



Woollahra Development Control Plan 2015 (Amendment 14)

| | |
|-----------------------|---|
| Prepared: | July 2021 |
| Adopted: | 26 July 2021 |
| Commenced: | 30 August 2021 |
| Division/Department: | Strategic Planning – Planning and Place |
| HPE CM Record Number: | 21/140407 |

Contents

| | |
|---|-----------|
| Part 1 Preliminary | 1 |
| 1.1 Background..... | 1 |
| 1.2 Name of plan..... | 2 |
| 1.3 Objectives of the plan..... | 2 |
| 1.4 Land to which this plan applies..... | 2 |
| 1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments | 3 |
| 1.6 Approval and commencement of this plan | 3 |
| 1.7 How this plan amends Woollahra DCP 2015 | 3 |
| Part 2 Amendments to Woollahra Development Control Plan 2015..... | 4 |
| Chapter A1 Introduction | 4 |
| 2.1 Amendments to clause A1.1.9 Savings and transitional provisions relating to development applications..... | 4 |
| 2.2 Amendments to clause A1.4 List of amendments | 4 |
| Chapter B1 Residential Precincts | 4 |
| 2.3 Amendments to section B1.3 Double Bay Precinct..... | 4 |
| 2.4 Amendments to section B1.4 Wallaroy Precinct | 4 |
| 2.5 Amendments to section B1.6 Point Piper Precinct..... | 5 |
| 2.6 Amendments to section B1.7 Bellevue Hill South Precinct | 5 |
| 2.7 Amendments to section B1.8 Bellevue Hill North Precinct..... | 5 |
| 2.8 Amendments to section B1.9 Rose Bay Precinct..... | 5 |
| 2.9 Amendments to section B1.11 Vaucluse East Precinct | 6 |
| Chapter B3 General Development Controls | 6 |
| 2.10 Amendments to section B3.8.7 Inter-War flat buildings..... | 6 |
| Chapter C1 Paddington Heritage Conservation Area..... | 7 |
| 2.11 Amendments to section C1.2.1 The significance of the Paddington Heritage Conservation Area | 7 |
| 2.12 Amendments to section C1.2.3 Character elements..... | 9 |
| 2.13 Amendments to section C1.2.4 Desired future character..... | 9 |
| 2.14 Amendments to section C1.3.2 Timber buildings..... | 9 |
| 2.15 Amendments to section C1.3.6 Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)..... | 10 |
| Chapter C2 Woollahra Heritage Conservation Area | 15 |
| 2.16 Amendments to section C2.4.5 Inter-War flat buildings | 15 |
| Chapter C3 Watsons Bay Heritage Conservation Area | 20 |
| 2.17 Amendments to section C3.4.1 Precinct A: Entrance | 20 |
| 2.18 Amendments to section C3.4.4 Precinct D: Commercial and residential flat buildings | 20 |
| 2.19 Amendments to section C3.4.10 Precinct K: Camp Cove Village | 21 |
| 2.20 Amendments to section C3.4.11 Precinct L: Salisbury Street / Hopetoun Avenue | 21 |
| 2.21 Amendments to section C3.4.14 Precinct O: Gibsons Beach Waterfront and Marine | |

| | |
|--|----|
| Parade South | 21 |
| 2.22 Amendments to section C3.6 Contributory items: additional built form controls..... | 22 |

Woollahra Development Control Plan 2015 (Amendment No 14)

Part 1 Preliminary

1.1 Background

Inter-War flat buildings are defined in Chapter A3 of the Woollahra DCP 2015 as “a building of two or more storeys and containing two or more dwellings, constructed in the period from c.1918 to c.1950.”

Inter-War flat buildings were constructed in many parts of the Woollahra LGA. Many of these buildings make an important historic, aesthetic, social and technical contribution to the character of areas and to the historical development of the area.

According to the Woollahra DCP 2015, there are numerous cohesive groups and one-off examples that demonstrate the key characteristics of architectural styles of the Inter-War period including Art Deco, Mediterranean, Georgian Revival, Spanish Mission, Skyscraper Gothic and Functionalist. Many of the Inter-War flat buildings across the LGA were designed by prominent architects such as Leslie Wilkinson, Emil Sodersten, Aaron Bolot, Eric Clarke Pitt, John R. Brogan and Samuel Lipson among others.

On 11 November 2019, Council adopted the following notice of motion (NOM), in part:

- A. *Request staff to report to the Environmental Planning Committee on how the detailed controls for Inter-War residential flat buildings found in B3.8.7 of the Woollahra DCP 2015 can be applied to the Paddington, Woollahra and Watsons Bay Heritage Conservation Areas.*

The following background information accompanied the NOM on the meeting agenda, in part:

There are no detailed objectives and controls for Inter-War residential flat buildings for the Paddington and Watsons Bay Heritage Conservation Areas and the controls which apply in the Woollahra Heritage Conservation Area are not as detailed and rigorous as those found in Part B3.8.7 of the DCP. There is therefore a need to review the way our controls for Inter-War residential flat buildings are applied across the Municipality. In particular, there is a need to apply our most detailed objectives and controls for Inter-War residential flat buildings to the Paddington, Woollahra and Watsons Bay Heritage Conservation Areas.

This DCP seeks to amend the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) to update and strengthen existing provisions for Inter-War flat buildings and to ensure they apply also to Paddington, Woollahra and Watsons Bay Heritage Conservation Areas (HCAs). Existing provisions aiming to protect timber buildings will also be provided for Paddington and Watsons Bay heritage conservation areas.

1.2 Name of plan

This plan is the *Woollahra Development Control Plan 2015 (Amendment No 14)*.

1.3 Objectives of the plan

The objectives of the plan are to:

- a) Strengthen the existing objectives and controls for Inter-War flat buildings to help protect those buildings that form part of the character of the area.
- b) Amend and add existing provisions in the Paddington HCA to ensure Inter-War flat buildings are identified as significant and are protected.
- c) Amend and add existing provisions in the Woollahra HCA to ensure Inter-War flat buildings are protected.
- d) Add new provisions in the Watsons Bay HCA to ensure Inter-War flat buildings are protected.
- e) Strengthen existing provisions for timber buildings in Paddington HCA.
- f) Add new provisions in the Watsons Bay HCA to ensure timber buildings are protected.

1.4 Land to which this plan applies

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

- Chapter B1 – Residential Precincts
- Chapter B3 - General Development Controls
- Chapter C1 - Paddington Heritage Conservation Area
- Chapter C2 - Woollahra Heritage Conservation Area
- Chapter C3 - Watsons Bay Heritage Conservation Area

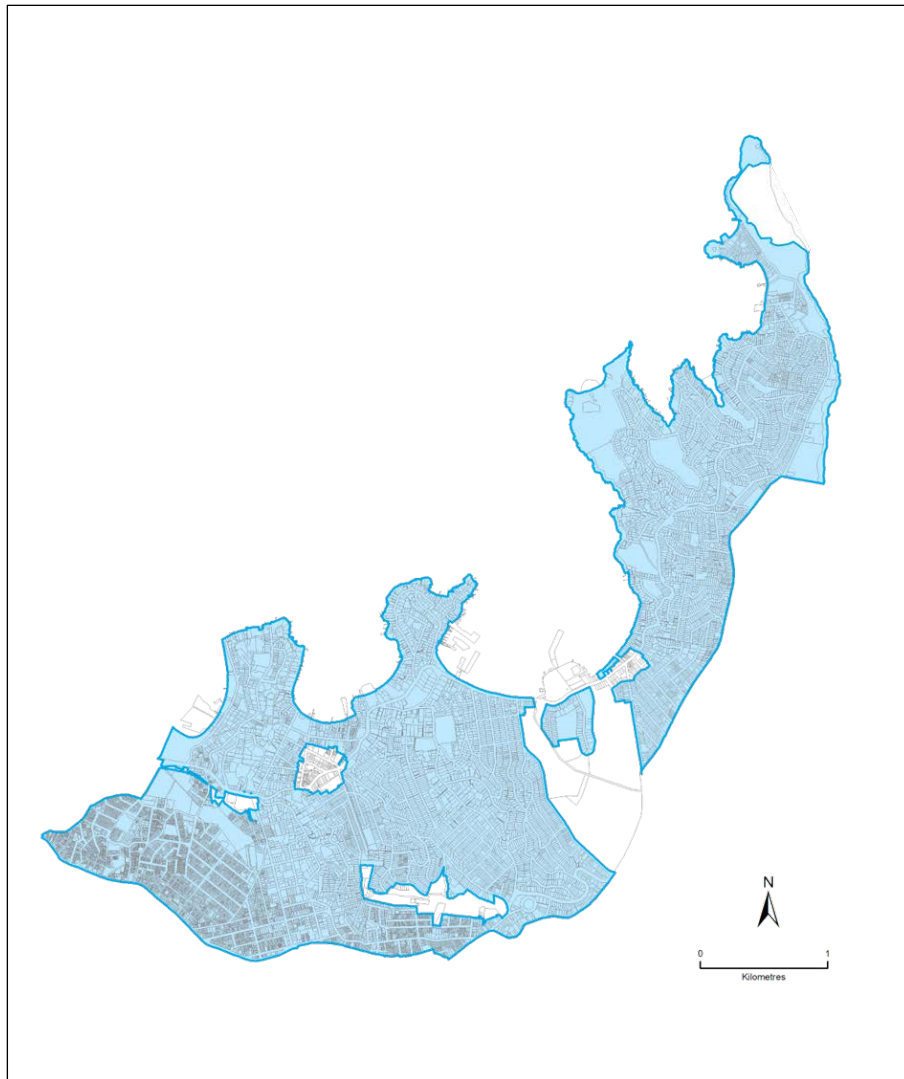


Figure 1: Land to which this plan applies

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

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

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

1.6 Approval and commencement of this plan

This plan was approved by Woollahra Council on TBC and came into effect on TBC.

1.7 How this plan amends Woollahra DCP 2015

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

Part 2 Amendments to Woollahra Development Control Plan 2015

This plan amends Woollahra DCP 2015 in the following manner:

Insertions – identified in blue and underlined

Deletions – ~~identified in red and strikethrough~~

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

Chapter A1 Introduction

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

2.1.1 Insert at the end of the clause

This DCP (as commenced on TBC) continues to apply to development applications, applications to modify consents under section 4.55 of the EP&A Act and applications for review of determination under Division 8.2 Reviews of the EP&A Act that were made prior to but not determined before the commencement of Amendment No 14 to this DCP.

2.2 Amendments to clause A1.4 List of amendments

2.2.1 Insert at the end of the clause

| Amendment | Date of approval and Commencement | Description of amendment |
|--------------|---|--|
| <u>No 14</u> | <u>Date approved – 26 July 2021</u> <u>- Date commenced - 30 August 2021</u> | <u>Amend Part B Chapter B1 and B3; Part C Chapters C1, C2 and C3 by modifying and amending various sections, controls and objectives to strengthen provisions for Inter-War flat buildings and timber buildings in Paddington and Watsons Bay.</u> |

Chapter B1 Residential Precincts

2.3 Amendments to section B1.3 Double Bay Precinct

2.3.1 Amend Objective O7 to strengthen the protection of Inter-War flat buildings in B1.3.2.

O7 To ~~retain encourage the retention of~~ Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

2.4 Amendments to section B1.4 Wallaroy Precinct

2.4.1 Include Inter-War flat buildings as key elements of the precinct by adding i) to B1.4.2.

i) [Inter-War flat buildings.](#)

2.4.2 Add a new objective O9 aiming to retain Inter-War flat buildings at B1.4.2.

[O9 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.](#)

2.5 Amendments to section B1.6 Point Piper Precinct

2.5.1 Identify Inter-War apartment buildings as Inter-War flat buildings in B.1.6.1 for consistency with other sections of the DCP.

The precinct contains a range of housing types and styles including an excellent group of Inter-War flat buildings at Longworth Avenue (substantially retained in their garden settings), large post World War II ~~apartment-flat~~ buildings at Wolseley Road, and more recent substantial harbourside houses on large lots (including battle-axe lots).

2.5.2 Enhance Objective O8 of B1.6.2.

O8 To [retain](#) ~~encourage the retention of the~~ Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

2.6 Amendments to section B1.7 Bellevue Hill South Precinct

2.6.1 Identify Inter-War apartment buildings as Inter-War flat buildings in B.1.7.1 for consistency with other sections of the DCP.

Land within this precinct is zoned R3 Medium Density Residential, but the form and scale of buildings vary from the Inter-War flat buildings and more recent ~~apartment flat~~ buildings to low density dwelling houses and semi-detached dwellings.

2.6.2 Include Inter-War flat buildings as key elements of the precinct by adding h) to B1.7.2.

h) [Inter-War flat buildings.](#)

2.6.3 Enhance Objective O4 of B1.7.2.

O4 To [retain](#) ~~ensure that alterations and additions to the~~ Inter-War flat buildings [and ensure that alterations and additions](#) do not detract from the character of these buildings and their presentation to the street.

2.7 Amendments to section B1.8 Bellevue Hill North Precinct

2.7.1 Include Inter-War flat buildings as key elements of the precinct by adding h) to B1.8.2.

h) [Inter-War flat buildings.](#)

2.7.2 Add a new objective O9 aiming to retain Inter-War flat buildings at B1.8.2.

[O12 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.](#)

2.8 Amendments to section B1.9 Rose Bay Precinct

2.8.1 Identify Inter-War apartment buildings as Inter-War flat buildings in B.1.9.1 for consistency with other sections of the DCP.

Prominent building types within the precinct include Inter-War detached housing and

Art Deco ~~apartment~~ flat buildings. More recent development, particularly in Spencer and Carlisle Streets, has seen the subdivision pattern altered to create larger lots for residential flat buildings.

2.8.2 Include Inter-War flat buildings as key elements of the precinct by adding i) to B1.9.2.

i) Inter-War flat buildings.

2.8.3 Add a new objective O9 aiming to retain Inter-War flat buildings at B1.9.2.

O9 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

2.9 Amendments to section B1.11 Vacluse East Precinct

2.9.1 Include Inter-War flat buildings as key elements of the precinct by adding f) to B1.11.2.

f) Inter-War flat buildings.

2.9.2 Add a new objective O9 aiming to retain Inter-War flat buildings at B1.11.2.

O9 To retain Inter-War flat buildings, particularly significant and traditional building elements visible from the street.

Chapter B3 General Development Controls

2.10 Amendments to section B3.8.7 Inter-War flat buildings

2.10.1 Amend Objective O1 to ensure consistency with O2 and O3.

O1 To ensure that the significant characteristics of Inter-War flat buildings that contribute to the character of the area, ~~in regard to their presentation to the street,~~ are retained and protected.

2.10.2 Amend Objective O5 to replace the word “discrete” with “discreet”.

O5 To ensure that alterations and additions to the roofs are ~~discrete~~ discreet and do not detract from the original character, proportions or key elements.

2.10.3 Amend Control C16 to allow non-protruding shade structures on the main elevations.

C16 ~~Protruding~~ Shade structures, including awnings and canopies, are not located on the principal building elevations.

2.10.4 Amend Control C20 to identify other materials not to be painted, rendered or coated, consistently with Chapter C2.16 to allow non-protruding shade structures on the main elevations.

C20 Original face brickwork, terracotta or decorative concrete panels ~~is~~ must not be painted, rendered or coated.

2.10.5 Amend Control C24 to allow new verandahs and balconies to the rear and side elevations only.

C24 New verandahs and balconies are allowed to the rear or side elevations only if they:
a) respect the character of the existing building; and
b) are sympathetically integrated with the character and form of the building.

2.10.6 Amend Objective O14 to replace “discrete” with “discreet”.

O14 To ensure that additions and alterations for fire upgrading and safety are discreet ~~discrete~~, and retain and respect the original and significant building fabric.

2.10.7 Amend Control C40 to modify the height of balustrades under the National Construction Code.

C40 Where the height of the original stair balustrades is to be modified ~~for fire safety~~, the modification is discreet and sympathetically integrated with the existing stair balustrade.

2.10.8 Amend Control C41 to replaced “discrete” with “discreet”.

C41 Stair treads applied to existing stairs are ~~discrete~~ discreet.

2.10.9 Amend Control C48 c) to ensure new work complement the principal building but not necessarily match it.

C48 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 ~~match~~ 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.

2.10.10 Amend Control C49 to give more emphasis to the removal of unsympathetic additions rather than new works.

C49 Previous unsympathetic additions and modifications to the building, and its grounds, are to be removed and replaced by reinstating original forms and matching fabric or with new works sympathetic to the age and style of the building. ~~Unsympathetic additions and modifications to the building, and its grounds, are removed and replaced with sympathetic works, or reinstatement of original forms and matching fabric.~~

Chapter C1 Paddington Heritage Conservation Area

2.11 Amendments to section C1.2.1 The significance of the Paddington Heritage Conservation Area

2.11.1 Amend the statement of significance to include a reference to the heritage significance of Inter-War flat buildings.

Paddington is a unique urban area which possesses historical, aesthetic, technical and social significance at a National and State level. An important factor in the significance of Paddington is its exceptional unity, encompassing scale, character, history, architecture and urban form.

The built environment of Paddington is an excellent example of the process of 19th century inner city urbanisation of Sydney which was largely completed by 1890. The predominant Victorian built form is an excellent representative example of the

phenomena of land speculation and a 'boom' building period between 1870 and 1895.

The terraces of Paddington clearly trace the evolution of the imported English Georgian and Regency terrace models into the distinct Australian style evident in the Victorian era terraces.

Paddington retains many significant types of buildings that represent all phases of the suburb's historical development. These building types range from modest, small-scale, single storey timber and masonry cottages, to remnant examples of former gentry mansions, boom style middle-class terrace houses, apartment blocks and contemporary infill development, all of which are set in a varied network of streets, lanes and pedestrian accessways which reflect the phases of subdivision and development.

Paddington has a multitude of important historical and social associations. It is linked with the early transport routes along South Head Road (Oxford Street) and Point Piper Road (Jersey Road), the construction of Victoria Barracks in the 1840s, the gentry estates, prominent figures of the early colony, the speculative building boom between 1870 and 1890, and the development of Australian tennis at the White City site. Its historical and social associations extend to the periods of occupancy by immigrant groups and minority groups including the Chinese market gardeners, the Jewish community around the turn of the century, the European immigrants in the 1950s and an alternative artistic and intellectual population in the 1960s and 1970s. Today Paddington has a high level of social esteem and is regarded as one of Sydney's most desirable inner-city urban areas. The changing sociology of Paddington demonstrates phenomenal variations in status and changes in community attitudes to the 19th century suburb.

Paddington has important associations with the evolution of the conservation movement in Australia, in particular with the actions by the National Trust and the Paddington Society, which ensured its conservation at a time of redevelopment threat in the 1960s. It is significant as the first suburb classified by the National Trust, a community based, non-government organisation committed to promoting and conserving Australia's heritage.

Paddington has a unique aesthetic significance due to the superimposition of the built form on a sloping topography which overlooks Sydney Harbour and its foreshores. The coherent and extensive Victorian built form comprising groups of terrace buildings on narrow allotments which step down hills, turn corners or sit in ranks along tree lined streets produces a singularly recognisable image.

Inter-War flat buildings are also present in Paddington, ranging from around 1918 to circa 1950. Many of these buildings make an important historic, aesthetic, social and representative contribution to the character and illustrate the historical evolution of development of the area. They demonstrate the key characteristics of architectural styles of the Inter-War period.

Paddington provides vast opportunity for research, education and interpretation through the physical layout of its road network, its subdivision pattern and the varied form of buildings.

These buildings provide an excellent record of past technologies and domestic lifestyles through features such as original external and internal building fabric, detailing and room layouts. Terrace houses, semi-detached dwellings, flat buildings and freestanding houses all show the evolving attitudes towards families and the home from the early 19th to the late 20th century.

2.11.2 Remove inconsistencies with other sections of the DCP in relation to Inter-War flat buildings in **C1.2.2 Building types in Paddington**:

Later development which occurred on further subdivisions, vacant blocks, or on redeveloped sites includes Federation era terraces, Inter-War ~~apartment~~ flat buildings, 1960s and 1970s high rise style units, and more recently some excellent examples of contemporary infill.

2.12 Amendments to section C1.2.3 Character elements

2.12.1 Amend the character elements to include Inter-War flat buildings in Paddington as distinctive features of the area and administrative change to syntax.

Paddington has a valuable historic and predominantly 19th century residential character, which is represented by late-Victorian terrace houses, modest workers' cottages, including single-storey timber and masonry houses, and former mansions. It also contains a mix of shops and pubs, residential flat buildings, commercial buildings and a few surviving light industrial and warehouse buildings, with many being adapted to residential uses.

2.13 Amendments to section C1.2.4 Desired future character

2.13.1 Amend the desired future character (objective g) to include Inter-War flat buildings in Paddington among the diversity of building types to be retained.

g) retains the diversity of building types including multi-storey and single storey terrace house rows, modest scale timber and masonry cottages, semi-detached dwellings, dwelling houses, commercial buildings, pubs, former industrial buildings, places of public worship, Inter-War flat buildings and public buildings;

2.14 Amendments to section C1.3.2 Timber buildings

2.14.1 Introduce a new objective to protect timber buildings from fire and access upgrading.

O6 To ensure that additions and alterations for fire and access upgrading are discreet, and retain and respect the significant building and its fabric.

2.14.2 Enhance C2 by removing the need to reinstate render onto 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) original render has been stripped from an external wall surface;~~

~~b) a)~~ balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed;

~~c) b)~~ original door or window types and patterns have been removed;

~~d) c)~~ roof cladding is in a unsympathetic material;

~~e) d)~~ details are missing from chimneys; and

~~f) 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.

- 2.14.3 Add new controls to protect fabric of the principal building form from proposed parking areas and fire upgrade and access works and re-number existing C7 as C9.

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.

~~C7~~9 Refer to relevant objectives and controls in section 1.3 - Building types, section 1.4 - General policy for existing building and infill development and section 1.5 Specific policy for building and site elements

2.15 Amendments to section C1.3.6 Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)

- 2.15.1 Amend the introductory text to include a paragraph on the significance of Inter-War flat buildings in Paddington.

Inter-War flat buildings illustrate the Inter-War development of Paddington. They make an important historic, aesthetic, social and representative contribution to the character of Paddington, demonstrating the key characteristics of architectural styles of the Inter-War period.

- 2.15.2 Amend and add new objectives and controls for Inter-War flat buildings in Paddington.

General

Objectives

~~O1 To retain contributory examples of residential flat buildings and multi dwelling housing.~~

~~O2~~1 To mitigate the effects of intrusive residential flat building, manor house, multi dwelling housing (terraces) and multi dwelling housing development.

~~O3~~2 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 relevant aspects of the historic context.

C2 Alterations and additions that reverse unsympathetic works are encouraged.

C3 Alterations and additions to intrusive development must be an appropriate response to the historic streetscape and mitigate intrusiveness.

Inter-War flat buildings

Objectives

- O1 To conserve and maintain Inter-War flat buildings and multi dwelling housing in Paddington by ensuring these buildings and their significant characteristics are retained and protected.
- O2 To conserve the principal street elevations and the character of Inter-War flat buildings.
- O3 To ensure that the character of original roofscapes, including key elements such as chimneys, is maintained.
- O4 To ensure that alterations and additions to the roofs are discreet and do not detract from the original character, proportions or key elements.
- O5 To conserve the established garden settings, including significant elements and features.
- O6 To ensure that external materials, details and finishes respect and complement the original building.
- O7 To ensure that works to balconies and verandahs do not detract from the character and form of Inter-War flat buildings.
- O8 To ensure that fences, gates and mailboxes are consistent with the character of Inter-War flat buildings.
- O9 To ensure that internal additions, alterations and repairs retain and respect internal common areas and significant internal character elements.
- O10 To ensure that the installation and maintenance of security devices does not detract from the character and form of Inter-War flat buildings.
- O11 To ensure that additions and alterations for fire upgrading and safety are discreet, and retain and respect the original and significant building fabric.
- O12 To ensure that ancillary development does not detract from the style and character of Inter-War flat buildings and their settings.
- O13 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 retained, except for restoration or reconstruction.
- 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 verandas 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
 - 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.
- ~~C17~~24 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.
- 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.

Note: Refer also to Section 1.2.5 Contemporary design in Paddington and Section 1.3.14 Intrusive buildings.

~~C2—Alterations may be made to the external finishes of residential flat buildings and manor houses, if appropriate to the building type.~~

~~C3—Alterations are permitted that reverse any unsympathetic works to residential flat buildings, manor houses, multi dwelling housing (terraces) and multi-dwelling housing.~~

~~C4—Alterations and additions must not adversely affect the form or character of contributory buildings.~~

~~C6—Alterations or additions to the original forms, details or materials of the principal elevations of contributory buildings are not permitted.~~

~~C7—Alterations and additions to an individual unit must not adversely affect the cohesiveness of the principal building form of the building.~~

~~C8—Alterations to windows and external doors of contributory buildings are not permitted except where they would not be visually prominent, such as to rear ground floor flats or below street level.~~

~~C9—Enclosure of balconies and verandahs of contributory buildings is not permitted.~~

~~C10—Alterations to improve accessibility (including lifts, ramps and stairs) must retain the original character and design of the building and setting.~~

~~C11—Skylights are not permitted where visible from the public domain.~~

~~C12—Dormer windows are not permitted.~~

~~C13—Ancillary development must be no higher than one storey and should be constructed of materials in the style and character of the principal building.~~

~~C14—Ancillary development should be located behind the principal building form.~~

~~C15 Shade structures including awnings and canopies are not permitted to the street front elevation of the building.~~

~~C16 Privacy screens must be discreet, must not be visible from the street and must not adversely affect the overall character of the building.~~

~~C18 Existing ground level landscaped spaces must not be reduced in area, or screen the principal elevation of the building.~~

Chapter C2 Woollahra Heritage Conservation Area

2.16 Amendments to section C2.4.5 Inter-War flat buildings

2.16.1 Amend the introductory text to include a paragraph on the significance of Inter-War flat buildings in Woollahra.

Inter-War flat buildings make a contribution to the conservation area as they illustrate the evolution of Sydney's living accommodation from the single house to the acceptance of multi-unit living during the Inter-War period.

2.16.2 Amend and add new objectives and controls for flat buildings and new objectives and controls for Inter-War flat buildings.

Objectives

O1 To conserve and maintain Inter-War flat buildings in Woollahra.

~~O12~~ To ensure that the original significant characteristics of Inter-War 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.

- 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.
- ~~O213 To ensure that fire safety and access upgrading works are discreet and retain and respect the original and significant building fabric. To ensure those services upgrading and fire safety works are carried out in a way that retains and conserves the distinctive characteristics of the building.~~
- ~~O3 To allow sympathetic additions to the external façade of Inter-War flat buildings that conserve the distinctive or original characteristics of the building.~~
- ~~O4 To encourage redevelopment or modification of intrusive development.~~
- 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

~~Streetscape~~

- 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
 - 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.
- 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.

~~C1—Contributory and/or characteristic street front gardens are to be maintained.~~

~~C2—There shall be no structures, including secondary fencing, erected in the front gardens which detract from the feeling of openness or impact upon the principal elevations of the buildings.~~

~~C3—There shall be no alterations or additions to the original forms, details or materials of the principal elevations of the buildings.~~

~~C4—All car parking and garage structures are to be located at the rear with access from the rear lane or side driveway.~~

~~*Landscaped area*~~

~~C5—The landscaped areas shall not be reduced in area or screen the principal elevation of the building.~~

~~*Alterations and additions*~~

~~C6—Alterations and additions to an individual flat must not adversely affect the cohesiveness of the principal building form of the building.~~

~~C7—Additions should not significantly change the overall form of the building. Additions should not be visually disruptive to the form or character of the building.~~

~~C8—Alterations to windows and external doors are not permitted except where they are not visually prominent, such as to rear ground floor flats or below street level. C9—Enclosure of balconies and verandahs is not permitted.~~

~~C10—Proposed alterations to improve accessibility, including lifts, ramps and stairs, must retain the original character and design of the building and setting.~~

~~C11—Original timber staircases must be retained and smoke isolated if necessary.~~

~~*Roofs*~~

~~C12—The original roof form of the building is not to be altered.~~

~~C13—Roofs must not be re-pitched to allow for the introduction of an attic storey.~~

~~C14—Skylights are not permitted where visible from the public domain.~~

~~C15—Dormers are not permitted.~~

~~*Fences and gates*~~

~~C16—Fences and gates at the street frontage must be between 400mm and 900mm in height and consistent in design with the style, form, materials, finishes and character of the building. Appropriate materials are generally masonry for fences and wrought iron for gates.~~

~~C17—Fencing behind the front outer wall of the building must be timber paling.~~

~~*Ancillary development*~~

~~C18—Ancillary development must be no higher than one storey and located between the principal building and the rear boundary. They should be constructed of material in the style and character of the principal building and with traditional forms of ancillary development.~~

~~C19—Shade structures, including awnings and canopies, are not permitted to the principal elevation of the building.~~

~~C20—Privacy screens must be discreet, must not be visible from the street and must not adversely affect the overall character of the building.~~

~~Extended materials~~

~~C21—Materials for repair or replacement must match the original material in type, profile and colour.~~

~~C22—Original face brick, terracotta or decorative concrete panels on external elevations are not to be rendered, painted or coated.~~

~~C23—Services upgrading and fire safety works must minimise adverse visual impact and damage to original building fabric.~~

~~C24—Concrete tiles and metal roofing are not permitted.~~

~~C25—Aluminium windows are not permitted as replacements for timber windows, but may replace steel windows if they match the original windows in all other respects.~~

Chapter C3 Watsons Bay Heritage Conservation Area

2.17 Amendments to section C3.4.1 Precinct A: Entrance

2.17.1 Amend terminology to define 'Keronga' as an Inter-War flat building in the list of contributory items to Precinct A.

| Contributory items | |
|--------------------|---|
| 1 Robertson Place | 2 storey Inter-War flat building interwar duplex 'Keronga' |

2.17.2 Add a reference to Clause 3.6 for Inter-War flat buildings at the end of the clause.

[Inter-War flat buildings or multi dwelling housing](#)

[For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.](#)

2.18 Amendments to section C3.4.4 Precinct D: Commercial and residential flat buildings

2.18.1 Amend terminology to define 3 Military Road as an Inter-War flat building in the list of contributory items to Precinct D.

| Contributory items | |
|--------------------|---|
| 3 Military Road | 2 storey 1920s Inter-War flat building flats over retail |

2.18.2 Add a reference to Clause 3.6 for Inter-War flat buildings at the end of the clause.

[Inter-War flat buildings or multi dwelling housing](#)

[For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.](#)

2.19 Amendments to section C3.4.10 Precinct K: Camp Cove Village

2.19.1 Amend the character statement terminology in Victoria Street to define duplex building as an Inter-War flat building, consistently with other chapters of the DCP.

Victoria Street

- Surviving single storey weatherboard and masonry cottages, and a two storey c1930s house on a larger allotment, with ~~duplex (flat)~~ [Inter-War flat building](#) at corner of Pacific Street.

2.19.2 Amend terminology to define 22-24 Victoria Street as an Inter-War flat building in the list of contributory items to Precinct K.

| Contributory items | |
|-----------------------|--|
| 22-24 Victoria Street | 2 storey Inter-War flat building duplex |

2.19.3 Add a reference to Clause 3.6 for Inter-War flat buildings at the end of the clause.

[Inter-War flat buildings or multi dwelling housing](#)

[For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.](#)

2.20 Amendments to section C3.4.11 Precinct L: Salisbury Street / Hopetoun Avenue

2.20.1 Amend terminology to define 7 and 11 Salisbury Street as Inter-War flat buildings.

| Contributory items | |
|---------------------|--|
| 7 Salisbury Street | 2 storey Inter-War flat building duplex |
| 11 Salisbury Street | 2 storey Inter-War flat building duplex |

2.20.2 Add a reference to Clause 3.6 for Inter-War flat buildings at the end of the clause.

[Inter-War flat buildings or multi dwelling housing](#)

[For Inter-War flat buildings, refer to Clause 3.6 Contributory items: additional built form controls.](#)

2.21 Amendments to section C3.4.14 Precinct O: Gibsons Beach Waterfront and Marine Parade South

2.21.1 Enhance the character statement to remove any reference to Inter-War flat buildings,

given that 4 Marine Parade has been demolished.

Housing includes single storey detached and semi-detached dwellings (c1920s–1930s) ~~and larger two to three storey duplexes of the same period~~, 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.

- 2.21.2 Remove reference to 4 Marine Parade being a contributory item since it has been demolished.

| Contributory items | |
|--------------------|--|
| 4 Marine Parade | 2-storey 1920s flats over garage 'Belvedere' |

2.22 Amendments to section C3.6 Contributory items: additional built form controls

- 2.22.1 Administrative changes to the font and size of all headings of C3.6.1 Contributory items to make them consistent with the other chapters of the Woollahra DCP 2015.
- 2.22.2 Add new objectives and controls for Inter-War flat buildings at 3.6.2, including a small introduction.

3.6.2 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.
- 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
 - 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.
- 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.

2.22.3 Add a new set of objectives and controls for timber buildings at 3.6.3.

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.