the street alignment to new residential development on the east side, south of the town hall. Materials are to be sandstone or match the building finish to which they relate.
- C44 Side and rear fences, when not street fronting, are to be traditional timber paling fences or masonry walls of 1.8m maximum height, rendered and painted.

Car parking and access

- C45 No new driveways from Military Road are permitted.
- C46 No new garages are permitted on the street frontage.
- C47 The existing multiple garages fronting the east side of Military Road are to be replaced/relocated when development occurs to those sites.

Site facilities and aerial devices

- C48 Servicing of the commercial buildings is to be provided from the rear, where possible.

Inter-War flat buildings or multi dwelling housing

For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.

C3.4.5 Precinct E: Gap Road/Dunbar Street

Character statement

The precinct is bounded by the historic road alignments of the present Gap Road and Dunbar Street, along the boundaries of early land grants to the east and south. The development pattern provides evidence of the 1887 subdivision and development around the Gap Hotel, including the former Masonic Hall, built on the site of the demolished hotel.

The streetscape, enclosed by two narrow roads at the base of Gap Reserve, features buildings set close to the street on one side, and a cliff face on the other. These are bordered by native plants at various stages of maturity among sandstone outcrops.

There are very few cultural plantings within the public domain, most being native plantings that have joined with existing native vegetation in Upper Gap Park above.

Contrasts between buildings create four visually distinctive components that contribute to the present character:

1. Single storey cottages dating from the late 19th century to early-mid 20th century at the southern end of Gap Road and the north side of Dunbar Street (Figure 29).
2. Two storey Victorian timber cottages on Gap Road (originally single storey) with later additions, built close to the street frontage, forming a small cohesive group (Figure 30).
3. The rear of the former Masonic Lodge is at the north end of Gap Road and is surrounded by, two and three storey non-contributory residential and commercial buildings (Figure 31).
4. An early Federation, single storey timber cottage at the rear of 25 Military Road (11 Gap Road), which also forms part of Precinct E, its setting diminished by the tall blank end walls of adjacent contemporary buildings (Figure 33).

Buildings are set behind a range of different fences that vary in height and materials. The streetscape is enhanced by vistas to the church spires and Upper Gap Park from Dunbar Street. The streetscape is disrupted by intrusive later buildings and structures, including unsympathetic garages along the street front.

FIGURE 27 Aerial view of the precinct



FIGURE 28 Gap Road with Upper Gap Park at right



FIGURE 29
Single storey cottages on Dunbar Street



FIGURE 30 Group of two storey Victorian timber cottages on Gap Road



FIGURE 31
Rear of the former Masonic Lodge with residential flats adjacent



FIGURE 32 Extract from the 1887 'Watsons Bay' subdivision plan



FIGURE 33 Early Federation period weatherboard cottage at the rear of 25 Military Road (11 Gap Road)



FIGURE 34 Two storey weatherboard cottages on Gap Road



FIGURE 35 Single storey scale of built form in Dunbar Street



FIGURE 36 Buildings in Gap Road North



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New development is not to alter the existing scale relationships between the high natural ridge of Upper Gap Park on the east side and the lower scaled buildings below.
- C2 Vehicular laybys and parking spaces are not to be carved out of the public reserve sides of the streets.
- C3 No street verge plantings are to be introduced within this precinct as the roads and footpaths are too narrow.

Townscape

- C4 The remaining subdivision pattern is to be retained, including the width and depth of allotments. This will provide evidence of the 1887 subdivision around the Gap Hotel (Figure 32).
- C5 The visual prominence of the rear of the former Masonic Lodge is to be retained.

Views and vistas

- C6 The height of new buildings, and additions to existing buildings, is to be limited in order to ensure that public views are retained over roofs from Gap Park to the harbour including views from the former tram corridor.
- C7 Roofscapes are to remain uncluttered by intrusive structures or services such as satellite dishes and air conditioners, in order not to detract from views from Gap Park over the precinct to the harbour.
- C8 Fences adjoining the timber cottage at the rear of 25 Military Road (11 Gap Road) are to be sufficiently transparent to retain views to this item.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
2 Dunbar Street	Single storey Victorian weatherboard cottage
4 Dunbar Street	Single storey semi -detached Edwardian dwelling
5 Dunbar Street	Single storey semi-detached Edwardian dwelling
2 Gap Road	Single storey Victorian weatherboard semi-detached dwelling extended to 2 storey
3 Gap Road	Single storey Victorian weatherboard semi-detached dwelling extended to 2 storey
4 Gap Road	Single storey Victorian weatherboard semi -detached dwelling extended to 2 storey
8 Gap Road	2 storey Federation Italian renaissance styled former Masonic lodge

- C9 Contributory items (i.e. heritage items and contributory items) are to be retained.
- C10 Changes to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront and side boundaries - Gap Road, south, and inclusive, of No.5 and the north side of Dunbar Street

- C11 New buildings are to be set back in line with adjacent contributory items and provide for landscaped area in front yards behind fences or walls.
- C12 The front walls of new buildings are to be orientated parallel with the street frontage, in order to distinguish the group of early cottages on Gap Road.

Streetfront and side boundaries - Gap Road, north of No 5, commencing at No. 6

- C13 New buildings are to be set back to match or stand behind the front wall of the former Masonic Lodge in order to maintain its visual prominence in the streetscape, with the exception of the corner site, which should be built to the street alignment.

Rear setbacks

- C14 The rear alignment of buildings is to be similar to adjacent development and maintain the amenity of neighbouring residential property.

Building height

- C15 Building height is not to exceed two storeys and is not to visually disrupt the cliff line when viewed from the Harbour.

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street.

- C16 Any new buildings on Gap Road are to relate sympathetically to the scale of the significant timber cottage.
- C17 A single storey scale is to be maintained along Dunbar Street, as viewed from the street, to relate sympathetically to the established scale of the streetscape.

Gap Road, north of No. 5, commencing at No 6

- C18 New buildings on the west side of Gap Road, are to be within the height plane established by the eaves line of the former Masonic Lodge, in order to retain its visual prominence in the streetscape (Figure 33).
- C19 The height of development is to be stepped down to two storeys on the lot adjoining the timber cottage (rear of 25 Military Road) to provide a transition in scale between the three storey and single storey building.

Building form

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

C20 The form and scale of new buildings is to respect the massing of adjacent significant dwellings. Traditional pitched roof forms, such as hips and gables, are to be used.

Gap Road, north of No.5, commencing at No. 6

C21 Rectilinear or cubic forms are to be used to relate to the established character (Figure 36).

C22 The mass of new buildings is to be broken up to avoid long uninterrupted parapet lines.

C23 The mass of side walls is to be broken up adjacent to contributory items including the weatherboard cottage, to avoid large blank walls, and to provide an appropriate setting for the cottage (Figure 33).

Building character

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

C24 New buildings are to relate to the character established by adjacent significant detached and semi-detached dwellings.

Gap Road, north of No.5, commencing at No 6

C25 New buildings are to relate to the character established by the well-articulated dwellings and residential flats (Figure 36).

Building materials and details

C26 The following materials are appropriate for new buildings:

- a) Walls: Painted or exposed weatherboards for dwellings, or rendered and painted brickwork or masonry for larger buildings.
- b) Pitched roofs for small dwellings: corrugated steel, slate, tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

C27 Planting should be carefully selected to ensure that the mature height and canopy spread will not be excessive and will not block views to the harbour from the adjacent Gap Park. Refer to Section 3.5.6 Landscaping and private open space.

C28 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) are not to exceed 80% of the site area. This is in order to provide 20% of the site area for landscaped area, including plantings.

Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)

- C29 For residential flat buildings, manor houses, multi dwelling housing (terraces) and multi dwelling housing, the building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools together) are not to exceed 70% of the site. This is area in order to provide 30% of the site area for landscaped area, including plantings.

Fences and walls

Gap Road south, and inclusive, of No.5 and the north side of Dunbar Street

- C30 Front fences are to be 1.2m max in height. Materials and detailing are to be in keeping with the building to which they relate, including rendered and painted masonry and wooden pickets, where relevant.

Gap Road north of No.5, commencing at No.6

- C31 Fences are to be articulated masonry walls, 1.5m maximum in height, with 50% transparency above 1.2m in height.

Rear boundary fences

- C32 Rear boundary fences, where the rear boundary is not at street frontage, are to be 1.8m maximum traditional timber paling fences or rendered masonry walls.

Car parking and access

- C33 Garages and carports are not to be built to street alignment, and are to be set back behind the building whether attached or free-standing. The exception to this condition is the timber weatherboard cottage at the rear of 25 Military Road, which is subject to heritage considerations.

Site facilities and aerial devices

- C34 Site servicing to commercial buildings on Military Road that do not have access to Gap Road to be provided from kerbside parking in Military Road.

C3.4.6 Precinct F: Clovelly Street

Character statement

The precinct extends from the rear of the commercial building at the corner of Military Road and encompasses the residential properties on the south side of Clovelly Street. Two distinct groups of one and two storey buildings form a low-scaled built edge to the adjacent major landscaped open spaces, Robertson Park and Robertson Place.

The groups, set back slightly from the street frontage and stepping down toward the open space around Dunbar House, establish a repetitive rhythm in the streetscape. Views to the water are filtered through the trees that line Robertson Park on the north side of the street (Figure 38).

The two groups comprise:

- A pair of two storey semi-detached dwellings that have been substantially altered at Nos. 1 and 2 Clovelly Street. They provide a transition in scale from the taller commercial building on the corner with Military Road to the single storey pairs of semi-detached dwellings further to the east.
- A group of single storey semi-detached dwellings (dating from 1908) with simple hipped roof and verandah form, that provide a sympathetic built edge to Robertson Park and define the curtilage of Dunbar House (Figure 39). Within this group is a pair of non-contributory newer semi-detached dwellings that have a different scale, form and character to contributory items in the group, particularly in oblique views (Figure 40).

Although altered, the form and detail of the original buildings can still be understood. There is potential to recover more of their original character by encouraging the removal of unsympathetic alterations and the reconstruction of missing elements.

FIGURE 37 Aerial view of the precinct



FIGURE 38 Precinct streetscape



FIGURE 39 One of three pairs of single storey semis



FIGURE 40 One of three pairs of single storey semis



FIGURE 41 View from Robertson Park



FIGURE 42 View from Robertson Place



FIGURE 43 Side boundary setbacks wide enough for parking at side of houses



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The planting of street trees in the footpath in front of the cottages is not permitted due to the narrow width of the pedestrian area and because street plantings on the south of Clovelly Road would obscure the cottages from Robertson Park detracting from their contribution to the streetscape.

Townscape

- C2 The existing allotment size and configuration are to be kept in order that the early, small-scale ‘cottage’ character of the precinct remains.
- C3 The low-scaled backdrop and transition to the parks formed by two groups of one and two storey buildings is to be retained (Figures 41 and 42).
- C4 The overall consistency of housing is to be retained. This encompasses the repetitive rhythm of the two groups of buildings in the streetscape established by the building height, form, alignment and character, including the hipped roofs, open verandahs at ground floor and the side setbacks of the original single storey semi-detached dwelling, which are wide enough to accommodate parking (Figure 43).
- C5 All original sandstone kerbing and guttering is to be retained in front of the cottages.

Views and vistas

- C6 Roofs are to remain uncluttered by intrusive structures and services so as not to detract from public views from Robertson Park, or from views to the harbour from more elevated portions of the public domain above.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
5 Clovelly Street	Single storey Edwardian semi-detached dwelling
6 Clovelly Street	Single storey Edwardian semi-detached dwelling
7 Clovelly Street	Single storey semi-detached dwelling
8 Clovelly Street	Single storey semi-detached dwelling
9 Clovelly Street	Single storey semi-detached dwelling
10 Clovelly Street	Single storey semi-detached dwelling

-
- C7 Contributory items (i.e. including heritage items) are to be retained.
 - C8 The single storey semi-detached dwellings are to be retained, subject to detailed investigation of their historical significance, (particularly their association with Sir John Robertson.
 - C9 Change to contributory items is limited to sympathetic rear alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront and side boundaries

- C10 Existing alignments within each group are to be matched, including the wide side boundary setbacks of the single storey semi-detached dwellings.

Rear setbacks

- C11 New buildings are to relate to the existing setback pattern and maintain the amenity of neighbouring residential properties.

Building height

- C12 New buildings are to match existing heights within each group.

Building form

- C13 Streetscape continuity is to be retained by following established forms within each group.

Building materials and details

- C14 The following materials are appropriate for new buildings:
 - a) Walls: rendered or painted brickwork or masonry.
 - b) Pitched roofs: slate or tiled to reflect original unglazed terracotta or in dark earth tones. No dormer or recessed balconies within the front roof form.

Landscaping and site coverage

- C15 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 80% of the site area in order to provide 20% of the site area for landscaped area, including plantings.
 - C16 Planting at the rear is to be small scaled to fit the small space available. Refer to Section 3.5.6 Landscaping and private open space.
-

Fences and walls

- C17 Fencing on the street frontage is to be limited to 1.2m maximum height so as to retain views to and from dwellings. Existing sandstone base walls are to be retained.
- C18 Rear and side fences are to be of 1.8m maximum traditional timber paling fences or preferably rendered, masonry walls.
- C19 Side fencing facing Robertson Place is to be built with a sandstone base to 0.6m with maximum 1.5m timber paling above.
- C20 Appropriate front fencing types are illustrated in Section 3.5.7 Fences and walls.

Car parking and access

- C21 No new driveways are permitted from Clovelly Street.
- C22 Existing driveway arrangements are to be retained for the single storey semi-detached dwelling (that is, parking within open carports at the side behind the front wall of the dwelling).

C3.4.7 Precinct G: Marine Parade North

Character statement

Part of 'The Town of Watsons Bay' subdivision in 1855, the precinct is bounded by Short Street to the north, Cliff Street to the east and Military Road to the south. The western boundary is formed by the waterfront promenade of Marine Parade which curves along a sandy beach contained by the wharf at its south end and a walled pedestrian link to Short Street at its north end.

Within the precinct is a range of mainly one and two storey 20th century housing on allotments of varied size and configuration, many of which can be traced back to the original subdivision. Houses generally have pitched roof forms, setbacks from side boundaries, and fenced garden space to the front and rear. Exceptions are the single storey Edwardian period Sydney Water Pumping Station at the northern end and the large Watsons Bay Hotel at the southern end of the precinct. The latter has recently been extended to three storeys, and has an adjacent restaurant. Both the hotel and pumping station are uncharacteristic, but nevertheless contributory to the historic values of the area.

Viewed from the harbour the houses are set behind a wide variety of promenade walls and fencing, backed by various types and heights of private planting (Figure 45). The houses are of relatively consistent height at ridgeline. Watsons Bay Hotel at the south end and the roof of No. 2 Short Street together with the adjacent 'Portuguese Terraces in Cove Street at the north end form 'bookends' with the smaller houses in between. The lower height of the buildings between the 'bookends' and the National Park ridgeline permits views of a deep landscaped backdrop of coral trees and National Park vegetation above the roofs (Figure 46).

Viewed from Cliff Street, the streetscape is dominated on the west side by a wide variety of fencing types, heights, materials and colours with some 2m high walls for garages that provide a dissonant edge to the west side of Cliff Street (Figure 47). The street opens up to a large car park at the south end that breaks from the early subdivision pattern. Coral trees and sections of the sandstone cliff face within the National Park form a natural enclosure to the streetscape on the east side.

FIGURE 44 Aerial view of the precinct



FIGURE 45 View of Marine Parade from the ferry wharf



FIGURE 46 View of precinct from the water showing 'bookend' principle



FIGURE 47 Cliff Street frontage



FIGURE 48 Extract from 1855 'Town of Watsons Bay' subdivision plan

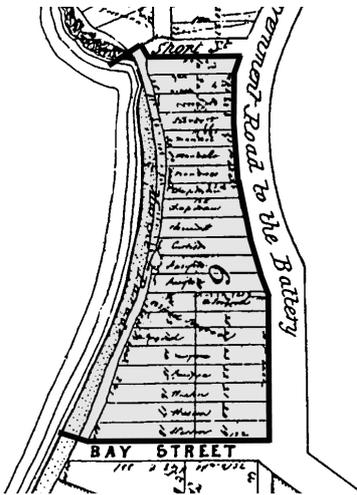


FIGURE 49 Promenade wall



FIGURE 50 Dinghies located on the edge of the promenade



FIGURE 51 Water pumping station at north end of Marine Parade



FIGURE 52 Fencing along Marine Parade

PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 A landscaped edge is to be introduced between the car park and the commercial properties facing Cliff Street.
- C2 Street trees are not to be planted within the narrow footpath on the west side of Cliff Street.

Townscape

- C3 The small lot subdivision pattern is to be retained to respect the original 1855 subdivision (Figure 48).
- C4 The height of existing buildings between the 'bookends' is to be maintained so that views from the harbour will retain a deep landscaped backdrop of coral trees and National Park vegetation.
- C5 The 'bookend' height is not to be further extended into the precinct.
- C6 The sense of enclosure within Cliff Street, formed by the natural features on the east side and fences and walls on the west side, is to be retained. The appearance of these fences and walls should be improved and upgraded when new development is proposed.
- C7 The building of large expanses of car park and the amalgamation of sites for commercial development are not permitted. These would disrupt the historic, small-lot subdivision pattern for detached dwellings and detract from the townscape.

- C8 Should redevelopment of a mixed use nature occur, residential uses should front Cliff Street and commercial or retail uses should front Military Road.
- C9 Signage at the ferry wharf and within the hotel and restaurant complex is to be in accordance with the signage policy developed for the Military Road Commercial Centre (Precinct D).
- C10 All sandstone kerbing and guttering near the corner of Cliff and Short Streets is to be retained.
- C11 Sandstone retaining walls along the promenade are to be kept.

The waterfront

- C12 Views of houses, roofs and gardens from promenade and Harbour are to be retained, unobstructed by high fences subject to privacy considerations.
- C13 No new window openings are to be made in the boundary walls facing the Marine Parade promenade. When new development is proposed, existing glazed openings are to be modified to solid doors, gates, walls etc. so as to relate sympathetically to the maritime character as boatsheds, not shopfronts (Figure 49).
- C14 No further increase is permitted in the existing height or bulk of the wharf building or the commercial buildings at the south end of the precinct.
- C15 To prevent privatisation of the public domain, commercial development and related functions, where permissible) are to be contained within existing private property.
- C16 To prevent privatisation of the public domain, the size of existing footpath areas leased for restaurant or other private uses should not be increased.
- C17 All fittings and fixtures, including furniture visible from the promenade, beach or harbour, are to be of a high design quality.
- C18 Commercial signs are not permitted in the public domain. Identification signs are to be discreet.
- C19 Beached dinghies are permitted against the promenade edge provided these do not impede access within the public domain.

Views and vistas

- C20 View sharing is to be retained, both within this precinct and with properties in adjacent precincts that overlook the precinct.

Contributory items (including heritage items)

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
10 Marine Parade	2 storey Art Deco styled hotel with third floor addition
11-13 Marine Parade	2 storey weatherboard restaurant with historic values
18-19 Marine Parade	Single storey Inter-War semi-detached dwelling
20-21 Marine Parade	Single storey Inter-War semi-detached dwelling
22 Marine Parade	Single storey Victorian weatherboard cottage

C21 Heritage items and contributory items are to be retained.

C22 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Alterations and additions to existing buildings

Watsons Bay Hotel and Doyle's Restaurant

C23 A conservation management plan is to be prepared for the Watsons Bay Hotel and the adjacent restaurant site. This should include consideration of master planning options and provide policies for appropriate future development of the sites, having regard to their heritage significance.

C24 Future proposals for alterations and additions are to comply with a conservation management plan adopted by Council.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Front (waterfront) setbacks

C25 All buildings are to be setback from Marine Parade to provide for a garden space between the house and the promenade. The setback is to relate to the adjacent dwellings with the exception of the existing early cottage at No. 22 which is built to the Marine Parade boundary.

Streetfront setbacks - Cliff Street

- C26 New buildings are to be set back two metres minimum from Cliff Street to provide for a garden space, either as a front or rear yard.
- C27 A single garage may be built to the Cliff Street frontage provided it is integrated visually with the fence or wall and leaves 50% of the width of the street frontage for landscaped area to appear over the fence or wall.

Side boundary setbacks

- C28 All buildings north of the existing Watsons Bay Hotel and Doyle's Restaurant buildings, including garages, are to be set back from side boundaries by 1.2m minimum (1.5m minimum for lots greater than 15m in width). This is in order to retain the detached dwelling character of the precinct and provide opportunity for views between the buildings to the harbour.

Rear setbacks

- C29 Rear setbacks are to relate to the existing setback pattern, to provide rear yard space and maintain the amenity of neighbouring residential property.

Building height

- C30 Buildings are to be a maximum of two storeys, with roofs pitched to match traditional forms.
- C31 The overall height of new buildings, measured to the ridgeline, is not to exceed the predominant height of existing buildings between the 'bookends' when viewed from the harbour.

Building form

- C32 New buildings are to follow the established forms of housing north of Doyle's Restaurant. These are small scale, rectilinear buildings of traditional form with pitched roofs.
- C33 Flat roofed, or parapeted, buildings are not permitted.
- C34 Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of the roofs on public views and when viewed from Marine Parade or the waterfront.

Building character

- C35 The architectural treatment of new buildings is not to contrast markedly with the established character of the area.
- C36 New buildings on lots adjacent to the existing Watsons Bay Hotel and Doyle's Restaurant buildings are to relate to the detached dwelling character of the precinct and not to the commercial buildings.

-
- C37 The following materials are appropriate for new buildings:
- a) Walls: weatherboard, exposed brickwork or rendered or painted brickwork or masonry.
 - b) Roofs: corrugated steel, slate, or tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C38 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C39 Mature historic plantings are to be retained.
- C40 In this relatively old cultural landscape, native species other than blueberry ash and lillypilly are not permitted. Refer to Section 3.5.6 - Landscaping and private open space.

Fences and walls

Marine Parade

- C41 Fence heights are to be a maximum 1200mm above promenade level, or, where privacy from the promenade is an issue, up to 1.8m maximum with 50% transparency above 1.2m. Materials should be sandstone or face brick or rendered or painted masonry in keeping with building to which it relates (Figure 52).

Short Street and Cliff Street

- C42 Fences are to be a maximum of 1.5m above footpath level, with 50% transparency above 1.2m. Materials should be traditional timber pickets, brick or masonry, rendered or painted as appropriate to building.
- C43 Garages, driveway doors and pedestrian gates are to be designed as an integral part of the fence or wall. Brick or rendered masonry garages without lofts may be combined with timber fences.

Military Road

- C44 Fences are to be low height walls, 1.2m maximum above footpath level and constructed from materials and style appropriate to the building.

Rear and side fences (when not street fronting)

- C45 Fences are to be traditional timber paling fences no greater than 1.8m in height.

Car parking and access

- C46 A maximum of one single garage or vehicular access door is permitted, plus one pedestrian door per property on the Cliff Street frontage.
- C47 Servicing of waterfront properties is to be via existing driveways/right of ways.

C3.4.8 Precinct H: Victoria Street Waterfront

Character statement

Part of the 1855 ‘The Town of Watsons Bay’ subdivision, the precinct is bounded by Cliff Street, Victoria Street and the Marine Biological Research Station, together with the water frontage of Camp Cove Beach. Camp Cove Beach is enclosed by the knoll of Green (Laings) Point to the south and the Sydney Harbour National Park to the north (Figure 52).

The precinct contains a variety of mostly detached one and two storey houses on separate allotments, including a number of early buildings. The original subdivision pattern was not fully realised, however, there are a number of allotments of a consistent size that provide evidence of the original layout.

Buildings are viewed from the water against a deep backdrop of coral trees and National Park vegetation. A number of buildings within HMAS Watson detract from the backdrop, especially the long, new buildings situated along the ridge top. Early buildings with traditional verandahs and pitched roofs, enhance the maritime character.

The setting of the houses is also enhanced by cultural plantings, including Norfolk Island pines and palms, within walled front yards facing the beach and occasionally in the rear or Victoria Street garden areas (Figures 54 and 55). Viewed from Victoria Street, the high walls and dwellings/garages built to the street frontage give a built edge to the east side, softened by pockets of planting within yards. The high impermeable walls detract from the streetscape. A number of buildings with garages, including two storey structures, extend to Victoria Street alignment with no space for landscaping to soften their visual impact.

FIGURE 53
Aerial view of the precinct

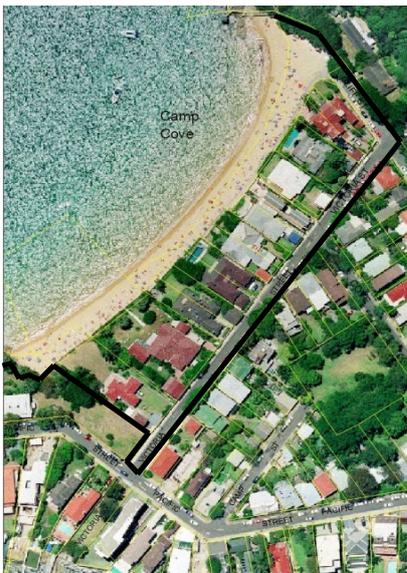


FIGURE 54
Camp Cove beach from Green (Laings) Point Reserve



FIGURE 55 Traditional building forms enhanced by cultural plantings at east end of Camp Cove Beach



FIGURE 56 Extract from 1855 'Town of Watsons Bay' subdivision plan

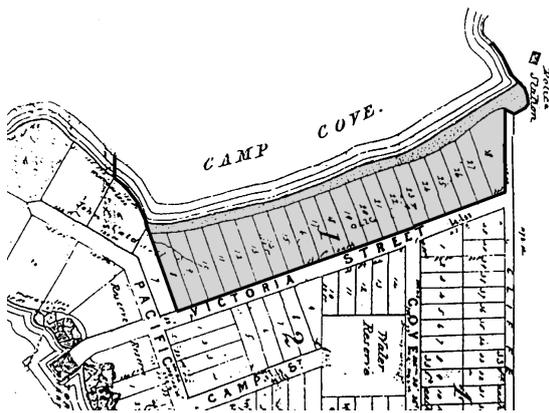


FIGURE 57 Victoria Street frontage



FIGURE 58 Camp Cove Beach frontage



FIGURE 59 Side boundary setbacks

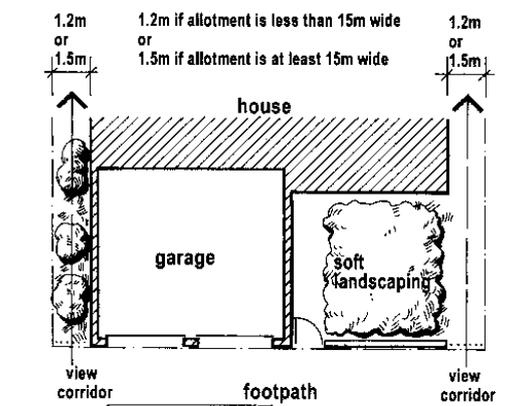


FIGURE 60
Garages on Victoria Street frontage

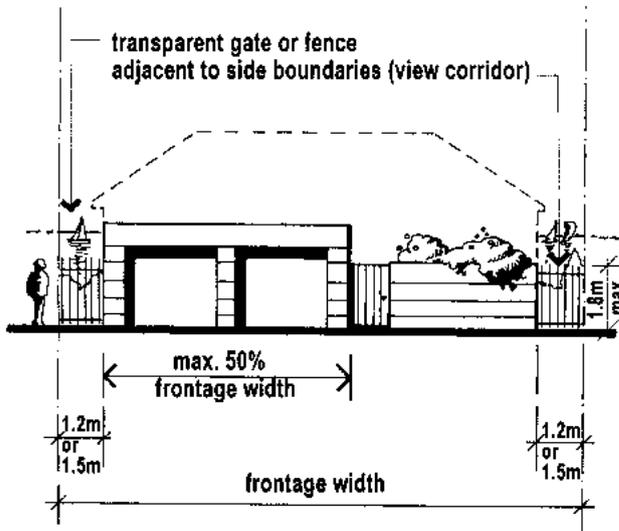
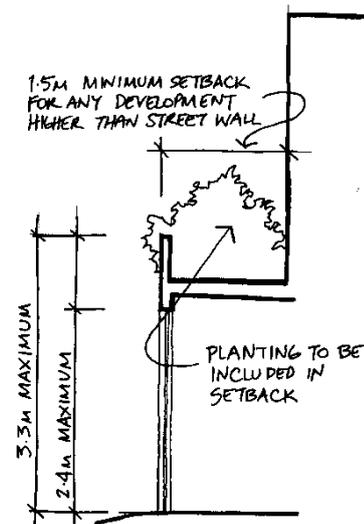


FIGURE 61 Maximum heights and setbacks for street walls



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Significant cultural plantings in properties along the beachfront are to be retained.
- C2 New plantings are to be appropriate in scale to available space.
- C3 The likely mature size of canopies of proposed plantings are to be taken into account and those that may obscure views to the HMAS Watson bushland and tree lined ridge and National Park from the Harbour are not permitted.

Townscape

- C4 New site development is to be sited to achieve three visually distinct zones similar to most properties, that is:
 - a) landscaped setback at beachfront;
 - b) building zone of one and two storey detached houses with setbacks from side boundaries; and
 - c) landscaped edge to Victoria Street.
- C5 The predominant existing pattern of detached dwellings on separate allotments is to be retained to respect the existing subdivision and development pattern.

- C6 The general scale established by existing buildings is to be maintained to retain views from the water of the backdrop of coral trees and National Park vegetation.
- C7 New development is to increase permeability from the street to the water and provide a view corridor to the Harbour along the sides of the building.
- C8 All sandstone kerbing and guttering within Victoria Street is to be retained.
- C9 When the opportunity arises, the Camp Cove kiosk should be relocated to open the view corridor to the beach from the north-west end of Cliff Street.

The waterfront

- C10 Front gardens are to be landscaped to soften the impact of buildings.
- C11 Boundary walls facing the beach are to be kept low and softened by landscaping behind (refer to Section 3.5.7 Fences and Walls).
- C12 Elements that evoke an early maritime character are to be retained, including traditional verandahed building forms, pitched and hipped corrugated steel or tiled roofs, chimneys and cultural plantings.
- C13 Unless shaded, no reflective materials are permitted, including glass balustrades.
- C14 New public or private jetties are not permitted along Camp Cove beachfront.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. For the protection of heritage items refer to clause 5.10 of Woollahra LEP 2014.

Contributory items	
Off Camp Cove Beach	Tide Gauge Building 1925 small timber structure off NE end of Camp Cove Beach [SREP 23]
7 Victoria Street	Palms in beachfront garden, Norfolk Island pine in Victoria Street garden
15 Victoria Street	Edwardian semi-detached dwelling, palms in beachfront garden
17 Victoria Street	Edwardian semi-detached dwelling, coral tree in beachfront garden
19 Victoria Street	Palms and coral tree in beachfront garden
21 Victoria Street	Single storey Edwardian cottage, palms in beachfront garden
23 Victoria Street	Palms and Norfolk Island pine in beachfront garden
25 Victoria Street	Norfolk Island pines in beachfront garden

C15 Heritage items and contributory items are to be retained.

C16 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

C17 The main part of the house is to follow the alignment of adjacent buildings and provide garden space between the Victoria Street wall and the house.

Side boundary setbacks

C18 All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain the detached dwelling character of the precinct and allow for recovery of views to Camp Cove from Victoria Street (Figure 59).

Front (waterfront) setbacks

C19 Building setbacks from the waterfront are to relate to the alignment of adjacent significant houses provided that a garden space or lawn area is retained.

Building height

C20 Buildings are to be two storeys maximum so as not to block views to the National Park from the Harbour and to retain a consistency of height when viewed from the Harbour.

Building form

C21 Traditional forms are to be followed, i.e. simple rectilinear plan with pitched and hipped roofs and verandahs facing the waterfront (Figures 55 and 57).

C22 Flat or curved roofed buildings are not permitted.

Building character

C23 New development is to respect the character of adjacent contributory items when viewed from the Harbour.

Building materials and details

C24 The following materials are appropriate for new buildings:

- a) Walls: weatherboards, sandstone, masonry or exposed, rendered or painted brickwork.
- b) Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

C25 The building footprint plus paved surfaces (patios, pathways, tennis courts and swimming pools) together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.

C26 A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is preferred. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

Camp Cove Beach

C27 Wall heights facing Camp Cove Beach are to be a maximum 1.2m, or, where privacy from the beach is an issue, up to 1.8m maximum with 50% visual permeability above 1.2m. They should be softened by landscaping. Appropriate materials are sandstone or rendered/painted masonry to minimise its visual impact on the beach. Glazing or reflective materials are not to be used.

Victoria Street

C28 A fence or wall is to be built along the street front boundary.

C29 Fences or walls on the street front boundary are to be 1.8m in height and are to be designed in accordance with the criteria in Figures 59 and 60. Appropriate materials are sandstone or rendered/painted masonry.

C30 Fences or walls fronting Victoria Street are to have transparent end panels adjacent to the side boundary of each property. The transparent panels are to be at least as wide as the minimum required setbacks for buildings, i.e. 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).

C31 At least 50% of the street frontage width is to be landscaped behind the front fence wall.

C32 Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall (Figures 59 and 60).

C33 The design and materials of front fences and walls are to be compatible with appropriately designed fences in the streetscape and the heritage context of the area. Unsympathetic fences, walls and gates are to be removed and replaced with fences of traditional height and appropriate to the architectural style of the building.

Cliff Street

- C34 Fences and walls facing Cliff Street are to be a maximum 1.8m in height and to be constructed in traditional timber paling or, preferably rendered, masonry.
- C35 Side fences are to be traditional timber paling of a maximum 1.8m in height, reducing to 1.2m at the building alignment.

Car parking and access

- C36 A maximum two car width single storey garage or carport structure may be built to the Victoria Street frontage provided that it is visually integrated with the street wall (Figure 60).
- C37 The total street frontage width of garage or carport structures is to be no greater than 50% of the street frontage width of the property.
- C38 Garages to the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure 61).

C3.4.9 Precinct J: Pacific Street Waterfront

Character statement

Part of the 1855 subdivision, the precinct is bounded by Green Point Reserve, Pacific Street and Short Street, with water frontage to Watsons Bay (Figure 62). It contains substantial two storey waterfront houses, including a number of early buildings (Figure 63). Most lots retain their original, or early, configuration, with a number varying in width to take up the change in direction in the street.

Viewed from the Harbour against a backdrop of National Park vegetation visible above the roofs, buildings are relatively consistent in massing and height, with the exception of an intrusive residential flat building adjoining the Victoria Wharf Reserve.

Viewed from Pacific Street, a variety of pitched roofs appear above walls, fences and garages that create a built edge along the south side of Pacific Street. This is occasionally softened by pockets of landscaping whilst high, impermeable walls detract from the streetscape (Figure 64).

Many properties have large jetties extending out over rock shelves within the dry land area that forms part of the properties. These detract from the waterfront setting of the precinct (Figure 65).

The precinct contains only one area of open space, the Victoria Wharf Reserve. This is the site of the original wharf and is a viewing platform to the city and back along Victoria Street to the vegetated ridge on which HMAS Watson is located.

FIGURE 62 Aerial view of the Precinct **FIGURE 63** Pacific Street waterfront from the harbour



FIGURE 64 Pacific Street Precinct at left, with high walls forming built edge to the street.



FIGURE 65 Jetties within the Pacific Street Precinct, extending out over rockshelves



FIGURE 66 View across the harbour to the city from Victoria Wharf Reserve



FIGURE 67 Extract from 1855 'Town of Watsons Bay' subdivision plan

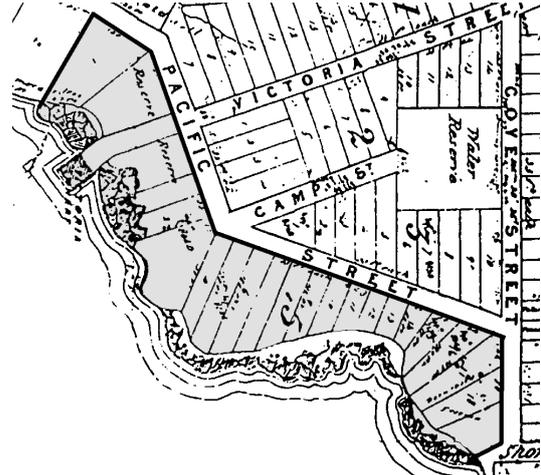


FIGURE 68 Views to and from adjacent precincts and beyond



FIGURE 69 Existing building heights along Pacific Street waterfront



FIGURE 70 Garages on street frontage

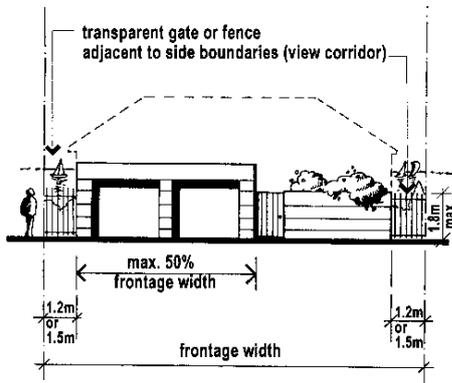


FIGURE 71 Side boundary setbacks

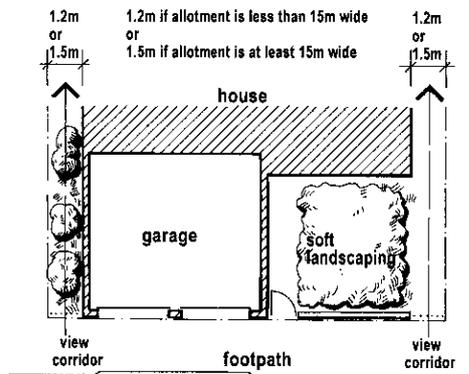


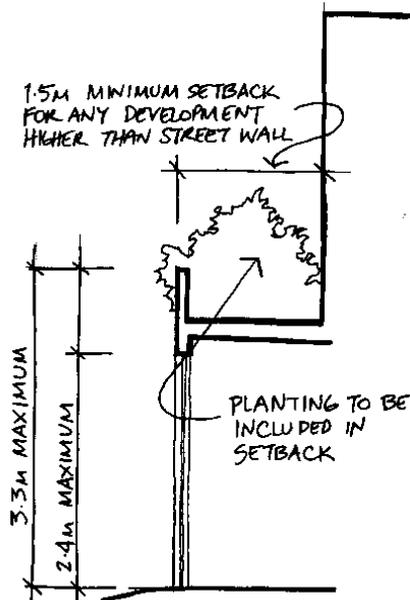
FIGURE 72 Garages (at right) integrated with street wall



FIGURE 73 Introduce permeability to walls and fences



FIGURE 74 Maximum heights and setbacks for street walls



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The existing landform of ridge, slope and rock platform down to the low water mark is to be maintained.
- C2 Excavation or filling of the rock platform is not permitted for any purpose, including the creation or construction of swimming pools or footings for jetties or boat ramps.
- C3 The intertidal zone within private property boundaries is not to be developed.
- C4 Mature historic plantings are to be retained within the grounds of early properties.
- C5 For new plantings, trees are to be selected that are appropriate in scale to available space.
- C6 The likely mature canopy size of proposed plantings is to be taken into account. Those that may obscure views to the HMAS Watson ridge and Sydney Harbour National Park from the adjacent Marine Parade North precinct, the Ferry Wharf and harbour ferries are not permitted.
- C7 Palms are not to comprise more than 25% of site plantings. Cocos palms are not to be used, though Howea, Bangalay and Cabbage Tree palms are permitted.

Townscape

- C8 New site development is to be sited to achieve three visually distinct zones similar to most existing properties, that is:
- a rockshelf/front yard at the waterfront;
 - a building zone for detached houses with setbacks from side boundaries; and
 - a zone for landscaping adjacent to the street.
- C9 The pattern of relatively consistently scaled detached dwellings on separate lots is to be retained to respect the original subdivision layout (Figure 67).
- C10 The general scale established by existing buildings is to be maintained so that the backdrop of national park vegetation above roofs as viewed from the water will to be retained,.

The waterfront

- C11 New jetties or any structures such as decking, boatsheds and cabanas, are not to be erected over the rock shelf within the inter tidal zone of private properties.
- C12 To improve the visual amenity of the Harbour, the rationalisation, and sharing between neighbours of existing long jetties is encouraged.
- C13 Construction of swimming pools on the rockshelf is not permitted.

Views and vistas

- C14 View sharing with properties in adjacent precincts is to be retained. Examples are the views from the first floor of the 'Portuguese terraces' (Figure 66) and from the upper floors of buildings on the north side of Pacific Street.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
12 Pacific Street	Single storey Victorian weatherboard cottage with attic. Two storeys at waterfront.
14-14a Pacific Street	2 storey Victorian weatherboard house
16 Pacific Street	2 storey Victorian weatherboard house
18 Pacific Street	2 storey contemporary house
30 Pacific Street	2 storey Federation house
Victoria Street Reserve	Site of landing stage to early western jetty
2 Cove Street	Sandstone rock shelves

Contributory items	
4 Cove Street	Sandstone rock shelves
6 Cove Street	Sandstone rock shelves
2a Pacific Street	Sandstone rock shelves
2 Pacific Street	Sandstone rock shelves
4 Pacific Street	Sandstone rock shelves
6 Pacific Street	Sandstone rock shelves
8 Pacific Street	Sandstone rock shelves
10-12 Pacific Street	Sandstone rock shelves

C15 Heritage items and contributory items are to be retained.

C16 Change to the contributory items is to be limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

C17 The setback of the main part of the house is to correspond to the alignments of adjacent contributory items and allow for garden space between the street wall and the house.

Side boundary setbacks

C18 All buildings, including garages built to the street alignment, are to be set back from side boundaries 1.2m minimum for allotments up to 15m in width (measured at street frontage) and 1.5m for allotments greater than 15m in width. This will retain the detached dwelling character of the precinct and to provide for view corridors to the Harbour along sides of buildings (see Figure 70).

Rear (waterfront) setbacks

C19 Building setbacks from the waterfront are to match the alignment of adjacent significant houses and provide garden space or lawn area between the rockshelf and the house.

Building height

C20 Buildings are limited to two storeys so as not to block views to the national park from the harbour and to retain a consistency of height when viewed from the Harbour.

Building form

- C21 Established building forms are to be followed, i.e. simple rectilinear plan forms with pitched roofs.
- C22 Roof ridgelines are to be parallel to side boundaries in order to minimise the visual impact of roofs on views and when viewed from the street and the waterfront.
- C23 No flat-roofed buildings or reverse skillions are permitted.

Building character

- C24 The architectural style of new buildings is not to stand out in marked contrast to the established character of the area.
- C25 The design of new buildings is to respect the character of adjacent contributory items when viewed from the harbour.

Building materials and details

- C26 The following materials are appropriate for new buildings:
 - a) Walls: face, rendered or painted brickwork or masonry.
 - b) Roof cladding: slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C27 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C28 A mix of tiered planting, comprising small canopied trees, shrubs, herbaceous plants and ground covers, is to be achieved. Refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C29 A fence or wall is to be built along the Pacific Street front boundary.
- C30 At least 50% of the street frontage width is to be landscaped behind the front fence/wall.
- C31 Fences or walls on the street front boundary are to be 1.8m maximum in height and are to be designed in accordance with criteria in Figures 70 and 71. Acceptable materials are sandstone, brick or masonry, rendered and painted.
- C32 Fences or walls fronting Pacific Street are to have transparent end panels adjacent to the side boundary of each property. The transparent panels are to be at least as wide as the minimum required setbacks for buildings, i.e. 1.2m for allotments up to 15m wide and 1.5m for allotments over 15m wide (measured at street frontage).

- C33 Garage, driveway doors and pedestrian gates on the street alignment are to be designed as an integral part of the street wall but with visual permeability adjacent to the side boundaries (see Figures 70 and 71).
- C34 Fences or seawalls to the harbour are to be of sandstone, 1.2m maximum in height above existing ground level.
- C35 Fences facing Green (Laings) Point Reserve are to be 1.8m maximum traditional timber paling.
- C36 Fences on the northeast side of Victoria Wharf Reserve are to be 1.8m high, either of timber palings, rendered masonry or contemporary vertical steel with brick base and softened by planting. Fences on the east side are to be kept low (1.2m maximum) in order to retain existing views to the harbour and constructed in masonry in keeping with building to which it relates).

Car parking and access

- C37 A maximum two car width single storey garage or carport structure may be built to the Pacific Street frontage provided that it is visually integrated with the street wall (Figures 70 and 71).
- C38 All new buildings, including garages, are to be set back from side boundaries a minimum of 1.2m (1.5m on allotments greater than 15m in width) in order to retain the detached dwelling character of the precinct and to allow for the recovery of views to the harbour from Pacific Street (Figure 68).
- C39 Garages on the street frontage are to be 3.3m maximum in height. Any higher development is to be set back 1.5m from the street wall (Figure 74).

C3.4.10 Precinct K: Camp Cove Village

Character statement

Part of the 1855 The Town of Watsons Bay subdivision, the precinct is bounded by Victoria Street, Cliff Street, Short Street and Pacific Street. This part of the early subdivision has mostly retained its historic townscape character, with low-scaled one and two storey detached houses sited on relatively small allotments. Camp Cove Reserve, originally a lagoon behind the sand dunes, is at its core.

Houses are generally built close to the street, with only small setbacks from front and side boundaries. There are limited small areas of garden space at the front behind low fences and within yards at the rear. Trees in the rear yards form a backdrop to the houses when viewed from the streets.

Buildings and groups of buildings that contribute to the character of the precinct date from two key periods: 1850s-1870s and 1910s-1930s. The precinct includes most of the timber weatherboard cottages in Watsons Bay, which is the largest concentration in Woollahra Municipality. The key contributory groups are:

Victoria Street

- ▶ Surviving single storey weatherboard and masonry cottages, and a two storey c1930s house on a larger allotment, with Inter-War flat building at corner of Pacific Street.

Pacific Street

- ▶ Small-scaled one and two storey brick and weatherboard cottages behind low fences and small front gardens. These soften built edge and create more uniform streetscape character than on the opposite side.

Cliff Street

- ▶ Variety of housing dating from 19th century to early-mid 20th century, including single storey brick and early weatherboard cottages with pitched roofs. Many have very small to negligible setbacks from street with low fences that contribute to the historic townscape.

Cove Street

- ▶ One and two storey cottages on the north-east side, with pitched roofs, set back from the street frontage behind a variety of fences, some with small front gardens.
- ▶ Significant group of early single storey cottages with verandahs aligned with street frontage.
- ▶ Larger, two storey buildings at south end, including a group of four two storey terraces (Portuguese terraces) and a two storey weatherboard house, built close to the street frontage.

Short Street

- The single storey cottage at the intersection of Short Street and Military Road.

Camp Street

- The laneway character with rear yards of houses set behind fences and carports.

The contrast between the modest cottages of the precinct and the large waterfront mansions of the adjoining precincts creates two visually distinct streetscape components along Victoria Street and Pacific Street. The streetscape of Cliff Street provides further contrast between low-scaled housing on one side and the rising ridge of the national park opposite. These visual distinctions reinforce the historic townscape character of the precinct.

Public views to the harbour from within the precinct from the end of Victoria Street, near the Victoria Wharf Reserve. Camp Cove Reserve provides an internal focus, with views into it from Cove Street, Pacific Street and Camp Street. There are broader vistas to HMAS Watson, and the distant spire of Our Lady Star of the Sea.

FIGURE 75 Aerial view of the precinct



FIGURE 76 Victoria Street



FIGURE 77 Pacific Street



FIGURE 78 Cliff Street



FIGURE 79 Stone and weatherboard cottages on Cove Street



FIGURE 80 Camp Street from Reserve



FIGURE 81 Extract from 1855 'Town of Watsons Bay' subdivision plan

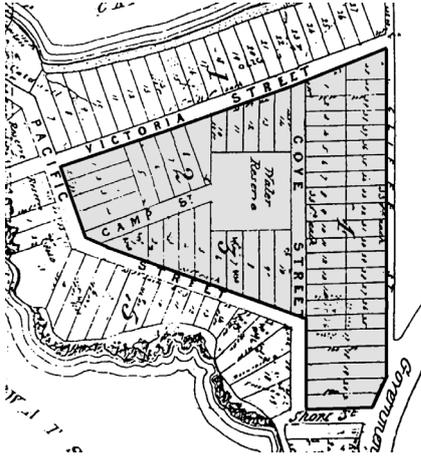


FIGURE 82 Intersection of Short Street and Cliff Street



FIGURE 83 View along Camp Street into Camp Cove Reserve



FIGURE 84 Portuguese Terraces in Cove Street



FIGURE 85 Weatherboard and stone cottages on Cove Street



FIGURE 86 Weatherboard cottage on Cliff Street



FIGURE 87 Appropriate fencing along Victoria Street



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 The streetscape qualities of Cove Street are to be retained, enhanced by landscaped open space of Camp Cove Reserve and variable street trees including bottlebrushes, robinias, silky oaks and eucalyptus.
- C2 Remnant sandstone kerbing and guttering are to be retained, including the section in Victoria Street (opposite the end of Cove Street, and outside No 2 Pacific Street, adjoining Short Street).
- C3 The use of mainly subtropical shrubs (hibiscus, frangipani, bougainvillea, etc.) is encouraged in front gardens.

Townscape

- C4 The pattern of low-scaled detached dwellings and groups of dwellings on separate allotments is to be retained in order to respect the 1855 subdivision layout (Figure 81).
- C5 New development is to be sited to achieve three visually distinct zones similar to most properties, that is:
- a) small landscaped setback;
 - b) building zone of one and two storey detached houses with setbacks from side boundaries; and
 - c) landscaped rear yards.
- C6 New development is to retain the contrasts between the character established by low-scaled one and two storey 19th century to early-mid 20th century housing behind low fences and small front gardens and the high-walled mansions on the opposite sides of Victoria Street and Pacific Street.
- C7 The ‘gateway’ characteristics at the intersection of Short Street and Cliff Street are to be retained, including the distinctive single storey cottage at the corner, enhanced by a group of palms and the natural edge of Cliff Street (Figure 82).
- C8 The laneway character of Camp Street is to be retained, with rear yards of houses set behind high paling fences on both sides of street. Consistency of fencing types is to be achieved in order to foster visual coherence.
- C9 The sense of enclosure and natural edge on Cliff Street is to be retained, formed by coral trees, brush boxes and melaleucas from the edge of the Sydney Harbour National Park.
- C10 High walls and garages on the street frontage are not to be permitted as they would detract from the streetscape appearance of houses and the historic townscape character.

Views and vistas

- C11 Views to the harbour and Inner South Head from Short Street and from Victoria Wharf Reserve are to be retained.
- C12 Vistas are to be retained to Green (Laings) Point Reserve, HMAS Watson, Camp Cove Reserve and the distant church spire.
- C13 Views into Camp Cove Reserve from Cove Street and Camp Street are to be retained.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items

18 Cliff Street	Single storey Edwardian cottage
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Contributory items	
22 Cliff Street	Single storey Edwardian weatherboard cottage
23 Cliff Street	Single storey 1920s weatherboard cottage
28 Cliff Street	Single storey Edwardian brick cottage with second storey addition
30 Cliff Street	Single storey 1920s weatherboard cottage
3 Cove Street	2 storey Victorian filigree styled terrace
5 Cove Street	2 storey Victorian filigree styled terrace
7 Cove Street	2 storey Victorian filigree styled terrace
9 Cove Street	2 storey Victorian filigree styled terrace
21 Cove Street	Single storey Edwardian weatherboard cottage
23 Cove Street	Single storey 1920s cottage
25 Cove Street	Single storey Edwardian weatherboard cottage
27 Cove Street	Single storey Edwardian timber cottage
29 Cove Street	Single storey Edwardian weatherboard cottage
41 Cove Street	Single storey 1920s weatherboard cottage
43 Cove Street	Single storey Edwardian weatherboard cottage
45 Cove Street	Single storey Edwardian weatherboard cottage
1 Pacific Street	Single storey Victorian weatherboard cottage with 3 storey extension
3 Pacific Street	Single storey 1920s cottage
5 Pacific Street	Single storey Victorian weatherboard cottage
9 Pacific Street	2 storey Edwardian weatherboard cottage
11 Pacific Street	Single storey 1920s weatherboard cottage
13 Pacific Street	Single storey Edwardian weatherboard cottage
15 Pacific Street	Single storey Victorian weatherboard cottage
17 Pacific Street	Single storey Edwardian weatherboard cottage with attic
21 Pacific Street	Single storey Victorian timber cottage
4 Victoria Street	Single storey Edwardian weatherboard cottage
6 Victoria Street	Single storey Victorian weatherboard cottage
14 Victoria Street	Single storey Victorian weatherboard cottage
16 Victoria Street	Single storey Edwardian weatherboard cottage
18 Victoria Street	Single storey 1920s weatherboard cottage
20 Victoria Street	Single storey Inter-War fibro house

Contributory items	
22-24 Victoria Street	2 storey Inter-War flat building
Camp Cove Reserve	2 Moreton Bay Figs, Camphor laurel, Kaffir Plum, Eucalypts, Podocarpus, Stenocarpus

C14 Heritage items and contributory items are to be retained.

C15 Change to the contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Streetfront setbacks

C16 Setbacks of new houses are to correspond to the alignment of adjacent contributory items and to provide garden space between the street and the house.

C17 Garages or carports are to be setback behind the building line.

C18 A maximum of one garage door is to be visible from the street frontage.

Side boundary setbacks

C19 All new buildings and structures, including any carport or garage, are to be set back from the side boundaries a minimum of 1.2m to retain the detached dwelling character of the precinct and respect the historic development pattern.

Rear setbacks

C20 Building setbacks are to relate to the alignment of adjacent houses provided that a rear yard space is retained.

Building height

C21 The height of new buildings is to be consistent with the height of neighbouring contributory items (generally a single storey plus attic).

Building form

C22 Established building forms are to be followed, i.e. simple rectilinear plan with traditional pitched roofs and verandahs facing the street.

C23 To relate to traditional roof forms, flat-roofed buildings are not permitted.

Building character

C24 The style of new buildings is to respect the character of the significant 19th to mid-20th century housing.

Building materials and details

C25 The following materials are appropriate for new buildings:

- a) Walls: weatherboards, or exposed, rendered or painted brickwork or masonry.
- b) Roof cladding: corrugated steel, slate, or tiled in unglazed terracotta or dark earth tones.

Landscaping and site coverage

C26 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.

C27 For landscape planting details refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

Front fences

C28 With the exception of Camp Street, fences are to be a maximum of 1.2m.

C29 Materials: sandstone, rendered and painted masonry, timber post and rail with chain wire inserts and timber pickets in keeping with the period of the house to which they relate.

C30 Low front fences to early cottages should be reconstructed where replaced by unsympathetic higher walls (e.g. in Victoria Street and Cliff Street).

Side and rear fences (including Camp Street)

C31 Side and rear fences, including fences on Camp Street, backing onto Camp Cove Reserve are to be 1.8m maximum in height and of traditional timber paling.

Note: Appropriate front fencing types are illustrated in Section 3.5.7 Fences and walls.

Car parking and access

C32 With the exception of those on Camp Street, garages or carports are not to be built to street frontage and are to be set back behind the main building. Only one vehicular access driveway is permitted at the street frontage.

Inter-War flat buildings or multi dwelling housing

For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.

C3.4.11 Precinct L: Salisbury Street / Hopetoun Avenue

Character statement

This precinct is bounded by Robertson Place, Old South Head Road and the heritage conservation area boundary. Parts of Hopetoun Avenue and Salisbury Street cross through the precinct (Figure 88).

The buildings fronting the south side of Robertson Place include a group of three contributory c1920s bungalows and a single detached house at the Hopetoun Avenue intersection. The group is consistent in the scale, form and alignment of the buildings, which are set back from the street behind low original fences with small gardens. A garage to the street frontage disturbs the consistency of the group.

The Salisbury Street streetscape includes the historic road alignment that marks the boundary of an original land grant and the Beaconsfield Estate owned by John Robertson. The western end of the street, backed by a group of mainly cultural plantings including banana palms, mature phoenix palms, melaleucas and immature Norfolk Island pines, appears to terminate on a cliff above the waterfront, however, it makes a U-turn at this point, leading down to housing at a lower level. Cultural plantings within the south western properties include Port Jackson Figs. The street trees in the upper section of the street include palms, a water gum, a Norfolk Island pine and a melaleuca.

Significant views west to Sydney Harbour are largely retained, being partly obscured by the cultural plantings (Figure 89). There are also views from the harbour to the Church Group beyond.

The built form on the southern side of Salisbury Street includes three contributory single storey Victorian period houses and early 20th century housing. The north side, west of Hopetoun Avenue, includes a contemporary house with a curved roof overlooking the water and 1930s flats below the retaining wall. Variable fencing types exist in this precinct, including face and rendered brick and iron palisade. A large sandstone retaining wall is a significant feature of the west end of the street, forming the U-shaped cul-de-sac.

Hopetoun Avenue was formed during the 1920s, falling towards Robertson Place. It maintains significant vistas to Sydney Harbour. Few buildings on Hopetoun Avenue contribute to the significance of the Watsons Bay Heritage Conservation Area, with the exception of a heritage item, 'Bay Cottage', at 308 Old South Head Road. The remaining buildings consist of two storey detached houses with pitched roofs, fenced front gardens and later development that extends to the land grant boundary that terminates the conservation area at Salisbury Street. These residential properties provide a variety of private garden treatments, plantings and fencing types including brick, timber palings, picket, wire mesh and sandstone. A dominant significant sandstone boundary retaining wall extends along the eastern side of the street.

FIGURE 88 Aerial of the precinct



FIGURE 89 The west end of Salisbury Street with views to the harbour



FIGURE 90
Contributory item on east side of Hopetoun Avenue



FIGURE 91
Significant sandstone retaining wall



FIGURE 92
View along Salisbury Street to the Church Group



FIGURE 93
Sandstone block retaining wall with traditional timber paling fence above on the east side of Hopetoun Avenue



FIGURE 94 Composite wall containing sandstone and face brick on Salisbury Street



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 Existing height relationships are to be maintained between the higher properties (located between Old South Head Road and Hopetoun Avenue) and the lower properties (located below Hopetoun Avenue).

Townscape

- C2 The existing subdivision patterns of deep allotments that front the public roads are to be retained. Battle-axe shaped lots are not permitted so as to retain the visual balance of the green spaces in both front and rear yards.

Views and vistas

- C3 Existing views to the harbour are to be retained over roofs from the upper levels of the precinct, including those from Old South Head Road.
- C4 Roofs are not to be cluttered by intrusive structures/services in order not to detract from views to and from the upper levels of the precinct.
- C5 The plantings that currently block views west along Salisbury Street to the harbour should be removed. New or replacement plantings (on the slope down to the waterfront) are to reinstate the view corridor.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
Rear 308 Old South Head Road	2 storey Edwardian house
Within Salisbury Street road reserve	Sandstone retaining wall to split roadway with rockery and concrete stairs
Within Hopetoun Avenue East road reserve	Sandstone walls
2 Robertson Place	Single storey 1920s cottage
4 Robertson Place	Single storey 1920s cottage
6 Robertson Place	Single storey 1920s cottage
2 Salisbury Street	Single storey Victorian Gothic styled cottage
4 Salisbury Street	Single storey Victorian weatherboard cottage
8 Salisbury Street	Single storey Victorian sandstone cottage
10 Salisbury Street	Port Jackson fig
1 Salisbury Street	Single storey Edwardian semi-detached dwelling
3 Salisbury Street	Single storey Edwardian semi-detached dwelling
7 Salisbury Street	2 storey Inter-War flat building
11 Salisbury Street	2 storey Inter-War flat building

- C6 Heritage items and contributory items are to be retained.
- C7 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

- C8 The existing setback patterns, particularly regular or transitional, are to be maintained.
- C9 Where an irregular pattern exists, new development is to be set back to correspond to the alignment of contributory items and provide for landscaped area in front yards behind fences or walls.

-
- C10 The alignment of new buildings is to be parallel with the street frontage, not skewed, to maintain existing streetscape patterns.
- C11 Building setbacks from the rear are to correspond to the setback pattern of adjacent buildings and maintain the amenity of neighbouring residential property.

Building height

- C12 Building heights are to respect the natural landform and topography of the precinct. Existing views from the upper levels of the precinct are not to be obstructed by development below.

Building form

- C13 The mass and form of new buildings is to respect adjacent contributory items.
- C14 Rectilinear plans with traditional pitched roof forms are to be used to relate to the established character of the area.

Building materials and details

- C15 The following materials are appropriate for new buildings:
- a) Walls: exposed brick or rendered/ painted brickwork or masonry.
 - b) Pitched roofs for dwellings: slate, tiled in unglazed terracotta or dark earth tones, or slate-grey corrugated iron.

Landscaping and site coverage

- C16 The building footprint plus paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 70% of the site area in order to provide 30% of the site area for landscaped area, including plantings.
- C17 For landscape planting details refer to Section 3.5.6 Landscaping and private open space.

Fences and walls

- C18 Front fences are to be 1.2m maximum in height. Materials are to be in keeping with the building to which they relate, including rendered and painted masonry, brick, palisade or wooden pickets.
- C19 Side and rear fences are to be 1.8m maximum traditional timber paling fences or, preferably rendered, masonry walls, stepping down in height to 1.2m at the front boundary line.
- C20 Garages are not to be built to the street alignment, but are to be set back behind the building alignment or integrated with the building.

Inter-War flat buildings or multi dwelling housing

For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.

C3.4.12 Precinct M: Robertson Park

Character statement

Robertson Park is a significant historic item in the landscape and townscape of the Watsons Bay Heritage Conservation Area. The park was created in 1909 from the grounds of the mansion “Clovelly” that had been constructed on this site in the late 1820s. Its last owner was Sir John Robertson, a former Premier of NSW.

Robertson Park is the major green open space in the centre of the area. It is a natural wide amphitheatre that slopes towards the harbour, linking the open space of the waterfront to The Gap. It retains extensive views to the harbour, Gap Reserve and across Robertson Place (Figure 95).

The Park has a formal layout, containing significant cultural plantings including fig trees and Norfolk Island Pines which are remnant plantings from the grounds of ‘Clovelly’. In particular, the 19th century Moreton Bay fig trees create a broad canopy over the adjacent promenade and are a significant feature of views to Robertson Park from the water. Coastal Banksias have also been planted in the park and Port Jackson figs along its southern perimeter. The edge of the park is well defined by roads, the harbour and its cultural plantings.

The section of Marine Parade that adjoins Robertson Park includes the ferry terminal that is the arrival point to Watsons Bay by boat. The waterfront promenade along the sandy beach is well defined by a sandstone wall. Each end of the promenade is defined by wharves and marine structures. A significant view corridor exists from the wharf and promenade across Robertson Park and Robertson Place to The Gap and Gap Park, with vistas to the spires of the local churches and the lighthouse.

FIGURE 95 Aerial view of the precinct

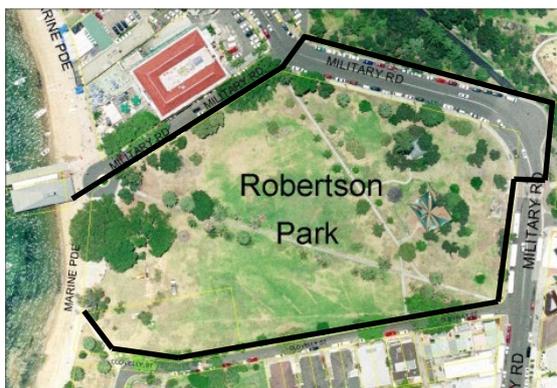


FIGURE 96 View across Robertson Park to Robertson Place and the harbour



FIGURE 97 Robertson Park from the Gap



FIGURE 98 Robertson Park



FIGURE 99

Formal layout of Robertson Park including cultural plantings, showing avenue of recently-removed phoenix palms



PRECINCT SPECIFIC GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

This land is in public ownership and is managed through a plan of management. It is strongly recommended that the plan of management includes or is informed by the following management policies:

- G1 Mature historic plantings are to be retained. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G2 Existing extensive public views are to be retained between the park and the harbour, The Gap and Robertson Place.
- G3 The public access is to be retained from the park to the waterfront.

-
- G4 No new development or alterations and additions to existing buildings except where required by the management plan and consistent with the policies in the plan for siting, orientation, height limits and design.
- G5 New structures are to follow established forms, i.e. simple rectilinear plan buildings with pitched roofs of a small scale.
- G6 Any required new public amenity structures, including shade structures, are to be sited so as to avoid the removal of cultural plantings, retain the formal layout of the park and not obstruct existing view corridors between the harbour and the Gap.
- G7 New fences and walls within Robertson Park are to be of a low, 1.2m maximum height in order to retain the open character of the park and constructed of either sandstone or grey-coloured concrete. Fencing around playground equipment is to be open and transparent.
- G8 The existing public access, including disabled access, is to be retained to Robertson Park.
- G9 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- G10 The management plan should incorporate a cohesive approach for the public areas along Marine Parade in terms of paving, street furniture, lighting, signage and the like.
- G11 The public domain controls in Section C3.7 of this chapter apply to the publicly accessible areas of the site.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
Robertson Park	Three Moreton Bay figs on western edge, Port Jackson Figs on southern edge, avenue planting to be replaced, Norfolk Island Pines in SE and NE corners associated with former marine villa “Clovelly”, archaeological relics associated with “Clovelly”

C3.4.13 Precinct N: Robertson Place

Character statement

Robertson Place is a small park located adjacent to Robertson Park. A close visual association is maintained between these two green spaces within the Watsons Bay Heritage Conservation Area (Figure 100).

Robertson Place provides the landscape setting and curtilage to Dunbar House, which was constructed from 1828 and converted to a hotel in 1854. The park slopes like an amphitheatre toward the harbour, with extensive views to the waterfront and Robertson Park. A sandstone obelisk marks the beginning of the 1803 road to Sydney.

FIGURE 100 Aerial view of the precinct



FIGURE 101 Robertson Place from the harbour



FIGURE 102 Dunbar House within an established cultural setting



PRECINCT SPECIFIC GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

This land is in public ownership and is managed through a plan of management and conservation management plan. It is strongly recommended that these plans include or are informed by the following management policies:

- G1 Mature historic plantings are to be retained, including the fig trees. Removed cultural plantings are to be reinstated. If new plantings are proposed, species are to be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings are not to obscure existing views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G2 The existing extensive public views are to be retained between Robertson Place, Robertson Park and the waterfront.
- G3 The existing public access, including disabled access, from Robertson Place to the waterfront is to be retained.
- G4 In order to retain the curtilage and setting of Dunbar House, new development and alterations and additions to Dunbar House will only be permitted where consistent with an adopted conservation management plan and its guidelines for siting, orientation, height limits and design. New structures are to follow established forms, i.e. simple rectilinear buildings with pitched roofs of a small scale. New buildings are not to be flat roofed.
- G5 No additional fencing is to be constructed except where consistent with the guidelines contained in an adopted conservation management plan. New fences and walls within Robertson Place are to be of a low, 1.2m maximum height and be constructed of either sandstone or grey-coloured concrete.
- G6 No additional car parking or vehicular access is permitted.
- G7 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- G8 The conservation management plan is to incorporate a cohesive approach for the public areas along Marine Parade (in terms of paving, street furniture, lighting, signage and the like).
- G9 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
Within Robertson Park	2 Port Jackson Figs, avenue of Phoenix palms parallel to the Promenade

C3.4.14 Precinct O: Gibsons Beach Waterfront and Marine Parade South

Character statement

This precinct consists of properties with a frontage to Marine Parade, south of Robertson Place.

The waterfront promenade is contained visually by a single storey yacht club and the Watsons Bay public baths at the north end and the two storey Pilot Station at the south end (Figure 106 and 107). A flight of steps leads up to Salisbury Road (Figure 109).

Marine Parade continues south as a walkway to Gibsons Beach, a small beach semi-detached dwelling enclosed by the Pilot Station to the north and the natural landform to the south (Figure 108). A narrow park along the promenade widens at the southern end to form Gibsons Beach Reserve with an open landscape character. The beach and the park curtilage are protected by a sandstone headland, as well as rock benches and sandstone walls to the properties above. A small creek enters the beach from the southwest. Boat sheds and jetties extend out to the point. The mixed public pathway/private driveway allows access around the small reserve behind the beach to Hopetoun Avenue.

The northern part of the precinct contains a variety of built and landscape elements that contribute to its character. These include the distinctive yacht club and Pilot Station buildings with jetties on the western side and the Inter-War period Tea Gardens, formerly the facilities for the Watsons Bay Pool at the north end (Figure 111).

Housing includes single storey detached and semi-detached dwellings (c1920s–1930s) with pitched roofs, many of which have been altered (Figure 112). Front gardens are generally set behind low walls and are open in character, elevated above the promenade toward the south end. The two to three storey dwellings above in the southern section (some with remnant cultural plantings) are barely visible from the beach.

Street tree plantings of Casuarinas and a topped Norfolk Island pine opposite Tea Gardens enhance the waterfront setting. The tree and shrub plantings at the west end of Salisbury Street are not of heritage significance and obstruct views to the Harbour.

Properties have harbour views from the water; there are views to the spire of Our Lady Star of the Sea church and cultural plantings on the ridgeline.

Prominent garages on or close to the street frontage detract from the promenade and views from the waterfront. The visual impact of a contemporary dwelling with an uncharacteristic curved roof is partially mitigated by its relatively low scale and sympathetic landscaping when compared with larger buildings behind.

FIGURE 103
Aerial view of the precinct

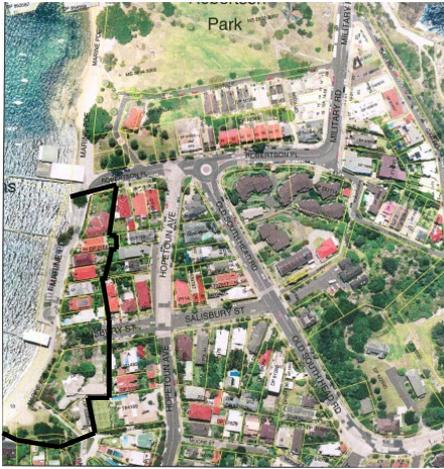


FIGURE 104
Marine Parade streetscape



FIGURE 105
Marine Parade South from the pilot station



FIGURE 106
Yacht club at north end



FIGURE 107
Pilot Station at the south end of Marine Parade



FIGURE 108
North end of Gibsons Beach Reserve



FIGURE 109

Open space and steps leading up to Salisbury Street



FIGURE 110

Gibsons Beach from the promenade



FIGURE 111

'Tea Gardens'



FIGURE 112

Marine Parade South from the harbour



FIGURE 113

Views to the harbour from Gibsons Beach



PRECINCT CONTROLS

The precinct specific controls supplement the general controls for development in Section C3.5. If there is an inconsistency between the precinct controls and the general controls, the precinct controls take precedence.

Topography and vegetation

- C1 New street and promenade planting is to be selected to provide amenity (shade, softening of hard built areas, glare reduction) for pedestrians using the marine promenade, permit views out to the harbour and create opportunities for public views both to Watsons Bay from the harbour and to the harbour from the top of Salisbury Street.
- C2 Additional street or promenade trees may be introduced provided that they are appropriate for waterfront microclimatic conditions, are open-branched with relatively thin and permeable foliage, but with sufficient canopy to provide some shade – such as casuarinas. Araucarias, figs and most palms are unsuitable, although Canary Island palms may be considered.
- C3 Tree and shrub plantings at west end of Salisbury Street should be replaced with species that do not exceed 5m in height, have single trunks and open branching habits. These are to be placed to frame, not obstruct views.
- C4 Plantings down the steep slope between the west end, or ‘elbow’, of Salisbury Street and the waterfront should be selected to consolidate the slope while not obstructing the view. Species should be similar to the park-like plantings around.

Townscape

- C5 The regular pattern of detached buildings on separate allotments south of Tea Gardens is to be retained in order to respect the established form and provide for public views between buildings.

The waterfront

- C6 Views of houses, roofs and gardens from the promenade and Harbour are to be retained, unobstructed by high fences.

Views and vistas

- C7 View sharing from private properties is to be retained within the precinct and with overlooking properties in adjacent precincts.
- C8 Vistas are to be retained to Our Lady Star of the Sea church spire and cultural plantings as viewed from the harbour.
- C9 Existing maritime structures, such as the yacht club and pilot station, are not to be increased in height or bulk so that views to the harbour can be enjoyed.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
Marine Parade	Watsons Bay Pool (Baths) [SREP Sydney Harbour] A concrete arched pool structure with timber balustrades
Marine Parade	Watsons Bay Ferry Pier [SREP Sydney Harbour] A timber and concrete wharf structure
2 Marine Parade	Single storey Edwardian cottage with second storey addition
3 Marine Parade	Single storey Edwardian cottage
5 Marine Parade	2 storey house over garages
6 Marine Parade	Single storey semi -detached dwelling
7 Marine Parade	Single storey semi -detached dwelling
8 Marine Parade	Single storey Spanish Mission styled restaurant ‘Tea gardens’
Salisbury Street	Pilot station [SREP Sydney Harbour]
12 Salisbury Road	Kaffir Plum, Date palm, sandstone retaining wall to reserve
Within Gibsons Beach Reserve	Coral trees and phoenix palms Exposed rockfaces adjoining the promenade

C10 Heritage items and contributory items are to be retained.

C11 Change to contributory items is limited to sympathetic alterations and additions consistent with the controls in Section C3.6.

Built form

The following controls apply to new dwellings, or the main new building on the site. Separate controls apply to secondary structures such as new garages, carports, ancillary buildings and the like.

Building siting and alignment

Front (waterfront) setbacks

C12 All buildings are to be sited to provide a landscaped setback from Marine Parade to provide for a garden space in front. The setback and alignment are to be related to adjacent buildings and the skewed alignment pattern.

Side setbacks

- C13 All buildings are to be a minimum of be set back from side boundaries by 1.5m to retain the detached building character of the precinct and provide for public views between buildings.

Rear setbacks

- C14 Rear setbacks are to be similar to adjacent setbacks in order to maintain the amenity of neighbouring residential property.

Building height

- C15 Buildings are to comply with the maximum statutory height control in Woollahra LEP 2014 and are to be a maximum of two storeys in height, with roofs pitched to match traditional forms.
- C16 No increase is permitted in the height of marine structures, such as the yacht club (Figure 106) and pilot station (Figure 107), at each end of the precinct.

Building form

- C17 Established building forms are to be used, i.e. simple rectilinear plan with pitched roofs.
- C18 Buildings should not be flat-roofed or reverse skillion, in order to relate to traditional roof forms when viewed from the water.
- C19 Ridgelines of roofs are to be parallel to the side boundaries in order to minimise the visual impact of roofs on views when viewed from Marine Parade and the waterfront.

Building character

- C20 The architectural treatment of new buildings is not to stand out in marked contrast to existing contributory items in the area.

Building materials and details

- C21 The following materials are appropriate for new buildings:
- Walls: preferably face brickwork or rendered/painted brickwork or masonry.
 - Roofs: slate, corrugated steel or tiles in unglazed terracotta or dark earth tones.

Landscaping and site coverage

- C22 The building footprint and paved surfaces (patios, pathways, tennis courts) and swimming pools together are not to exceed 75% of the site area in order to provide 25% of the site area for landscaped area, including plantings.
- C23 Structures and infrastructure, including swimming pools and water pipes, are to be designed (including the underside) to minimise the visual impacts upon the reserve and its significant elements (including sandstone rock shelves) when viewed from public areas.
-

Fences and walls

Marine Parade

C24 Fence heights are to be a maximum 1.2m above promenade level or, where privacy from the promenade is an issue, up to 1.8m maximum with 50% transparency above 1.2m. Acceptable materials are sandstone or face brick or rendered or painted masonry in keeping with the building to which it relates.

Robertson Place

C25 Existing low brick fences facing Robertson Place are to be retained.

Salisbury Street

C26 Fences are to be a maximum of 1.2m above footpath level and are to be in keeping with the building to which they relate. Brush fences, concrete block, or copies of iron palisade fences are not traditionally associated with houses in this precinct and are not permitted.

Gibsons Beach Reserve

C27 Fence heights are to be a maximum 1.2m above the walkway level or rockshelf or, where privacy from the reserve or security is an issue, up to an 1.8m maximum with a 50% transparency above 1.2m. Acceptable Materials are sandstone or rendered and painted masonry in keeping with the building to which it relates.

Rear and side fences (when not street or reserve fronting)

C28 Fences are to be traditional timber paling fences of 1.8m maximum height.

Car parking and access

C29 Garages or carports are not to be built to the street frontage, and are to be set back behind the main building whether attached or freestanding.

C30 A maximum of two garages may be visible from the street provided that a minimum of 50% of the width of the street frontage is retained for landscaped area.

C31 Parking may be accommodated in a basement or semi -basement level.

Gibsons Beach Reserve and Marine Parade promenade and maritime structures

Given its public ownership, it is strongly recommended that the structures and the reserve are conserved and managed through specific management plans that include or are informed by the following management policies:

C32 The existing topography and vegetation is to be maintained. New plantings are to be of the same scale and species to that existing, except where these are inconsistent with the

principal character of the precinct. New plantings are not to obscure existing public views and vistas.

- C33 Existing extensive views to and from the waterfront are to be retained. No additional marine structures are to be erected in this area to retain the open landscape character of this part of the beach.
- C34 The existing public access, including disabled access, is to be retained along the promenade to the beach and the reserve.
- C35 New development and alterations and additions to existing buildings are not permitted except where consistent with the policies in the adopted management plan, including those for siting, orientation, height limits and design.
- C36 Structures and infrastructure, including swimming pools and water pipes, are to be designed to minimise the visual impacts upon the precinct and its significant elements when viewed from public areas.
- C37 No additions are to be made to the building envelopes of the existing marine structures (jetties and pilot station).
- C38 New structures are to be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which are to be carefully controlled so as not to result in a visual cluttering of the landscape.
- C39 Beach dinghies are permitted against the promenade edge provided these do not impede public access.
- C40 No additional fencing is to be constructed. If essential, any new fencing is to be low in height (1.2m maximum) and constructed of sandstone, concrete or rendered masonry in neutral tone colours.
- C41 Stormwater run-off into the Harbour is to be carefully managed to protect the seahorse colony in the seagrass beds off the beach.
- C42 No additional car parking or vehicular access is permitted.
- C43 Any new paths throughout the precinct are to be constructed using recessive colours and finishes.
- C44 The management plans should incorporate a cohesive approach for the public areas along Marine Parade, in terms of paving, street furniture, lighting, signage and the like.
- C45 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

C3.4.15 Precinct P: Upper Gap Park

Character statement

Upper Gap Park forms part of the spectacular gateway to Watsons Bay on its approach from Old South Head Road.

It consists of an exposed sandstone ridge with sheer cliffs at its eastern edge, which form a rugged and dramatic coastline. Low coastal plantings soften this rocky landscape.

Extensive views to Watsons Bay and the Tasman Sea are available from throughout the park.

FIGURE 140

Aerial view of the precinct



FIGURE 141

Sandstone cliff faces and coastal vegetation



FIGURE 142 Extensive views from within the Park across Watsons Bay and the harbour



FIGURE 143

Sheer sandstone cliffs along east edge of precinct



FIGURE 144 Monument at south end of the park

PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 The existing topography and vegetation should be maintained. New plantings should be typical Hawkesbury sandstone heath community plants of the same scale and species to those existing. New plantings should not obscure existing views and vistas. Additional plantings of Norfolk Island Pines and Fig trees are not appropriate in Upper Gap Park. Existing pines and fig trees should be retained as cultural plantings.
- G2 The existing extensive public views to and from Watsons Bay, Sydney Harbour and the waterfront, The Gap and within the park should be retained.
- G3 To retain the open landscape setting and ruggedness of the topography, no new structures should be constructed within the park.
- G4 Existing monuments should be maintained as contributory items. New structures should be limited to commemorative structures, public artworks, interpretive signage and the like, the number of which should be carefully controlled so as not to result in a visual 'cluttering' of the landscape.

- G5 No additional fencing should be constructed. New safety fencing should be constructed as low as possible whilst still serving its purpose. It should be constructed of materials that withstand tough marine and coastal conditions, are appropriate in terms of the character of the landscape and do not obstruct views and vistas.
- G6 No additional car parking or vehicular access should be provided.
- G7 The existing public access (including disabled access) throughout the park should be retained. Public access within the park to The Gap should be retained.
- G8 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G9 The public domain controls in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
Within Gap Park	Sandstone landforms, weathered rock formations and coastal heathland, including a sequence of ‘green open spaces’

C3.4.16 Precinct Q: HMAS Watson

Character statement

This precinct comprises approximately 15 hectares of Commonwealth owned land at South Head known as HMAS Watson (Figure 147). It occupies a large portion of South Head and is surrounded by a fence that separates it from the adjoining Sydney Harbour National Park, including Inner South Head (Precinct T) and Gap Bluff (Precinct S) as well as Upper Gap Park (Precinct P).

The natural landform of the precinct consists of a ridge of sandstone with a series of rock benches, platforms and steep cliffs to the coastline along its eastern edge. Due to its dominant position on South Head over the entrance to Sydney Harbour, the precinct is highly visible from the harbour, surrounding residential areas and North and Middle Heads.

HMAS Watson is a defence training and accommodation complex which retains evidence of its historic role in the defence of Sydney Harbour including a number of gun emplacements and observation posts associated with battery and fortification sites, a former guardhouse, gun carriage coach house, married officers' quarters and officers mess. The complex also reflects continuous change over the last 120 years, in particular since the 1950s and includes the distinctive RAN Chapel (St George the Martyr Church).

The area also retains a number of documented Aboriginal rock carvings. A conservation management plan for HMAS Watson has been recently prepared on behalf of the Department of Defence.

The land within this precinct is under the control of State or Commonwealth authorities and development within it does not require consent from Council. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by HMAS Watson in the preparation of a management plan for the precinct and use in considering any future development in the precinct.

FIGURE 145
Aerial view of the precinct



FIGURE 146
The sandstone cliffs that define the precinct on its east side



FIGURE 147 HMAS Watson from the harbour with Camp Cove in the foreground



FIGURE 148 Main Entrance to Sydney Harbour National Park and HMAS Watson (from Cliff Street)



FIGURE 149 HMAS Watson within its setting of native vegetation and cultural plantings



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 Existing heritage and contributory items should be retained and appropriately managed.
- G2 The existing topography and vegetation should be maintained.
- G3 The existing bushland and mature historic plantings should be retained. The expansion of areas of native bushland is encouraged, particularly in areas adjacent to the common boundaries with the Sydney Harbour National Park to achieve compatibility and continuity along the ridgeline.
- G4 If new plantings are proposed, species should be selected that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing views and vistas.
- G5 Existing extensive views should be retained from within HMAS Watson over Watsons Bay and to the waterfront.
- G6 It is recommended that any alterations and additions proposed to HMAS Watson facilities be guided and managed by a conservation management plan adopted by the Department of Defence.
- G7 Alterations and additions to the HMAS Watson facilities should be sited so as avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
- G8 Any required new buildings on the site should be located adjacent to or within the vicinity of existing buildings (within the complex of buildings) to minimise the impact of the built environment on the character of the national park.
- G9 Any required new buildings within the HMAS Watson complex should be designed, and finished so as to be recessive when viewed from the harbour and surrounding areas.
- G10 New development should be designed to be built into the landscape and hidden from view, with particular attention being paid to roof forms, materials and the use of recessive colours (excluding white).
- G11 New fences and walls within the HMAS Watson complex should be of a low height (1.5m maximum) to retain its open character and constructed of either sandstone or timber. If higher fencing is required for security purposes, then it should be constructed of a material such as chain-wire fencing in a recessive colour that allows for view retention and minimal visual impact on the landscape when viewed from outside the complex.
- G12 Any new paths throughout the precinct should be constructed using recessive colours and finishes.

G13 The location and design of any additional car parking and vehicular access facilities should comply with the policies for such elements contained within a conservation management plan adopted by the Department of Defence.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
HMAS Watson	<p>Remains (footings) of former single officers’ quarters (asset 28)</p> <p>Cultural plantings - Coral trees, Norfolk Island Pines, Phoenix palms and Eucalyptus</p> <p>Natural vegetation - Sandstone formations with numerous rock benches and stepped platforms, remnant vegetation on higher ridge</p>

C3.4.17 Precinct R: Green (Laings) Point and Research Station

Character statement

Green (Laings) Point Reserve is a grassy elevated sandstone headland, with extensive views and water frontage to Sydney Harbour. It separates the two bays of Camp Cove and Watsons Bay (Figure 150). The area was named Green Point in 1788, and granted to Laing in 1793. The area has been formerly known as Laings or Green Point Reserve.

Apart from the former Marine Biological Research Station which is managed by the Sydney Harbour Federation Trust, this area is protected under the *National Parks and Wildlife Act 1974* and managed by the National Parks and Wildlife Service. The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

Green (Laings) Point Precinct is a significant cultural landscape within the Watsons Bay area featuring coral and paperbark trees, a monument to the landing of the First Fleet, evidence of defence structures and the historic marine biological research station.

Contributory items include:

- A navigational marker (obelisk) erected in 1858 to mark the eastern passage into the harbour;
- A submarine miners’ firing station, which operated the electronic minefield that extended across the harbour opening (1871-1892) including the officers’ quarters (currently used as NPWS staff accommodation) and a concrete base for a searchlight tower;
- A small concrete base to the boom-winch house which is evidence of the anti-torpedo and midget submarine boom net that operated throughout World War II;

- ▶ Remnants of an anti-motor torpedo boat defensive battery, including gun emplacements, magazine, crew shelter and command (observation) post;
- ▶ The historic former Marine Biological Research Station; and
- ▶ A memorial erected to the first landing at Sydney Harbour.

Views to, from and across Sydney Harbour and to, from and across Camp Cove Beach to South Head are also significant.

FIGURE 150
Aerial view of the precinct



FIGURE 151 Green (Laings) Point Reserve from the harbour with the former Marine Biological Research Station at left



FIGURE 152 Views across the harbour to the city from Green (Laings) Point Reserve



FIGURE 153 Entry to the anti-motor torpedo boat defensive battery



FIGURE 154 Concrete base to the boom-winch house

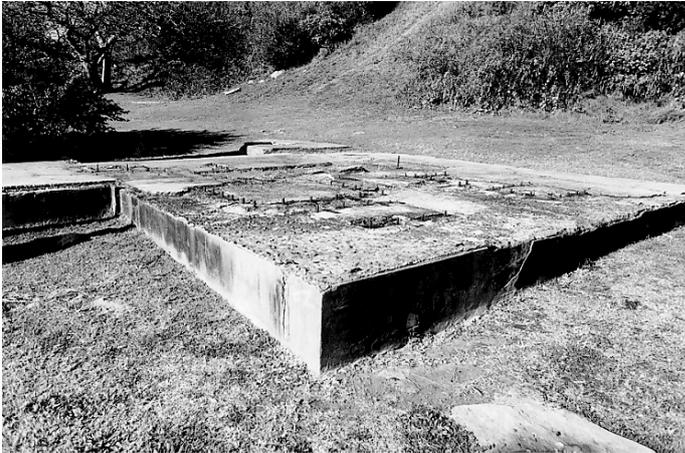


FIGURE 155 Phillip Memorial



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Both the Sydney Harbour Federation Trust (SHFT) and the National Parks and Wildlife Service (NPWS) have prepared management plans for the lands under their control. It is recommended that the individual management plans be reviewed to include or be informed by the following policies:

- G1 The existing landform of the ridge, slope and rock platform down to the low water mark should be maintained.
- G2 Excavation of the rock platform to create footings for jetties, boat ramps or other similar structures should not be permitted.
- G3 Mature historic plantings should be retained.
- G4 If new plantings are proposed, selected species should be appropriate in scale, canopy size and character to those existing in the cultural landscape.
- G5 New plantings should not obscure existing views and vistas.
- G6 The lower level of the reserve adjacent to the waterfront should retain its open grassy character.
- G7 Jetties, boat ramps and similar structures should not be built over the rock shelf.
- G8 Existing extensive views should be retained from the waterfront, particularly the views from the open lower level of Green (Laings) Point Reserve
- G9 New development and alterations and additions to existing buildings should not be permitted, except where consistent with the policies contained within an adopted

conservation management plan, including those for siting, orientation, height limits and design.

- G10 Unsympathetic existing development should be relocated to be less obtrusive and/or replaced with more sensitively designed structures. Alternatively, other work should be undertaken to improve the visual amenity of such structures, including design and colour alterations. The existing public toilet block should be screened from the waterfront by appropriate plantings.
- G11 Fences around existing buildings within Green (Laings) Point Reserve should be of a traditional timber picket to the water side and palings at sides and rear.
- G12 Height of fencing should be restricted to 1.2m maximum at the waterfront side and 1.8m at the sides and rear.
- G13 No additional public car parking should be provided within the precinct in order to retain its open green character.
- G14 Vehicular access to building complexes within Green (Laings) Point Reserve is to be via existing driveways only.
- G15 The existing public access should be retained to all foreshore areas.
- G16 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G17 The public domain provisions in Section C3.7 of this chapter apply to the publicly accessible areas of the precinct.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. For the protection of heritage items refer to clause 5.10 of the LEP.

Contributory items	
36 Pacific Street	Single storey Victorian weatherboard Keepers Cottage
Green [Laings] Point Reserve	Green Point obelisk [REP23] – a Victorian sandstone obelisk Royal Australia Historical Society sandstone monument to Captain Phillip’s landing at Camp Cove on 21 January 1788 Base of winch house for WW2 anti-torpedo and midget submarine boom net Sandstone rock benches, talus deposits and Platforms Ornamental plantings to northern edge [Coral trees and Melaleucas] Remnant plantings to SW [Hills weeping fig and Port Jackson fig]

FIGURE 158 Remnants of gun emplacements and the former artillery school are located at the north end



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 The existing topography and vegetation should be retained.
- G2 Mature pre-1945 plantings should be retained. If new plantings are proposed in the vicinity of existing buildings, species should be selected that are appropriate in scale, canopy size and character to those within their existing curtilage. New plantings should not obscure existing public views and vistas.
- G3 Beyond the curtilage of historic buildings, plantings should comprise typical Hawkesbury sandstone heath community plants on exposed platforms and eastern suburbs banksia scrub species in more moist, sheltered western aspects.
- G4 The plantation of coral trees in the northwest area of the precinct adjacent to the car park in Cliff Street should be retained, but no further plantings of these trees should be added elsewhere within the park.
- G5 Existing extensive views should be retained from within the Park over Watsons Bay and to the waterfront.
- G6 Alterations and additions to the Gap Bluff Function Centre should be guided by and be consistent with an adopted management plan, including policies for siting, orientation, height limits and design as well as car parking.
- G7 Alterations and additions to the Gap Bluff Function Centre should be sited so as to avoid the removal of cultural plantings and so as not to obstruct existing view corridors.
- G8 New buildings should be orientated to minimise visual impact when viewed from the water and surrounding areas.

- G9 Any required new buildings on the site should be located adjacent to the Gap Bluff Function Centre complex to minimise impact on the open green character of the National Park.
- G10 Any required new buildings should be constructed at a height that is equal to or lower than that of existing buildings within the Gap Bluff Function Centre complex.
- G11 New structures should follow established forms, i.e. simple rectilinear plan buildings of a small scale with pitched roofs. New development should not include flat roofed buildings. Roof colours should be recessive.
- G12 Only essential new fences and walls should be erected within the National Park. These should be constructed of either sandstone or timber and be of a low, 1.2m maximum height so as to retain the open character of the park.
- G13 Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G14 Only essential additional car parking on existing paved surfaces should be permitted. The locations and design of any additional car parking and vehicular access facilities should be consistent with an adopted management plan.
- G15 The upper and lower level car parks should be provided with additional canopy trees and perimeter shrubs to increase shade and amenity and to provide greater vegetative screening of highly reflective vehicle surfaces.
- G16 The existing public access (including disabled access) should be retained throughout the National Park. The public access from the upper levels of the park to the waterfront should be retained.
- G17 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G18 The public domain controls in Section C3.7 apply to the publicly accessible areas of the site.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items	
NE of the Tide Station on Camp Cove Beach	Remains of the former boatshed and ramp at the inlet
South Head Sydney Harbour National Park	Cultural plantings Coral trees, Phoenix palms and Norfolk island pines along Entrance Road

C3.4.19 Precinct T: Sydney Harbour National Park (Inner South Head)

Character statement

This precinct consists of a rugged coastline fronting both the harbour and the open sea (Figure 161). The natural topography of the west (harbour) edge and the peninsula (South Head) is marked by the historic Hornby Light and associated lighthouse keeper's cottages.

In conjunction with the adjoining HMAS Watson (Precinct Q) and Green (Laings) Point (Precinct R), this area has played an important historic role in the defence of Sydney Harbour since the 1870s.

The narrow, secluded sandy beach of Lady Bay, which disappears at high tide, is defined by sandstone rock benches and cliffs. Built evidence of the historic role this area had in the defence of Sydney Harbour exists in the form of historic gun emplacements overlooking the entrance to the harbour and Camp Cove.

The precinct also features extensive views across the harbour entrance to North Head and across the harbour to the city.

This area is protected under the *National Parks and Wildlife Act 1974* and managed by the National Parks and Wildlife Service in conjunction with Gap Bluff (Precinct S) and Green (Laings) Point (Precinct R). The information in the DCP applying to this precinct is intended to provide a set of guidelines for use by the National Parks and Wildlife Service in the preparation of a plan of management for the precinct and use in the assessment of development proposals.

FIGURE 159 Aerial view of the precinct



FIGURE 160 Rugged coastline of sheer sandstone cliff faces



FIGURE 161 Former defence structures and extensive views across the entrance to the harbour



FIGURE 162 Former gun emplacement overlooking Camp Cove



FIGURE 163
Extensive views across the harbour to the city



FIGURE 164 Hornby Light



PRECINCT GUIDELINES

The precinct specific guidelines supplement the general controls for development in Section C3.5. If there is an inconsistency between these precinct guidelines and the general controls, the guidelines take precedence.

Given its public ownership, it is strongly recommended that this precinct is conserved and managed through a specific management plan that includes or is informed by the following management policies:

- G1 Existing topography and vegetation should be maintained.
- G2 Mature historic plantings should be retained. If new plantings are proposed, select species that are appropriate in scale, canopy size and character to those existing in the cultural landscape. New plantings should not obscure existing public views and vistas. Refer to Section 3.5.6 Landscaping and private open space.
- G3 Existing extensive public views to and from the waterfront should be retained.

- G4 The existing public access (including disabled access) should be retained throughout the national park. Any new paths within the precinct should be unobtrusive and not constructed of concrete. They should be edged with low border plantings to minimise the visual impact when viewed from above.
- G5 Alterations and additions to existing buildings should be guided and managed by appropriate conservation policies. Alterations and additions to existing buildings should be sited so as not to obstruct existing public view corridors.
- G6 No new development should occur except where consistent with the policies in the adopted management plan for siting, orientation, height limits and design.
- G7 Any required new buildings (including ancillary structures for maintenance equipment and the like) on the site should be located adjacent to existing buildings to minimise the impact of the built environment on the open green character of the national park.
- G8 Any required new buildings should be located and designed to minimise the visual impact of such structures when viewed from the water and surrounding public areas.
- G9 Any required new buildings should be constructed at a height that is equal to or lower than the ridgeline heights of existing buildings and be surrounded by vegetation. New structures should follow established forms, i.e. simple rectilinear plan of a small scale with pitched roofs. Flat roofed buildings are not appropriate.
- G10 Only essential new fences and walls should be erected within the national park. These should be of a low height (1.2m maximum) to retain the open character of the park and constructed of either sandstone or timber. Higher security fencing should be constructed of a material that allows for view retention and minimal visual impact on the landscape, such as black chain-wire fencing.
- G11 No public vehicular access is permitted in this area of the national park. The location and design of car parking and vehicular access facilities (limited to maintenance/service vehicles) should be consistent with the policies for such elements in an adopted management plan.
- G12 Any new paths throughout the precinct should be constructed using recessive colours and finishes.
- G13 The public domain provisions in Section C3.7 apply to the publicly accessible areas of the site.

Contributory items

Note: Heritage items as identified in Schedule 5 of Woollahra LEP 2014 are also contributory items. Refer to clause 5.10 of the LEP for heritage conservation controls.

Contributory items

Within South Head Sydney Harbour National Park	Natural landscape Rugged Hawkesbury sandstone formations, natural vegetation and sandy beaches
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C3.5 General controls for all development

Development is to respect and enhance the character of Watsons Bay. It must not detract from the scale or character of the streetscape or the conservation area generally.

This section contains general controls which apply to development including:

- ▶ infill or replacement development, also referred to as new development; and
- ▶ alterations and additions to existing buildings.

The matters addressed in this section are:

- ▶ 3.5.1 Topography and vegetation
- ▶ 3.5.2 Townscape
- ▶ 3.5.3 The waterfront
- ▶ 3.5.4 Views and vistas
- ▶ 3.5.5 Built form (including building siting and alignment, building height, building form, building character and building materials and design)
- ▶ 3.5.6 Landscaping and private open space
- ▶ 3.5.7 Fences and walls
- ▶ 3.5.8 Car parking and access
- ▶ 3.5.9 Site facilities and aerial devices
- ▶ 3.5.10 Acoustic and visual privacy

The controls in this section apply in addition to:

- ▶ Section C3.3 Objectives for development; and
- ▶ Section C3.4 Precincts.

If there is an inconsistency between the general controls and the precinct controls, the precinct controls take precedence.

If compliance with a general control cannot be achieved, it must be demonstrated that the objectives of the control can be met (refer to Section C3.3).

C3.5.1 Topography and vegetation

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Development is not to alter natural sandstone cliff faces and outcrops.
- C2 Development is not to protrude above the height of natural clifflines or to obscure or detract from views of the landform from major public vantage points including the harbour.
- C3 Development on sites located on ridgelines and on sloping sites is to be of a height that will complement the natural topography of the site and the surrounding environment; that is, it should broadly follow the contours of the land. To achieve this, development is to be of a similar height to neighbouring dwellings.
- C4 Development is to step down sloping sites.
- C5 Bulky structures that would adversely affect the visual appreciation of the landform are not permitted.
- C6 Native planting is to be retained and protected where present.
- C7 Significant cultural plantings, including but not limited to those identified as contributory items, are to be retained, except where removal is necessary due to ill health. (Where significant cultural plantings are removed due to ill health, they are to be replaced with a species that has an appropriate character, mature height limit and spread.)

C3.5.2 Townscape

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 The mix of small scale, close knit dwellings and larger waterfront houses north of Robertson Park is to be retained.
- C2 The predominant one and two storey scale of the residential precincts is to be retained to protect their character, retain significant views and vistas and to enhance view sharing.
- C3 Existing development patterns, including building footprint size and spacing between buildings, are to be retained based on precinct type. Refer to Section C3.4 Precincts.
- C4 The predominant pattern of subdivision and lot sizes is to be retained. Re-subdividing of properties into narrower, smaller allotments is not permitted where this would alter subdivision patterns or compromise the setting of the existing building on the site or on the setting of the adjoining sites.
- C5 Amalgamation of allotments is not permitted unless resulting development is of a form that reflects the character of single detached dwellings on separate allotments with setbacks from boundaries. The size and location of garden areas must be similar to predominant patterns in the area.
- C6 The existing street pattern is to be retained without road widening.
- C7 The existing public lanes and passageways that service Watsons Bay are to be retained.
- C8 Contributory items and natural and landscape features that contribute to the significance of the area are to be retained and conserved.
- C9 Extensive cut and fill or retaining walls that would detract from the appearance of the natural landform or streetscape character are not permitted.

C3.5.3 The waterfront

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Development is not to further encroach onto existing public foreshore promenades or beaches.
- C2 Development is to retain the visual links between the water and foreshore areas.
- C3 Commercial development is not permitted within the public domain, other than in those areas that are already used commercially.
- C4 No development is permitted that would prevent public access to the shoreline or create the impression of the foreshore being a private area.
- C5 Development on foreshore properties is not to alter natural foreshore features including cliffs, rock outcrops, rock shelves and beaches.
- C6 Slipways and stairs are to be designed and constructed to closely conform with the character of the natural foreshore.
- C7 Development on foreshore properties is not to increase current levels of site stormwater or sediment run-off entering the harbour.
- C8 Historic maritime structures are to be retained in situ.
- C9 Building forms are to follow the natural topography and maintain or enhance vegetation cover as viewed from the harbour.
- C10 New maritime structures (including wharves, jetties and boatsheds) are not to be constructed on, nor to shade, seabeds or seagrass habitats identified as sensitive marine environments and are not to be sited upon rock shelves.
- C11 The design of new maritime structures is to be sympathetic to the character of the surrounding environment and not impede significant public views to the harbour from within the conservation area, or views to the beaches from the harbour.
- C12 Pergolas, boatsheds and other outbuildings and structures are to be designed and constructed to complement the overall appearance of the development. Such structures are to be no more than a single storey in height.
- C13 Boatsheds are to have a direct relationship with the water, with openings and access facing the water.
- C14 Boatsheds are to be used solely for the storage and/or maintenance of boats and are not to be used as dwellings. Boatsheds that include washing or showering facilities, hand basins, toilets, cooking facilities or habitable rooms are not permitted.
- C15 Boatsheds are to have maximum plan dimensions of 6m x 3.7m. Boatsheds are to be sited so that the minimum dimension fronts the harbour.

- C16 Boatsheds are to incorporate gable pitched roofs with a minimum pitch of 30°. The use of roofs as sundecks, patios or the like is not permitted.
- C17 Boatsheds are to be single storey with a maximum wall height of 2.5m.
- C18 Boatsheds are to be constructed of solid materials such as stone or timber. Large areas of glazing are not permitted.
- C19 Jetties are to be of minimum size, constructed of hardwood and designed to be as unobtrusive as possible. The sharing of jetties between properties is encouraged and, where possible, jetties are to be constructed on common boundaries to limit the proliferation of structures along the foreshore.

C3.5.4 Views and vistas

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 View corridors identified from the public domain in the Watsons Bay HCA precinct map are to be retained.
- C2 Development is to be designed (including bulk and heights of proposed buildings and vegetation) and located to minimise impact on existing views.
- C3 Development is to include opportunities to reinstate identified blocked views and vistas.
- C4 Development is not to block views to Watsons Bay from elevated locations including along Old South Head Road from Gap Park, from Robertson Park and the foreshore.
- C5 Roofs of development are to be designed and oriented to ensure views from more elevated locations and visual gateways are retained. Photomontages are to be submitted with development applications demonstrating retention of key views.
- C6 Buildings must be setback from side boundaries and adjacent sections of front fences are to be transparent in order to retain and restore view corridors between the street and the harbour.
- C7 Building forms are to enable a sharing of views with surrounding residences (refer to Figures 166 and 167).

FIGURE 165

Existing views to the harbour between building side setbacks

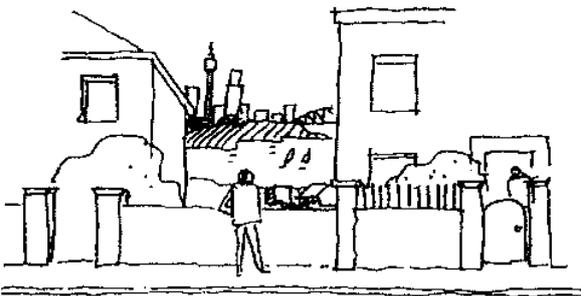


FIGURE 166
Creating streetscapes that allow for the retention of significant views

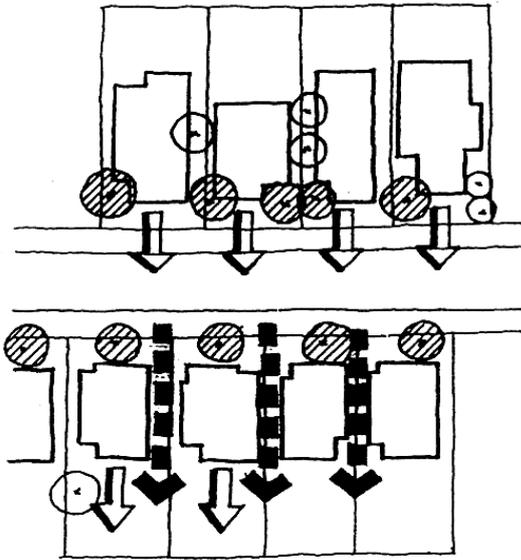
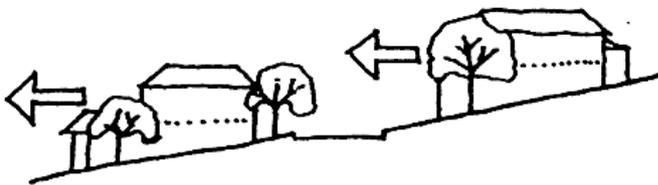


FIGURE 167
Articulated building forms and setbacks that enable view sharing



C3.5.5 Built form

Note: The objectives for these controls are in Section C3.3 Objectives for development.

The controls below apply to new buildings (infill development) as well as alterations and additions to existing buildings. For contributory items, the controls below apply in addition to the built form controls for contributory items in Section C3.6. If there is an inconsistency between the general controls and the controls for contributory items, the contributory item controls prevail.

Controls

Building footprint

- C1 The building footprint is not to exceed 60% of the site area unless stated otherwise in the precinct controls. Total built upon area including paths, driveways, tennis courts, swimming pools and all hardstand areas must not exceed 75% of the site area with a minimum of 25% to be deep soil landscaped area unless stated otherwise in the precinct controls.
- C2 The proportion of site coverage is to be no greater than that of adjoining properties and surrounding areas.
- C3 Building footprints for residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces) are limited to 40% of the site area unless stated otherwise in the precinct controls.
- C4 Existing development patterns, including building footprint size and spacing between buildings, are to be retained based on precinct type. (Refer to Section C3.4 Precincts).

Excavation

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

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

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

- C5 For a dwelling house, dual occupancy or semi-detached dwelling - the maximum volume of excavation permitted is no greater than the volume shown in Figure 168.

C6 For a residential flat building, manor house, multi dwelling housing and multi dwelling housing (terraces), or attached dwelling development - the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.

Note: The above volume controls in C5 and C6 do not apply to backyard swimming pools, tennis courts and the like.

C7 For any other use not addressed in C5 and C6 above - the maximum volume of excavation permitted is no greater than the volume shown in Figure 169.

C8 For a site that slopes up from the street—a variation to the volume shown in Figures 168 and 169 may be considered, however the maximum volume of excavation permitted will only be the amount needed to accommodate:

- a) car parking to comply with the maximum rates in Part E1 of this DCP and any reasonable access thereto; and
- b) storage at a rate of 20m³ per dwelling if for a dwelling house, dual occupancy, semi-detached dwelling or attached housing; or
- c) storage at a rate of 8m³ per dwelling if for a residential flat building, manor house, multi dwelling housing and multi dwelling housing (terraces) development.

C9 Sub-surface walls are no closer to the boundary than permitted by the setback controls (refer to Figure 171).

C10 Notwithstanding C9, for excavation in relation to an existing attached dwelling, semi-detached dwelling, or attached dual occupancy—excavation is not to occur under common walls, footings to common party walls, freestanding boundary walls, or footings to freestanding boundary walls.

C11 Excavation below 2m and/or within 1.5m of the boundary is accompanied by a geotechnical and hydrogeological report and a structural report demonstrating that the works will not have any adverse effect on neighbouring structures.

Note: Council may identify other circumstances where these reports are required. All reports must be prepared in accordance with Council's guidelines. Council may also require the preparation and submission of a pre-commencement dilapidation report for properties neighbouring the development.

FIGURE 168

Maximum volume of excavation for:
 -a dwelling house
 -dual occupancy development
 -a semi-detached dwelling.

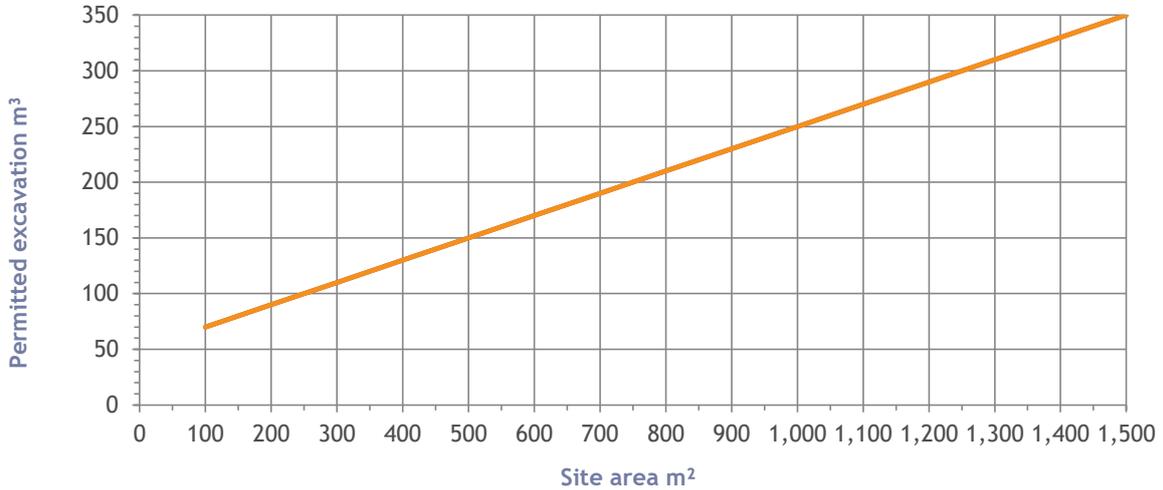
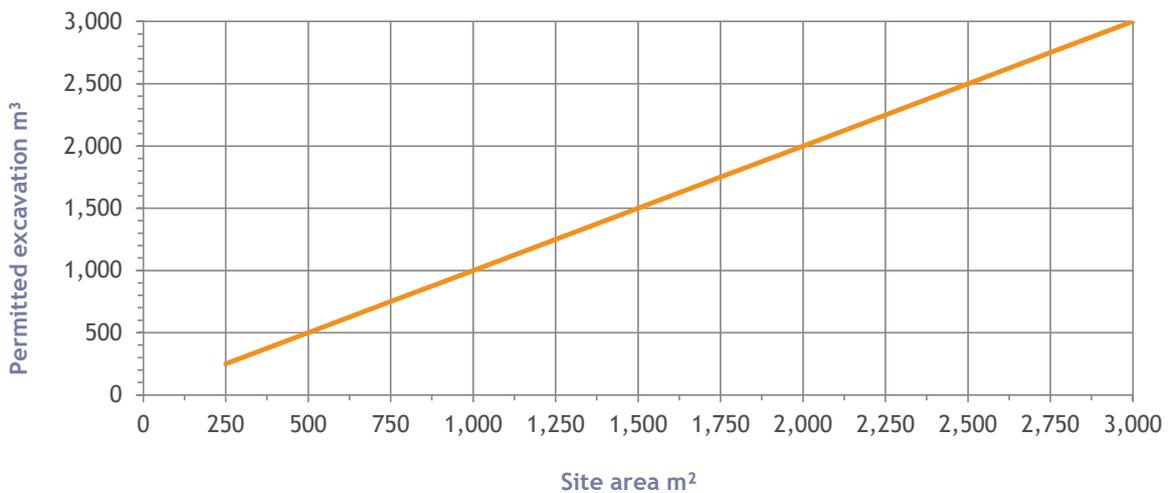


FIGURE 169

Maximum volume of excavation for:
 - residential flat building
 -manor houses
 -multi dwelling housing development
 -multi dwelling housing (terraces)
 -attached dwellings - any other land use not addressed in controls in controls C5 to C6 of Section 3.5.5
 Excavation.



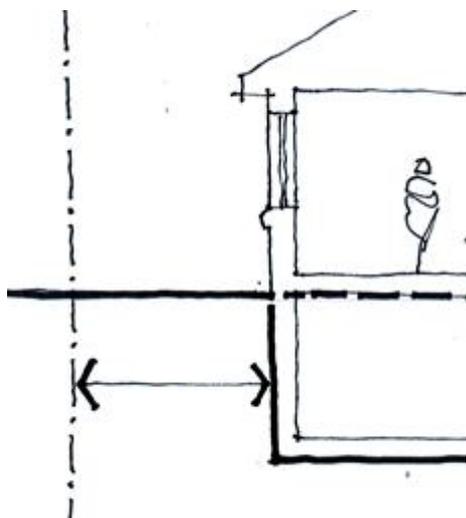


FIGURE 170
Sub-surface walls can be no closer to the boundary than the required setback.

Building siting and alignment

- C12 Development is to adopt the established orientation patterns. Where adjoining buildings are oriented to face a view rather than the street, new development is to adopt this orientation.
- C13 Development is to conform to the existing pattern of development within the streetscape in terms of setbacks from front boundaries and footprint size.
- C14 Where there is a uniform building setback, development is to be aligned to the existing setback pattern. Development is not to be built forward of adjacent buildings.
- C15 Where there are contributory items in the street, development is to match the predominant setback of contributory items.
- C16 Where there is no uniform or predominant building setback, development is to achieve a transitional front setback between the two properties on either side.
- C17 The setback of development from side and rear boundaries is to be sufficient to ensure that the residential amenity of neighbouring properties is not unduly affected.
- C18 Rear setbacks are to relate to the existing building pattern, to provide rear yard space and to maintain the amenity of neighbouring residential property.
- C19 Notwithstanding C18 above, a deeper rear setback may be considered where:
- a) development is for a significant single storey cottage adjacent to two storey dwellings;
or
 - b) development is on a site where the directly adjoining properties are underdeveloped;
and
 - c) the deeper rear setback does not unreasonably impact on privacy, solar access or views of the adjoining properties.
- C20 Side setbacks are to be a minimum of 1.2m (and 1.5m on lots greater than 15m in width). A variation to setback controls may be considered where the site is less than 10m wide, comprises an irregular shape allotment, contains a service easement or shares a party wall with an adjoining property.
- C21 In waterfront precincts, the siting of development is to have regard to views to and from the waterfront and from the harbour.
- C22 Ground floor levels of development are to be similar to those of the existing building on the site and adjacent buildings with similar natural ground levels.

Building height

Note: The maximum building height control is set by Woollahra LEP 2014.

- C23 The height of buildings should not exceed two storeys, except where permitted otherwise by the precinct controls.
- C24 New buildings and additions are not to exceed the predominant height of contributory items in the street. Additionally, the height of a proposed new building may be limited to the height of an adjoining contributory item (both along the ridgeline of the roof and the height to the eaves).
- C25 Where a maximum building height of 8.2m applies (as specified in Woollahra LEP 2014)—the maximum external wall height is to be 6.7m to the underside of the eaves or the top of parapet (where proposed).
- C26 The design of new development must conform to the predominant floor and ceiling heights in adjacent contributory items.
- C27 Development is to facilitate view sharing with surrounding buildings and from public roads and public spaces.

Solar access

- C28 New buildings and additions are to be designed and sited so as to retain sunlight to at least 50% or 35m² with minimum dimension of 3m x 3m (whichever is smaller) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June.
- C29 Dwellings are to include at least one north-facing room capable of use as a habitable room.
- C30 Windows to north-facing habitable rooms are to receive at least three hours of sun between 9am and 3pm on 21 June over a portion of their surface.
- C31 North-facing windows to habitable rooms of neighbouring dwellings are not to have sunlight reduced to less than three hours between 9am and 3pm on 21 June over a portion of their surface.

Building form

- C32 Buildings are not to visually overwhelm their context or be visually dominant from the street.
- C33 Development is to respect the dominant form and massing of existing development within the streetscape, in particular, adjacent or nearby contributory items.
- C34 The design of buildings is to respect the simple rectangular footprints and traditional pitched roof forms of existing dwellings in the area.
- C35 Roof forms are to be designed to present a traditional appearance (that is, sloping with hipped, gabled or skillion roof form), when viewed from the harbour.

Building character

- C36 The character of new buildings and additions is to be consistent with the character of nearby and surrounding contributory items and the character of the streetscape in which they are located.

Dormers

- C37 The design, proportions and materials of new dormer windows, where permitted, are to be appropriate to the architectural style of the building and the building's context.
- C38 Dormers detailed in a contemporary style may be permitted on non-contributory items where:
- a) there would be no adverse impact on adjoining contributory items; and
 - b) they would not result in privacy or amenity impacts on neighbouring properties.

Skylights

- C39 Skylights are not to be placed on the front plane of roofs or on other roof planes where they would be intrusive in views from the public domain or affect the amenity of neighbouring properties. The night-tie appearance (that is, when lit from below) is to be taken into consideration.
- C40 Skylights are to be limited in number to a maximum of one per 8m² of rear roof plane. This may be further reduced where dormer windows also exist in the same roof plane.
- C41 Skylights are to be of a low profile and flush with the roof surface. Colouring is to merge with the roofing material.

Building materials and details

- C42 Materials, finishes textures and colour schemes are to be appropriate to the architectural style of the building. No fluorescent primary colours are permitted. Intensity and hue of colour is to relate to the style of the building and to the streetscape context. Roofs are to be neutral colour range with the exception of the maintenance of original terracotta tiles.
- C43 The materials and details used are to reflect but not copy the characteristic materials, colours finishes, textures and details of existing surrounding buildings.
- C44 Solid to void ratios should be similar to those of contributory items in the vicinity.
- C45 Excessive areas of glazing will not be permitted.
- C46 Building materials are to be referenced from the predominant materials evident in the streetscape, but detailed in a contemporary manner.
- C47 External colour schemes and materials should respect the character of the streetscape and not detract from contributory items in the street.

- C48 Verandahs and balconies are to be sympathetic, contemporary design tinted or reflective glass balustrades are not permitted.
- C49 Security, where needed is to be provided by the least obtrusive method (such as shutters, mortice deadlocks, window locks and alarm systems).
- C50 Highly visible security grilles embellished with pseudo period detail over windows and doors are not permitted. Metal security doors and window grilles may be acceptable where they use simple, unembellished rectangular bars in a vertical pattern and painted in recessive colours.
- C51 Security grilles to windows are to be internally located.

Dual occupancy development

- C52 If development is for a dual occupancy, the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional controls for development other than dwelling houses) .

C3.5.6 Landscaping and private open space

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Each dwelling located at ground level, including any dwelling house, is to provide private open space comprising a minimum area of 35m² with minimum dimensions of 3m. The principal area is to have a minimum area of 16m² with minimum dimensions of 4m at any point.
- C2 Part of the private open space is to be capable of serving as an extension of the dwelling for relaxation, recreation and entertaining and must be directly accessible from the main living areas. Stairways and ramps may be used to provide access to these areas on sloping sites.
- C3 The raising of open space areas to provide level access from a building is not permitted if this would impact on the amenity of adjoining properties or the significance of the property generally.
- C4 Landscaped area is to comprise at least 25% of the site area. At least 40% of the landscaped area is to be deep soil landscaped area.

Vegetation guidelines for landscaping

- C5 Landscaping is to consist of vegetation types and landscaping styles that blend the development into the streetscape and which will not block identified views and vistas.
- C6 Existing significant trees and vegetation are to be retained and incorporated into proposed landscape treatment.
- C7 Where plantings are to be removed due to ill health they are to be replaced with a species that has an appropriate character, mature height limit and spread. Where the removed tree is a cultural planting, it should be replaced with the same species, subject to site constraints. Alternatively, it would be appropriate to use cultural plantings associated with the principal period of the area's development.
- C8 Planting is to be selected to ensure that the mature height and canopy spread would not be excessive for the limited space available, and not obstruct major views to the harbour from private properties and public viewing points further up the slope.
- C9 Trees and other vegetation are to be of a size and species that will not have an adverse impact on the fabric of buildings and works and have minimal adverse impact on the amenity of the occupiers of adjoining properties.
- C10 Plantings in the vicinity of contributory items are to be of a solid, bold, sculptural form with rich green canopy and generally not taller than 10m in mature height. While they should help frame and provide an appropriate backdrop to the contributory items, new plantings are to be planted a minimum of 7.5m away from the nearest contributory item so as not to affect their foundations, roofs or views or their spires.

C11 Pines such as Norfolk Island, Cook Island, Hoop and Bunya, and other large scale trees, are not permitted as they become too large for private open space, potentially damaging buildings and overshadowing neighbouring properties.

Note: Palms are not appropriate as they contribute little to the greening and amenity of the area. Where palms are used, they are not to exceed 25% of the number of trees within the planted area of an allotment. Preferred palms are *Howea* (*Kentia*), Bangalow and Cabbage Tree palms.

Small scale trees such as Frangipani, Crepe Myrtle, Chinese Tallowood, New Zealand Christmas Tree, flowering fruit trees and ornamental pears, Blueberry Ash and Lillypilly, are appropriate in private open space.

The use of native species with ornamental plants is acceptable where these tolerate similar growing conditions (watering, fertilising and pruning), but generally they should be kept as specimen plants or grouped together with other native plants. Generally, planting should be 'tiered', with taller shrubs along boundary fences, lower shrubs in front of them, and groundcovers meeting a lawn (if one is provided).

Swimming pools

C12 Swimming pools are not permitted in front gardens between the house and the street.

C13 Swimming pools may be permitted in front gardens along waterfronts, but are not to be constructed on rock shelves.

C14 A swimming pool is only permitted in front gardens along the waterfront where the coping will be flush with or no higher than 300mm above the existing ground level. No portion of the pool casing is to be visible from the water.

C15 Swimming pools in the rear of properties are not to have an adverse impact on the amenity of adjoining properties.

C16 Swimming pools in the rear of properties are not permitted if the construction of the pool would result in the removal of identified significant trees and vegetation.

C3.5.7 Fences and walls

Note: The objectives for these controls are in Section C3.3 Objectives for development.

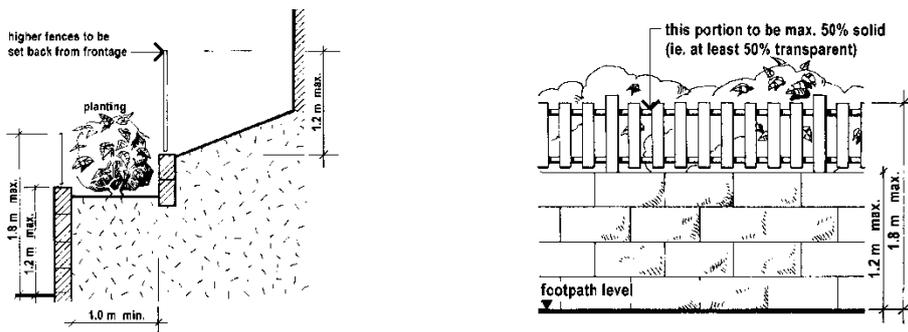
Controls

- C1 Existing sandstone walls with significance should be retained.
- C2 Fences styles and heights are to be based on the architectural style of the building and appropriate traditional heights.
- C3 Fences and gates on infill sites are to be of a contemporary design and use details and materials that conform with the building's context.
- C4 The design and materials of front fences is to be compatible with the appropriately designed fences in the streetscape and the heritage context of the area.
- C5 For sloping sites, the height of fences and walls may be averaged and fences and walls may be regularly stepped.
- C6 Front fences and walls are to be no higher than 1.2m above footpath level unless a taller fence is permitted in the precinct controls. Corner sites must maintain an open form front fence to maintain visibility for traffic and pedestrians.
- C7 On sites where the ground level is above the footpath level, a taller fence up to 1.8m max (above footpath level) a taller fence up to 1.8m max (above footpath level) may be permitted if the upper portion of the fence above 1.2m is not more than 50% solid (see Figure 171).
- C8 Gates are to be designed so as not to encroach over the street alignment when opening or closing.

Side and rear fences and walls

- C9 Side and rear boundary fences are to be no higher than 1.8m on level sites or 1.8m as measured from the low side where there is a difference in level either side of the boundary.
- C10 Where there is difference in ground level in excess of 1.2m of either side of the boundary the height of fences and walls between allotments may be up to 1.5m above the ground level of the high side.

FIGURE 171 Maximum fence and wall heights



C3.5.8 Car parking and access

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

Refer also to Part E of the DCP, Chapter E1 Parking and Access for parking generation rates and general parking requirements.

- C1 The provision of on-site parking structures, parking areas, driveway access and servicing areas (such as loading facilities) is not a general requirement of Council and may not be permitted in any of the following circumstances:
- if new garages or carports or parking areas would adversely affect the appearance of existing heritage or contributory items or the character of the existing building or streetscape;
 - if the parking of a vehicle will have a detrimental impact on the amenity of adjoining properties;
 - if vehicle entries and exits have a detrimental impact on pedestrian or traffic movements;
 - if inadequate sight distances will result in unsafe vehicle movement to or from the site; or
 - if there will be an adverse impact on the effective use of on-street public parking spaces or public parking management.
- C2 The height and bulk of new garages and carports, whether attached or freestanding, is to be subservient to the existing building on the site and to adjacent buildings.
- C3 All car parking is to be provided behind the front wall of the dwelling, preferably at the rear of the property. Exceptions may be considered only where the streetscape is characterised otherwise (in particular, in Precinct H and J).
- C4 No additional vehicle crossovers are permitted off street frontages where these would result in the removal of original sandstone kerbing.

- C5 In streetfront situations where a single crossover exists, it is not to be expanded to facilitate double/multiple garages.
- C6 In streetfront situations where a crossover exists, new garage and carport structures are to be of a design and constructed of materials that respond to the relevant aspects of the historic context, including existing buildings and the streetscape. A sympathetic contemporary design is preferred to historic imitation.
- C7 Open carport structures are preferred to garages. Where garages are proposed, they are to be designed to complement the building but also to respect contributory items in the vicinity.
- C8 Suitable garage doors (in order of preference) are: bi-fold, panelled doors, panel lift doors or roller shutter doors. Roller doors are not permitted without a masonry surround structure.
- C9 Loft structures over garages will only be permitted in the few areas which are already characterised by these structures and where:
- a) the form, bulk and scale of the structure will not overwhelm the existing building on the site and on adjoining properties;
 - b) they will not adversely affect the existing streetscape patterns and character; and
 - c) they can be included within a roof space of a pitch that reflects surrounding existing development.
- C10 Accessways, driveways and parking spaces are to be designed to comply with the minimum requirements of AS 2890.1 1993 - Parking Facilities Part 1 Off-Street Car Parking.
- C11 Driveways, parking areas or parking structures are not permitted where their location would adversely affect the existing or long term health of significant trees and vegetation.
- C12 Extensive areas of excavation to facilitate car parking/access are not permitted.

C3.5.9 Site facilities and aerial devices

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Note: Solar energy systems such as photovoltaic electricity generating systems, solar hot water systems, or solar air heating systems are addressed in Chapter E6, Section 6.3 Solar Energy Systems.

Controls

- C1 Satellite dishes, aerals and similar devices are not to be located on any part of a roof that is visible from the street, the public domain or elevated locations within the area.
- C2 Depending on their design, size and visual impact, satellite dishes, aerals and similar devices may be positioned at the rear of buildings, subject to townscape considerations.
- C3 Television aerals are to be located within the roof area where practicable. If this option is not suitable for reasons such as lack of space, storage or habitation, the aerial to be located on a secondary rear roof rather than attached to the main chimney.
- C4 The design and location of site facilities such as mail boxes and laundry facilities are to be integrated physically and visually with other built elements such as fences, walls, buildings and car parking facilities and to reflect the character of the streetscape.
- C5 Clothes drying facilities are to be located in a secure, open (preferably sunny and breezy) place away from public spaces and screened from public view.

C3.5.10 Acoustic and visual privacy

Note: The objectives for these controls are in Section C3.3 Objectives for development.

Controls

- C1 Shared walls and floors between dwellings are to be constructed in accordance with the sound transmission and insulation requirements of the Building Code of Australia.
- C2 Bedrooms of one dwelling are not to share walls with living rooms or garages of adjacent dwellings.
- C3 Bedroom windows are to be located at least 3m from streets, shared driveways and parking areas of other dwellings.
- C4 Bedroom areas are to be separated, by way of barriers or distance, from on-site noise sources such as active recreation areas, car parks, vehicle accessways and service equipment areas.
- C5 New dwellings located close to high noise sources, such as busy roads, commercial or retail precincts, are to be designed to locate habitable rooms and private open space away from noise sources.
- C6 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high noise sources.
- C7 Electrical, mechanical, hydraulic and plant equipment are to be suitably housed so as to not create an 'offensive noise', as defined in the *Noise Control Act 1975*.
- C8 In sensitive locations, such as where commercial, retail or other non-residential buildings adjoin or are adjacent to residential properties, or on busy roads, an acoustic report prepared by a suitably qualified and experienced professional may be required as part of the site and context analysis process.
- C9 Windows in bathrooms, toilets, laundries and storage rooms are to have translucent glazing if they have a direct view to and from rooms and private open space on adjoining and adjacent properties.
- C10 Direct overlooking of the main living areas and private open space areas of adjoining and adjacent properties is to be minimised by the sensitive location of windows, balconies, screening devices and landscaping and the use of opaque glazing.
- C11 Rear balconies are to be designed to provide privacy for the building's occupants and for the occupants of adjoining and adjacent properties. This may require the use of privacy screens to be designed with regard to the architectural style of the building and relevant aspects of the historic context.

- C12 The use of any premises is not to result in:
- a) transmission of vibration to any other premises;
 - b) an offensive noise as defined in the *Noise Control Act 1975*; and
 - c) a sound level at any point on the boundary of the site greater than the levels specified in the relevant Australian Standard.
- C13 Habitable room windows with a direct sightline to the habitable room windows in an adjacent dwelling within 9m are to:
- a) be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows; or
 - b) have sill heights of 1.7m above floor level; or
 - c) have fixed obscure glazing in any part of the window below 1.7m above floor level.
- C14 Windows and balconies of an upper level dwelling are to be designed to prevent overlooking of the private open space of a lower level dwelling directly below and within the same development.

C3.6 Contributory items: additional built form controls

This section contains additional built form controls for contributory items to ensure that alterations and additions to contributory items do not have an adverse impact on the heritage significance of the building, the streetscape and the surrounding area.

C3.6.1 Contributory items

Contributory items are those individual elements within the area that have heritage significance, either as heritage items or contributory items. Contributory items are the buildings and structures, landscape elements, landmarks or other townscape features such as historic kerbs and gutters that contribute to the overall heritage significance of the Watsons Bay HCA.

The contributory items within the Watsons Bay HCA are identified on Map 3 and also listed in the various precincts in Section C3.4 Precincts of this chapter. Heritage items are listed in Woollahra LEP 2014.

The key contributors in the built form include the late 19th and early 20th century single storey cottages, in particular the early weatherboard cottages. The area retains the largest concentration of weatherboard cottages within the Woollahra Local Government Area.

Other contributory items include the historic commercial development fronting Military Road, 1930s residential flat buildings, historic churches and Inter-War period housing. Landmarks are evident throughout the area in various forms including certain buildings, monuments, trees and other natural features. These items also contribute to the significance of the area and, in some cases, its village character.

Objectives

- 01 To ensure that heritage items and contributory items are retained and appropriately managed.
- 02 To ensure that new development respects the significance of heritage items and contributory items.
- 03 To ensure that the contributory single storey dwellings/cottages throughout the area, particularly the weatherboard cottages, are retained as contributory items that also enhance the character and village scale of Watsons Bay.
- 04 To ensure that new development respects the scale and character of significant single storey dwellings/cottages.
- 05 To ensure that significant external and internal fabric and spaces within contributory items are retained and appropriately conserved.
- 06 To ensure that significant landmarks are retained and appropriately managed.

Controls

- C1 Contributory items are to be retained unless overwhelming physical constraints (such as structural integrity, extensive damaged fabric and fire safety requirements) preclude this option.
- C2 The significant fabric of contributory items is to be retained.

Note: Heritage items are identified in Schedule 5 of Woollahra LEP 2014. For the protection of heritage items refer to clause 5.10 of the LEP.

Alterations and additions to contributory items

Alterations and additions to buildings within Watsons Bay have the potential to adversely affect the streetscape and the heritage significance of the area as a whole.

To retain the heritage significance of the conservation area it is important that changes to contributory items does not adversely affect their heritage value.

Alterations and additions to existing buildings are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape in which they are located. It should also remain possible to tell the new work from the old on close inspection.

Objectives

- O1 To ensure that alterations and additions to a contributory item do not adversely affect the character of the building and the streetscape.
- O2 To ensure that alterations and additions to a contributory item that contributes to the significance of the conservation area (i.e. heritage items and contributory items) respect the contributory and/or streetscape values of these items.
- O3 To ensure retention of the existing heights and form of contributory single storey dwellings/cottages.
- O4 To retain existing significant fabric that contributes to the significance of individual buildings and the overall character of the area.
- O5 To restore or reconstruct missing elements, where possible.

Siting and alignment

- C1 Additions to buildings that are contributory items are to respect their height, form, character and materials.
- C2 Additions to the front of contributory items are not permitted.
- C3 Additions to a single storey dwelling/cottage are to occur at the rear and are to be unobtrusive when viewed from the street (Figures 172 and 174).

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- C4 Additions to the side of contributory items, including cottages, may be permitted in rare situations where there is insufficient space at the rear of the building and the addition would respect and enable interpretation of the original form of the existing building.
 - C5 Side additions to significant single storey dwellings/cottages are to be located towards the rear of the dwelling and are to be screened with vegetation (Figure 173).

Height of additions

- C1 The height of contributory items, as they present to the street, is not to be increased. This applies irrespective of whether the building is single storey or whether it adjoins or is located between higher buildings.
- C2 The height of additions is to be no greater than that of the existing building unless the addition is a pavilion form and the upper storey of the rear form is not visible when viewed from the public domain, and the additions do not adversely affect the appearance and setting of the existing building, nor its streetscape contribution.

Form and character

- C1 Attic conversions within contributory items, including cottages, are only permitted where the upper floor can be contained wholly within the existing roof space without change to the roof pitch (Figure 174). Dormer windows may be permitted in these circumstances, but only if located in the rear roof plane.
 - C2 Two storey rear extensions to single storey dwellings/cottages may be permitted where:
 - a) the land slopes to the rear and can provide for the additional storey as a basement level;
 - b) the ridgeline of the addition is not to extend above the height of the ridgeline of the existing building; and
 - c) the roof form is to relate to the original existing roof form (Figure 172).
 - C3 The form (massing and building arrangement) of additions is to complement and not compete with the existing building. Additions are to generally match the roof pitch, form and proportions of the existing building. (Skillion or 'lean-to' additions may be appropriate at the rear of contributory items, as this is a traditional form of building extension.) (Figure 172 & 174).
 - C4 Additions to contributory items are to complement but not mimic their character (i.e. architectural design treatment or 'style').
 - C5 Components/elements that contribute to the significance of the building or the conservation area are not to be altered; in particular, those visible from the streetscape.
 - C6 The removal of unsympathetic alterations to existing buildings is encouraged, particularly when further work is undertaken.
 - C7 Internally, room layouts of original portions of contributory cottages are to be retained.
 - C8 Changes to the roof pitch (i.e. slope) of contributory items are not permitted.
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- C9 The eaves height of contributory items is not to be raised; for example, by constructing the roof at a higher level in order to accommodate an additional storey.
- C10 Contributory items are not to be 'restyled'; i.e. their architectural style is not to be changed.
- C11 Additions are not to alter original roof forms of contributory items.

Verandahs and balconies

- C1 The enclosure or infilling of existing verandahs or balconies is not permitted.
- C2 Original verandahs and balconies are not to be altered except for the reinstatement of original details and the reversal of unsympathetic alterations.
- C3 Verandahs, balconies and shop awnings may be reinstated on street front elevations where evidence shows that they have previously existed. They should be reconstructed to their former appearance in terms of materials and details.

Materials and details

- C1 The removal of original materials, details and decorative elements is not permitted unless they are in poor condition. If removed, they are to be replaced using the same or similar materials, details and decorative elements.
- C2 Previously unpainted brick or stone walls/surfaces are not to be painted, rendered or bagged.
- C3 Mortars for repointing and repair are to match the colour, profile of joint, texture and mix of the original mortar (usually a mixture of lime, putty and sand).

Dormers

- C1 Dormer windows are not to be added to street front and side elevations unless documentary evidence shows that an original dormer or dormers existed in these locations as part of the original design.
- C2 A dormer may be located within the rear slope of the main roof subject to consideration being given to its visual impact when viewed from the public domain, its impact on the building's significance and, where the building forms part of a group, the impact on the group's significance.

- C3 More than one dormer window may be located within the rear slope of the main roof subject to the width of the roof being greater than 6m and subject to consideration of the impact on the building's significance and appearance.
- C4 The overall height of the dormer window, including the pediment, must be below the main roof ridgeline by at least 300mm.
- C5 The design, proportions and materials of new dormers where permitted, are to be based on traditional models, appropriate to the architectural style of the building and the building's context and have the following characteristics:
 - a) pediment infill for dormer windows must only be weatherboards;
 - b) the cheeks may be covered in weatherboard or in corrugated profile steel sheeting, depending on the building's architectural style and context;
 - c) windows shall be traditional double hung windows or pivoting wings with casement stays: and
 - d) dormers are not to incorporate balconies.

FIGURE 172 Rear additions to single storey dwellings

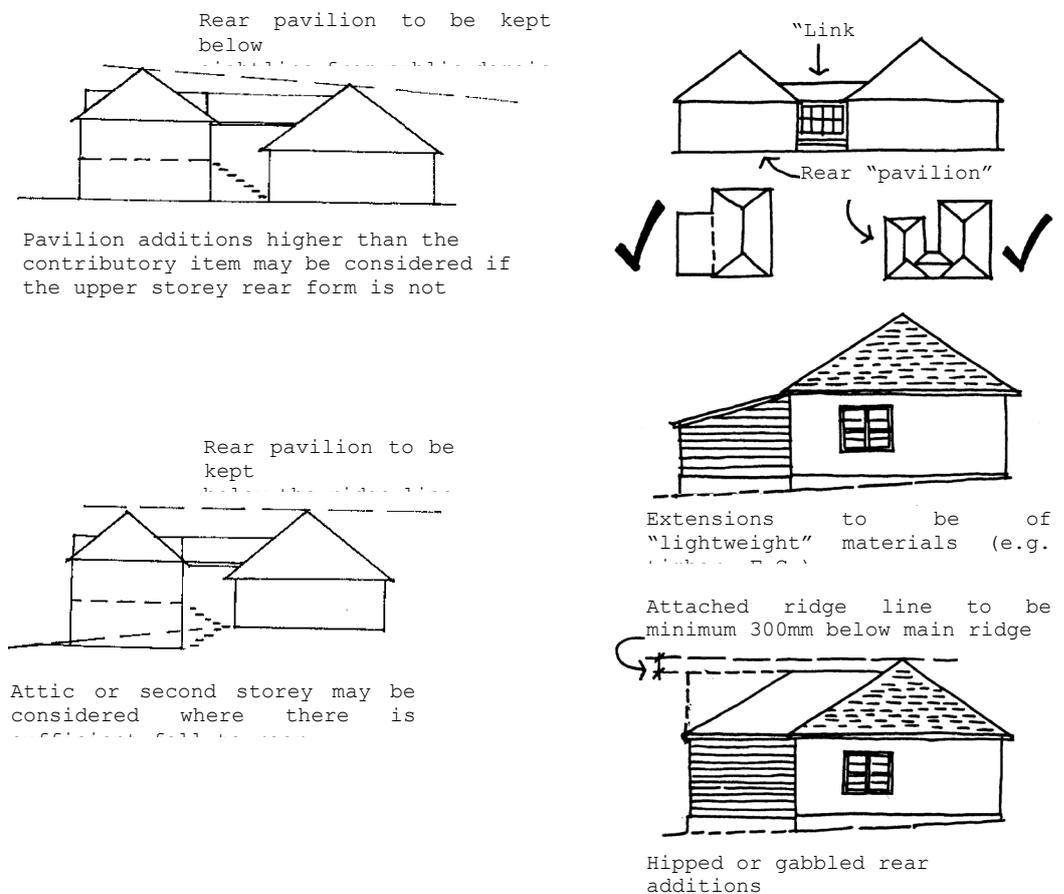


FIGURE 173 Side additions to cottages are to be towards the rear

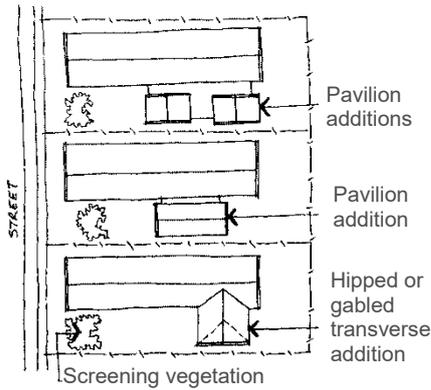
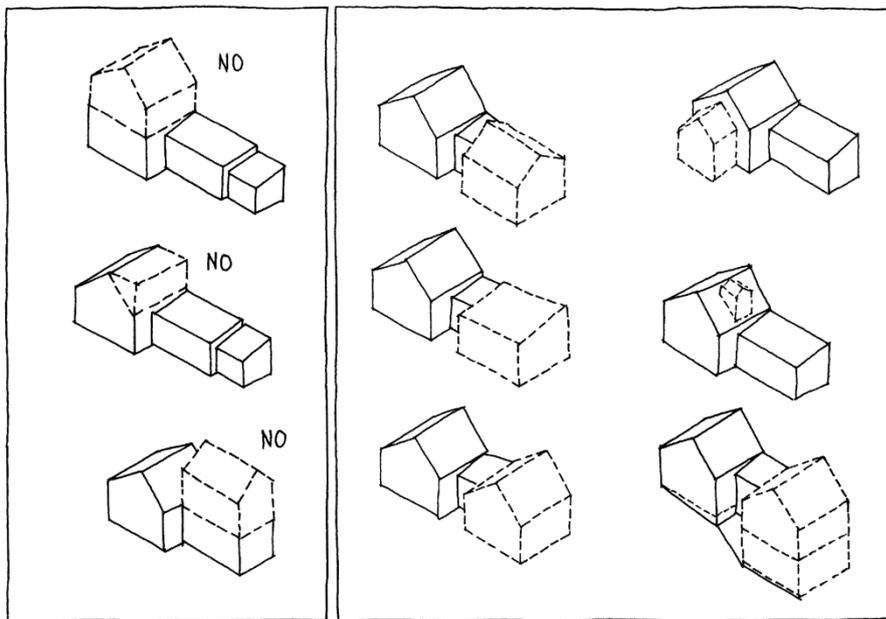


FIGURE 174 Rear additions to significant single storey dwellings/cottages



C3.6.2 Inter-War residential flat buildings

Residential flat buildings and multi dwelling housing in Watsons Bay generally consist of small two, three and four storey buildings dating from the 1930s to 1950s, taller buildings dating from the 1960s to 1970s, and the infill buildings of the 1990s.

Contributory buildings identified in Clause 3.4 Precincts include some Inter-War flat buildings.

General

Objectives

- O1 To mitigate the effects of intrusive residential flat building and multi dwelling housing development.
- O2 To encourage redevelopment or modification of intrusive development.
- O3 To ensure that parking does not detract from the character of the streetscape.

Controls

- C1 Redevelopment or modification of intrusive development must be to a design that is appropriate to the historic context.
- C2 Alterations and additions that reverse any unsympathetic works is encouraged.
- C3 Alterations and additions to intrusive development must be an appropriate response to the historic streetscape and mitigates intrusiveness.

Inter-War Residential Flat Buildings

Objectives

- O1 To conserve and maintain Inter-War flat buildings in Watsons Bay.
- O2 To ensure that the significant characteristics of Inter-War residential flat buildings contributing to the character of the area are retained and protected.
- O3 To conserve the principal street elevations and the character of the Inter-War flat buildings.
- O4 To ensure that the character of original roofscapes, including key elements such as chimneys, is maintained.
- O5 To ensure that alterations and additions to the roofs are discreet and do not detract from the original character, proportions or key elements.
- O6 To conserve the established garden settings, including significant elements and features.
- O7 To ensure that parking does not detract from the character of the streetscape.
- O8 To ensure that external materials, details and finishes respect and complement the original building.
- O9 To ensure that works to balconies and verandahs to rear or side elevations do not detract from the character and form of Inter-War flat buildings.
- O10 To ensure that fences, gates and mailboxes are consistent with the character of Inter-War flat buildings.

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- O11 To ensure that internal additions, alterations and repairs retain and respect internal common areas and significant internal character elements.
 - O12 To ensure that the installation and maintenance of security devices does not detract from the character and form of Inter-War flat buildings.
 - O13 To ensure that additions and alterations for fire upgrading and safety are discreet, and retain and respect the original and significant building fabric.
 - O14 To ensure that ancillary development does not detract from the style and character of Inter-War flat buildings and their settings.
 - O15 To promote restoration and reconstruction works to restore significance.

Controls

- C1 Significant and/or original forms, details, fabrics, materials or finishes of the principal building elevations are to be restored or reconstructed.
- C2 Changes to the significant forms, details, materials or finishes of the principal building elevations are sympathetic to the style and period of the building.
- C3 Alterations and additions do not impact on the overall form and character of the building, and are not visually prominent from the public domain.
- C4 Additions are limited to undercroft areas, roof spaces and the provision of balconies.
- C5 Alterations and additions are no higher than the existing roof level, and generally retain the original roof form of the building.
- C6 External windows and doors are repaired or replaced to match the style, materials and finishes of the original building.
- C7 Existing original fanlights and other openings are retained and sealed from behind, if necessary.
- C8 Original leadlight, glass blocks, etched and patterned glazing are retained and conserved.
- C9 Existing original external and internal doors and door hardware are retained and upgraded rather than replaced.
- C10 New additional security elements are in character with the building. Security bars are:
 - a) fitted internally;
 - b) respect the existing glazing patterns; and
 - c) painted in a dark recessive colour.
- C11 Original verandahs and balconies to the principal elevation of the building are not enclosed, glazed, or otherwise altered, except to reinstate original detailing.
- C12 New verandahs and balconies are allowed to the rear or side elevations only if they:
 - a) respect the character of the existing building; and

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- b) are sympathetically integrated with the character and form of the building.
- C13 Alterations to improve accessibility (including lifts, ramps and stairs) are sympathetically integrated with the original building and retain the original character and design of the building and landscape areas.
- C14 Materials are similar in type and finish to those on the original building or sympathetically integrate with the fabric of the building.
- C15 Original face brickwork, terracotta or decorative concrete panels must not be painted, rendered or coated.
- C16 Dormer windows or skylights are not visually prominent from the public domain or the principal elevations of the building. Skylights are flush with the roof surface.
- C17 Original chimneys and their details are retained.
- C18 Privacy screens are discreet and do not impact on the overall character of the building.
- C19 Protruding shade structures, including awnings and canopies, are not located on the principal building elevations.
- C20 The roof maintains traditional roofing materials of the area, such as glazed terracotta tiles. Any replacement or repair matches the original roofing in type, profile, colour and materials. Concrete roofing tiles and corrugated metal roofing are not appropriate.
- C21 Internal common areas and significant character elements are retained. This includes: entry doors, foyer areas and fittings, mailboxes, noticeboards, staircases, balustrades, wall details, light fittings, internal doors and the like.
- C22 New lifts are designed and located so that the addition:
- a) is located outside the principal building form, if practical; and
 - b) does not require significant alterations to existing common areas.
- C23 Unsympathetic additions and modifications to the building, and its grounds, are to be removed and replaced with sympathetic works, or reinstatement of original forms and matching fabric.
- C24 Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.
- C25 Alarm bell boxes and the like, are not attached to the principal building elevations.
- C26 New or upgraded services are discreetly and sensitively located to minimise visual impact. They are located within existing ducts, behind cornices or bulkheads or within external lightwells that are not visually prominent. Wiring or other services are housed in concealed conduits.
- C27 Original timber staircases are retained and smoke isolated, if necessary.
- C28 Where the height of the original stair balustrades is to be modified –the modification is discreet and sympathetically integrated with the existing stair balustrade.
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- C29 Stair treads applied to existing stairs are discreet.
 - C30 Emergency and exit lighting is incorporated into existing original light fittings, where practical.
 - C31 Smoke and/or thermal detectors are discreetly located and do not impact on decorative plaster cornices and ceilings.
 - C32 Car parking and garage structures are located at the rear, with access from the rear lane or side driveway.
 - C33 Original fencing, gates and mailboxes are retained and conserved.
 - C34 New ancillary development:
 - a) is smaller in scale than the principal building;
 - b) is not located between the principal building and the street front, and generally located at the rear behind the principal building;
 - c) is constructed in a style, form, materials and finishes that complement the principal building;
 - d) is single storey with a maximum clear internal height of 2.4m; and
 - e) is sympathetic in scale and style to traditional forms of ancillary structures.
 - C35 Characteristic front gardens, and their elements, are retained with minimal alteration.
 - C36 Structures erected in the front garden do not significantly reduce or compromise the landscaped area or key elements and features.
 - C37 New fences and gates to the front building alignment must complement the streetscape and the existing building.
 - C38 Mailboxes are discreetly located and do not impact on the character of the building.

C3.6.3 Timber buildings

Watsons Bay retains the largest concentration of timber weatherboard buildings within the Woollahra local government area. Weatherboard buildings provide evidence of the early village of Camp Cove and contribute to the area's heritage values.

All forms of weatherboard buildings contribute to the diverse character of Watsons Bay streetscapes and the aesthetic value of the conservation area. Timber buildings are also significant because of their increasing rarity and historical association with the early fishing village of Camp Cove that is protected through the listing of the Watsons Bay Heritage Conservation Area.

Weatherboard buildings are vulnerable to change and many have been modified over time, are in a deteriorated condition or suffer from structural instability. Despite these changes, weatherboard buildings in Watsons Bay continue to make an important contribution to the character of the conservation area and are to be conserved.

Objectives

- O1 To retain and conserve timber buildings and their setting.
- O2 To retain, restore and conserve the special characteristics and details of timber buildings.
- O3 To restore and reconstruct missing elements of the principal building form within the street front zone.
- O4 To retain and conserve significant side and rear forms of timber buildings.
- O5 To retain, restore and promote the significance, contribution and relationship of a timber weatherboard building within the context of the conservation area.
- O6 To ensure that additions and alterations for fire upgrading and safety are discreet, and retain and respect significant building and its fabric.

Controls

- C1 Additional storeys are not permitted to the principal building form of timber buildings.
- C2 When works are proposed to the principal building form or original significant elevations visible from the street or lane, Council strongly encourages, and may require, restoration or reconstruction of missing elements appropriate to the architectural style of the building or reversal of uncharacteristic elements where:
 - a) balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed;
 - b) original door or window types and patterns have been removed;
 - c) roof cladding is in a unsympathetic material;
 - d) details are missing from chimneys; and
 - e) inappropriate reconstruction of period detail and elements has occurred.

Note: Reconstruction and restoration may be guided by traditional models and physical or documentary evidence of an earlier state of the building or architectural style.
- C3 Existing setbacks from the front and side boundaries of the principal building form are to be retained.
- C4 Alterations and additions to the rear of buildings must not dominate or compete with the form, height, proportions or scale of the timber building.
- C5 Where structural stabilisation of a timber building is necessary, a sympathetic structural solution that ensures the conservation of as much original external and internal fabric as possible is required.
- C6 Where alterations to timber buildings are required to meet the provisions of the Building Code of Australia, materials must be consistent with traditional materials and finishes.

- C7 No parking is permitted under or within the principal building form of a dwelling.
- C8 Fire upgrade and access works must be done sympathetically and avoid removal of significant fabric.

C3.7 Public domain

The public domain describes those areas of land owned and/or managed by Council or other public authorities. The public domain includes roadways, gutters, kerbs, footpaths, street name inlays, retaining walls, landscaped verges and reserves, natural landforms and other elements located beyond private property boundaries.

The public domain plays a significant role in determining the overall character of the Watsons Bay HCA. Development must have regard to the impact on the public domain and not unreasonably compromise key elements of the public domain.

In addition to the following principles, the general development objectives and controls in Section C3.3 Objectives for development also apply within the public domain.

Objectives

- 01 To ensure that existing elements of the public domain, which give Watsons Bay its distinctive character, are conserved.
- 02 To ensure that new elements are appropriately designed and managed to retain and enhance the character of the area and its precincts.
- 03 To ensure that new elements within the public domain are discreet and unobtrusive in terms of colours, materials and location.

C3.7.1 Beaches, waterfront and public access

Beaches

- C1 The natural qualities of the beaches should be retained and rock platforms protected.
- C2 Direct public access should be retained to the beaches.
- C3 Views to the beaches from the water should not be obscured by a proliferation of structures such as wharves, jetties, boat ramps, clubhouses, landings and the like. The cumulative effects of such structures should also be assessed when new structures are being considered.

Camp Cove Beach



Waterfront

- C4 Public promenades should be retained along the waterfront and from Marine Parade to The Gap through Robertson Park.
- C5 Views from the public domain to the waterfront or the harbour should not be obscured by structures such as kiosks, public facilities such as telephone booths, wharves, jetties, and the like. The cumulative effects of such structures should also be assessed.
- C6 Continuity of public access to the waterfront and along the promenade must be retained and, where possible be enhanced.

North end of Marine Parade



Public access

- C7 Continuous public access (including disabled access) linkages should be retained and created to the harbour foreshore.
- C8 Opportunities should be retained and created for pedestrian circulation throughout the Watsons Bay area.
- C9 The pedestrian network of public stairways and promenades has historic significance and should be retained, recognised and enhanced.

Pathway and steps, Sydney Harbour National Park (Inner South Head)



C3.7.2 Landscape elements and kerbs and gutters

Landscape elements

- C1 Significant landscape elements such as cultural plantings (street trees and park vegetation), sandstone retaining walls, and steps should be retained and conserved in situ using appropriate conservation methods.
- C2 New retaining walls should be of similar design to traditional retaining walls in the area in terms of their character, height and materials. Appropriate materials may include sandstone and face brick.
- C3 Materials for new steps should be concrete or sandstone, depending on their function and the significance of their location.
- C4 New steps and ramps should be designed and located to enhance amenity and opportunities for vistas.

Cultural plantings on Cliff Street



Sandstone retaining wall along Salisbury Street



Kerbs and gutters

- C5 Meaningful sections of original sandstone kerbs and gutters should be retained in situ to enhance interpretation. New paving should not adversely impact on the fabric or setting of sandstone kerbs and gutters.
- C6 Kerbs and gutters that incorporate street names should be retained.
- C7 Damaged original sandstone kerbs and gutters should be restored where possible or replaced with new sandstone kerbs and gutters.

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- C8 New kerb and guttering should be constructed in similar materials and details to that of original fabric.
 - C9 New sandstone kerbing should be used where appropriate to the context and is to be detailed to match the existing kerbing. Where concrete kerbs are to be used, preference should be for precast segmental elements.
 - C10 Original kerb alignments should be retained to preserve the character of the streets.
 - C11 Screen planting (using appropriate species) should be provided to off-street public car parking areas to soften their visual impact, increase shade and provide a visual barrier to adjacent residential development.

Camp Street name incorporated into gutter



Sandstone guttering

