



# Draft Woollahra Development Control Plan 2015 (Amendment 12)

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## Part 1 Preliminary

### 1.1 Background

This amendment of Woollahra Development Control Plan 2015 (Woollahra DCP 2015) is in response to a resolution of Council, adopted on 21 May 2018 where Council resolved, in part:

*THAT Council:*

2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the **DPOP**)*
  - a) *...*
  - b) *4.3.1.1 'Carry out a study of hotels in Paddington to determine and establish more specific conservation controls' (the Paddington Pub Project);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
  - a) *...*
  - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP)) are available to ensure that existing controls and protection that currently apply to pubs continue to apply regardless of any change in use.*

Having explored these mechanisms, the amendments contained in *Draft Woollahra Development Control Plan 2015 (Amendment No 12)* update our existing objectives and controls relating to pub buildings in Paddington. These amendments aim to retain significant features of pub buildings in the event of a change of use and/or substantial alterations and additions.

### 1.2 Name of plan

This plan is the *Draft Woollahra Development Control Plan 2015 (Amendment No 12)*.

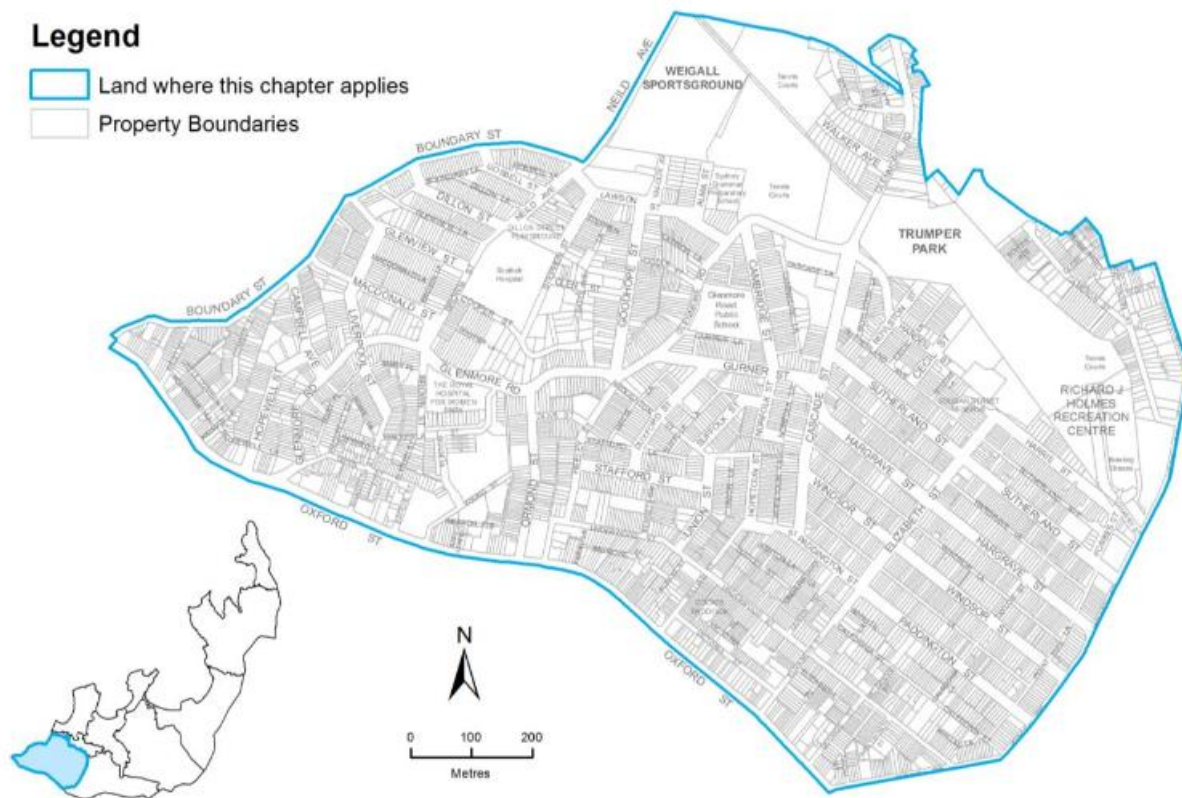
### 1.3 Objectives of the plan

The objectives of the plan are to:

- a) Ensure pub buildings are protected and retained regardless of any change of use;
- b) Ensure significant fabric of pub buildings is retained;
- c) Ensure the protection of moveable heritage in pub buildings;
- d) Retain the diversity of building types in Paddington, including pub buildings; and
- e) Support the continued role and presence of pub buildings in Paddington.

## 1.4 Land to which this plan applies

This plan applies to the Paddington Heritage Conservation Area (HCA), as identified on Map 1 below. The HCA incorporates all land in the Paddington suburb in the Woollahra LGA, as well as some land in the suburbs of Edgecliff and Woollahra.



Map 1: Paddington Heritage Conservation Area boundary map

## 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 as appointed on **TBC** and came into effect on **TBC** as appointed by notification in the local newspaper and on Woollahra Municipal Council's public website.

## 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~~

### 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 23 May 2015) continues to apply to development applications, applications to modify consents under section 4.55 of the EP&A Act and applications for review of determinations under section 8.3 of the EP&A Act that were made prior to but not determined before the commencement of Amendment No 12 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. 12</u>	<u>Date approved</u> - TBC <u>Date commenced</u> - TBC	<u>Amend Chapter C1 Paddington Heritage Conservation Area by inserting additional objectives and controls relating to the protection of pub buildings.</u>

### Chapter C1 Paddington Heritage Conservation Area

#### 2.3. Amendments to C1.3.8 Commercial and industrial buildings including shops

##### 2.3.1. *Remove Control C13 which relates to Pubs and change numbering of following controls*

~~C13 The diversity of pub buildings and their significant internal and external fabric is to be retained and missing elements reinstated.~~

C13~~4~~ Parapet height and rhythm is to be consistent. Parapets should predominantly be masonry.

C14~~5~~ Infill development should include parapets and roof forms that respect the existing conditions in terms of parapet height, pitch and shape of roofs.

C15~~6~~ Architectural elements of side elevations are to be retained, restored or reconstructed.

C16~~7~~ Corner sites are to be designed to maintain visual prominence in the street wall of Oxford Street. This is generally achieved through architectural elements such as parapet walls.

C17~~8~~ New corner buildings are to address both street frontages.

C18~~9~~ Awnings are reinstated in the original location, where evidence of the original structure exists.

C19~~20~~ Rear extensions should be designed to:

- a) improve casual surveillance and vibrancy of rear lanes;
- b) minimise impact to significant landscape elements; and
- c) protect the privacy and amenity of adjoining or adjacent residential uses.

C20~~1~~ New buildings must maintain and reflect:

- a) the established patterns and proportions of existing elevations which consist of a horizontal orientation below the awning line and a more vertical character above the awning line;
- b) the consistency of horizontal and vertical façade features such as window heights and widths, bay widths, awning and parapet lines;
- c) the established rhythm and pattern in the street arising from the original subdivision pattern; and
- d) existing setbacks (generally zero setbacks) to front and side boundaries.

C21~~2~~ Above awning advertising signs are not permitted.

C22~~3~~ Signs and advertising must comply with the controls for advertising signs on buildings in Part E of this DCP, Chapter E7 Signage.

## **2.4. Amendments to C1.3.9 Pubs (Introduction)**

*2.4.1. Insert two additional paragraphs in the introductory text and a note at the end recommending a Pre-DA meeting for all proposals:*

Pub buildings are located throughout Paddington and have important historical, aesthetic and social significance that contribute to Paddington's character. Most pubs in Paddington are substantial buildings ranging in height from two to four storeys. They date from the 1840s through to the 1940s and are prominent place markers, often located on corner sites.

The pubs have an imposing presence with distinctive parapet profiles, modulated façades, window and door openings and ornate architectural detailing. Building materials include stone, brick, stucco, timber, glazed tiles and terracotta. The pubs display a diverse range of architectural styles including Victorian, Federation and Inter-War buildings.

Some buildings exhibit original elevation detail and a few retain their original interior detail. Pubs owe their survival to their ability to offer the latest in comfort, service and amenities, consistent with the demands of their customers. To meet these situations and to also comply with legislative requirements relating to matters such as trading hours and public amenity, alterations and additions to pubs occur from time to time. Despite the fact that pubs are prone to physical change, a number of Paddington pubs remain close to their



original configuration, appearance and use.

Some pubs may have been converted to other uses, including (but not limited to) residential, office premises or community centres. However, their exterior form retains its distinctive pub appearance which contributes to Paddington's character.

This section of the DCP applies to all buildings that are currently or were formerly a pub.

Note: A Pre-DA meeting is recommended for major changes to pubs or former pub buildings in Paddington. Council may require the submission of a Conservation Management Plan, subject to the extent of changes.

## **2.5. Amendments to C1.3.9 Objectives**

*2.5.1. Delete objectives O1, O2, O4 and renumber O3 as O5.*

~~O1 — To conserve the diversity of pubs and their significant internal and external details associated with all periods of construction.~~

~~O2 — To retain original names of pubs as part of the historical and social significance of Paddington.~~

~~O4 — To facilitate the continued role and presence of pubs in Paddington.~~

*2.5.2. Insert new objectives O1 – O10 (and maintain O3 as O5).*

O1 To ensure that the external integrity, scale, character and relationship of a pub building with the surrounding streetscapes remain unaltered.

O2 To ensure alterations and additions are sympathetic and respect the heritage significance of pub buildings.

O3 To protect interiors that contribute to the heritage significance of a pub or that date from significant phases of development.

O4 To retain original names of pubs as part of the historical and social significance of Paddington.

O5 To retain residential accommodation in pubs.

O6 To support the continued role and presence of pub buildings in Paddington even in the event of an adaptive re-use.

O7 To remove uncharacteristic elements or structures.

O8 To retain original roof forms and appearances of pub buildings in Paddington.

O9 To protect and retain moveable heritage.

O10 To ensure that advertising signs and awning structures respect the heritage and architectural character of pub buildings.

## 2.6. Amendments to C1.3.9 Controls – Internal

2.6.1. Amend C2 (b) to include the terms “significant materials and finishes” and “timber paneling and wall papers”.

- C2 Missing significant internal elements, details and finishes should be restored or reconstructed. These include:
- a) decorative ceilings;
  - b) significant materials and finishes including (but not limited to) tiles, timber paneling and wall papers;
  - c) joinery, including stairways;
  - d) fittings, including light fittings; and
  - e) traditional signs and advertising.

2.6.2. Amend C3 to include the term “such as portal frames, nibs or bulkheads”.

- C3 Original room configurations must remain discernible. Where new openings are proposed, interpretation of original wall positions and room proportions should be provided, such as portal frames, nibs or bulkheads.

2.6.3. Insert two new controls after C3.

C4 Moveable heritage and other significant heritage artefacts must be retained in their context.

C5 Fire upgrade measures must be done sympathetically and avoid removal of significant fabric.

## 2.7. Amendments to C1.3.9 Controls – External

2.7.1. Renumber controls, commencing with control C6 (former C4)

2.7.2. Amend new control C8 (former C6) by deleting one and inserting three additional types of significant external features.

- ~~C6~~ Significant external features are to be retained and restored and maintained. Where appropriate, missing elements, details and finishes should be restored or reconstructed. These include:

- a) pressed metal ceilings to awnings;
- b) awnings and balconies;
- ~~c) wall tiles; and~~
- c) ~~d)~~ traditional signage;
- d) typical features of an architectural style;
- e) significant doors and openings; and
- f) significant materials and finishes (including but not limited to wall tiles).

*2.7.3. Amend numberings of existing controls C7 and C8 and add a control to prevent enlargement or filling in of significant openings*

~~C7~~<sup>9</sup> The restoration of missing detail or reversal of unsympathetic work to street front elevations is required when work is undertaken to the principal elevations.

~~C8~~<sup>10</sup> The original name of a pub must be retained and displayed appropriately in signage.

*2.7.4. Amend numbering of existing controls C9 (now C12) and amend it to include wall signs and awning signs to be retained, protected and displayed.*

~~C11~~<sup>12</sup> Traditional hotel signage and product advertising, such as painted glass panels advertising beer brands, wall signs and awning signs should be retained, protected and displayed.

*2.7.5. Add new control C12 for reinstatement of awnings.*

C12 When awnings are to be reinstated, they are to be reinstated in the original location and must complement the existing streetscape character.

*2.7.6. amend C13 (former C10) by inserting “Additional levels are not to be visible from the public domain” and renumber C11 (to C14)*

~~C10~~<sup>3</sup> The prominence and form of parapets and roof lines must be retained. Additional levels are not to be visible from the public domain.

~~C11~~<sup>14</sup> The original massing and scale, pattern and modulation of facades and the proportions of openings must be retained.

*2.7.7. Insert three new controls regarding Mechanical plant equipment, heritage management document policies and reconstruction and repair works.*

C15 Mechanical plant equipment (including communications, electrical, air-conditioning and kitchen exhaust systems) must not adversely impact the roof form or be visible from the public domain.

C16 Alterations and additions must be consistent with heritage management documents.

C17 Reconstruction and repair works are to use traditional materials and techniques in accordance with best heritage practice and a heritage management document.