

F5 Local Village Centres

1.0	Introduction.....	3
1.1	Land to which this Part applies	3
1.2	Relationship to other Parts.....	3
1.3	Aims of Part F5.....	4
1.4	Use of this Plan.....	4
2.0	Local Village Centres.....	8
2.1	Hierarchy of Waverley Local Village Centres.....	8
3.0	Generic Controls.....	9
3.1	Introduction.....	9
3.2	Land Uses.....	9
3.3	Public Domain Interface.....	10
3.4	Built Form.....	14
3.5	Building Façade Articulation.....	15
3.6	Buildings of Historic Character.....	16
3.7	Signage and Advertising.....	16
3.8	Building Services and Site Facilities.....	18
4.0	Bronte Beach Neighbourhood Centre.....	20
4.1	Existing Character & Built Form	20
4.2	Desired Future Character Objectives.....	21
4.3	Planning Controls	21
5.0	Bronte (Macpherson Street) Neighbourhood Centre.....	26
5.1	Existing Character & Built Form	26
5.2	Desired Future Character Objectives	27
5.3	Planning Controls	28
6.0	Charing Cross Small Village.....	37
6.1	Existing Character & Built Form	37
6.2	Desired Future Character Objectives	39
6.3	Planning Controls	40
7.0	Murray Street Neighbourhood Centre.....	47
7.1	Existing Character & Built Form	47
7.2	Desired Future Character Objectives	48
7.3	Planning Controls	48
8.0	Bondi Road Village.....	52
8.1	Existing Character & Built Form	52
8.2	Desired Future Character Objectives	53
8.3	Planning Controls	54
9.0	Old South Head Road Neighbourhood Centre (Murriverie Rd, Blair St., Flood St.).....	63
9.1	Existing Character & Built Form	63
9.2	Desired Future Character Objectives	65
9.3	Planning Controls	66

10.0	Hall Street Town Centre.....	78
10.1	Existing Character & Built Form	78
10.2	Desired Future Character Objectives	79
10.3	Planning Controls	79
11.0	Glenayr Avenue Neighbourhood Centre.....	85
11.1	Existing Character & Built Form	85
11.2	Desired Future Character Objectives	86
11.3	Planning Controls	87
12.0	North Bondi Neighbourhood Centre.....	95
12.1	Existing Character & Built Form	95
12.2	Desired Future Character Objectives	96
12.3	Planning Controls	96
13.0	Murrivierie Road Neighbourhood Centre.....	101
13.1	Existing Character & Built Form	101
13.2	Desired Future Character Objectives	102
13.3	Planning Controls	102
14.0	Rose Bay Small Village (north and south).....	107
14.1	Existing Character & Built Form	107
14.2	Desired Future Character Objectives	109
14.3	Planning Controls	109
15.0	Blake Street Neighbourhood Centre.....	116
15.1	Existing Character & Built Form	116
15.2	Desired Future Character Objectives	116
15.3	Planning Controls	117

F5 Local Village Centres

1.0 INTRODUCTION

The Part F5 applies to Waverley's local village centres, namely:

- Bronte Beach;
- Bronte (Macpherson Street);
- Charing Cross;
- Murray Street;
- Bondi Road;
- Old South Head Road;
- Hall Street;
- Glenayr Avenue;
- North Bondi;
- Murrivier Road;
- Rose Bay; and
- Blake Street.

The local village centres are zoned 3(a) Business General, 3(b) Business Mixed or 3(c) Business Neighbourhood under WLEP 1996. These centres are referred to as local village centres in this Part.

Separate controls for the Bondi Junction and Bondi Beach commercial centres are held in Parts F1 and F2 respectively of the DCP.

Part F5 has been prepared in conjunction with a Public Domain Improvement Plan and a Technical Manual which set out strategies and planning controls for the design of the public domain for each centre. These documents are available on Council's website.

1.1 Land to which this Part applies

Part F5 applies to the land shown edged in black in the maps held in sections 4 to 15 of this Part. An overall concept map is provided at Figure 1.

Where there is a discrepancy between controls in this part and other Parts of the DCP, this Part prevails.

1.2 Relationship to other Parts

This Part needs to be read in conjunction with the following Parts:

- Part D2
- Part E1
- Part E2
- Part E3
- Part G1
- Part G2
- Part H1
- Part H2
- Part I1

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1.3 Aims of Part F5

The desired future character objectives and planning controls in this Part aim to:

- (a) Reinforce and support the different identities and character of the local village centres;
- (b) Support and maintain the important role that local centres play in providing retail and other services to the local community;
- (c) Ensure the ongoing economic sustainability of the shops serving the local community, in particular the daily shopping needs of residents;
- (d) Maintain the small shop and small shopping centre character of the individual centres;
- (e) Ensure development achieves the stated desired future character of each of the centres;
- (f) Provide for residential unit development in conjunction with shops and commercial uses, such that the mixed use character of the centres is maintained;
- (g) Maintain and enhance the streetscape and contributory heritage character of the centres;
- (h) Minimise the potential negative impacts of development on neighbouring residential properties;
- (i) Facilitate development that is consistent with the principles of Ecologically Sustainable Development (ESD);
- (j) Ensure a safe pedestrian environment within the centres; and
- (k) Maintain & enhance the social character and livability of the centres.

1.4 How to use this Part

This Part contains desired future character objectives and planning controls for Council's Local Village Centres. Section 1 'Introduction' is a general information and introduction section. Section 2 'Local Village Centres' provides general background information on the hierarchy system used to define the local village centres. Section 3 outlines the general planning controls that apply to all centres and which must be considered in addition to specific planning controls for each individual local commercial centre.

Sections 4 to 15 of this Part deal with each of the 12 identified local village centres. Each section deals with one centre and describes the existing character and built form of the centre, the desired future character and outlines the planning controls for the centre.

Note: Compliance with a control does not guarantee that the strategy is satisfied. In some instances the design solutions may not be appropriate for the particular site or situation. Therefore, having

regard to the physical characteristics of the site and the nature and proximity of adjoining and nearby development, council may require alternative design solutions.

The controls may not normally be varied. However, if an applicant is able to clearly demonstrate that a particular control is unreasonable in the circumstances of the case, Council may consider waiving the control. Conversely, having regard to the physical characteristics of the site and the nature and proximity of adjoining and nearby development, Council may require a more restrictive control so as to minimise or eliminate any likely negative impacts.

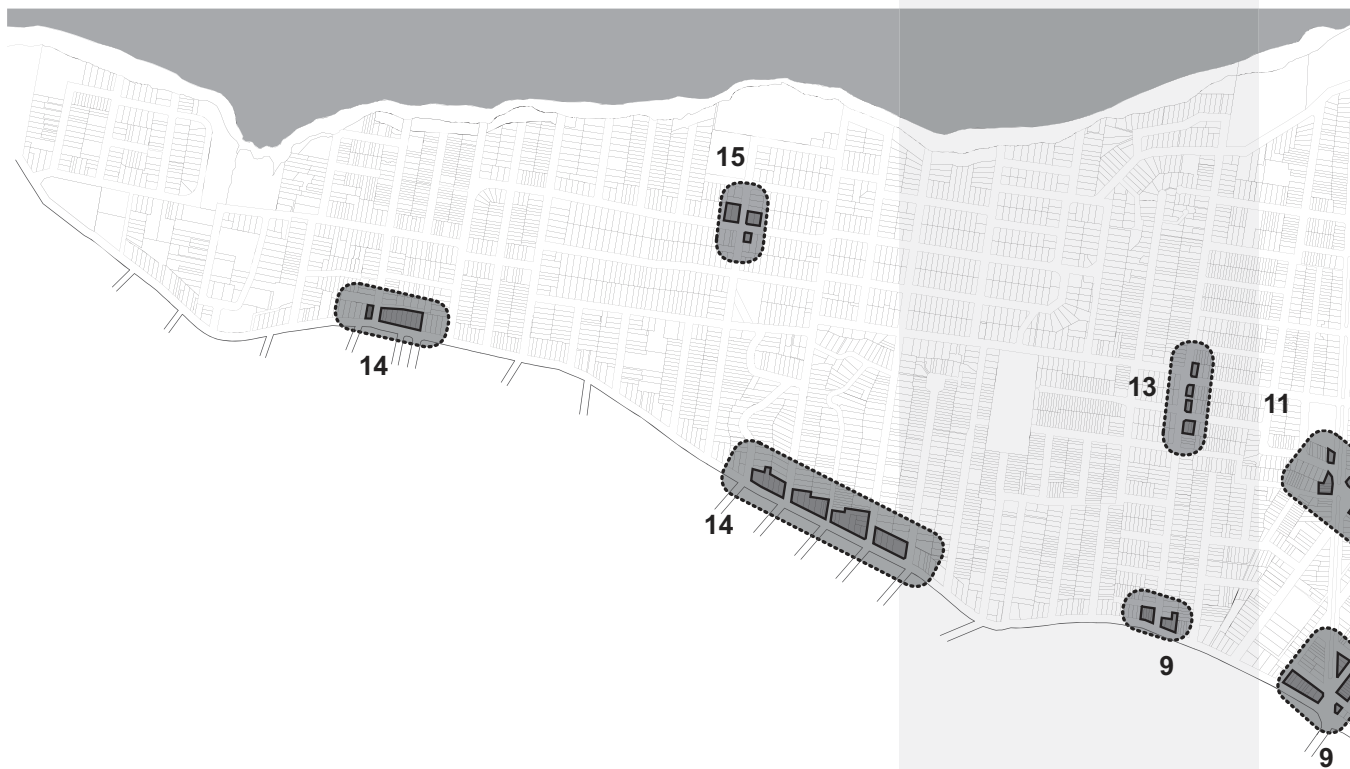


Figure 1. Concept Map of Local Village Centres.

- 4 Bronte Beach Neighbourhood Centre.
- 5 Bronte (Macpherson Street) Neighbourhood Centre.
- 6 Charing Cross Small Village.
- 7 Murray Street Neighbourhood Centre.
- 8 Bondi Road Village.
- 9 Old South Head Road Neighbourhood Centre.
- 10 Hall Street Town Centre.
- 11 Glenayr Avenue Neighbourhood Centre.
- 12 North Bondi Neighbourhood Centre.
- 13 Murrivier Road Neighbourhood Centre.
- 14 Rose Bay Small Villages (North and South).
- 15 Blake Street Neighbourhood Centre.



Local Village Centres

2.0 LOCAL VILLAGE CENTRES

2.1 Hierarchy of Waverley's Local Village Centres

The NSW Government's Metropolitan Strategy (City of Cities – A Plan for Sydney's Future) is a long term plan for the growth and transformation that will occur in the Greater Metropolitan Region of Sydney over the next 30 years.

The Metropolitan Strategy includes a focus on centres based planning, nominating regional centres of importance for the future growth of Sydney. A component of the Strategy is the concept of 'sub-regional planning'.

Sub-regional planning is used to translate the Metropolitan Strategy into groups of local government areas and the many communities of Sydney. A component of the sub-regional planning hierarchy is the defining of towns, places or centres into categories based on criteria such as radius, the extent of commercial development, proximity to public transport, dwelling range and character of dwellings.

The subregional planning categories as they apply to Waverley Local Village Centres are as follows:

Town Centre:

- Hall Street.

Village:

- Bondi Road.

Small Village:

- Charing Cross; and
- Rose Bay (north and south).

Neighbourhood Centre:

- Glenayr Avenue;
- North Bondi;
- Blake Street;
- Murrivier Road;
- Murray Street;
- Bronte Beach;
- Bronte (Macpherson Street); and
- Old South Head Road.

3.0 GENERIC CONTROLS

3.1 Introduction

The planning controls of Part F5 for the Local Village Centres comprise the following:

- Generic planning controls that are applicable to all centres – outlined below; and
- Specific centre based controls for each individual centre – outlining more specific, detailed local controls.

Both sets of controls apply and are to be used concurrently.

3.2 Land Uses

3.2.1 Objectives

The land use planning objectives for the local village centres are:

- (a) To provide for a range of predominately small shops and services to meet the daily needs of the local resident community;
- (b) To ensure the ground floor small shop character of each of the centres prevails and is protected;
- (c) To limit and manage potentially disruptive uses, such as cafes and restaurants in order that they do not dominate a centre or limit the provision of a broad range of local shops that are needed to meet the needs of the local resident community;
- (d) To promote mixed-use development incorporating high quality residential use above ground level; and
- (e) To improve the quality of the built and pedestrian environment, particularly the interface between properties and land uses.

3.2.2 Planning Controls

- (a) The ground floor component of a mixed use building is to be used for a permitted non-residential use, with the exception of:
 - (i) Access areas for residential dwellings on upper levels;
 - (ii) Existing purpose built approved and occupied residential dwellings occupying the ground floor of a building; and
 - (iii) Where a site addresses a rear lane, the residential dwellings may address the rear lane at ground level but only where all other specific Local Village Centre planning controls have been satisfied.

- (b) Deep soil planting is to be located in internal courtyards;
- (c) Where a site addresses a rear lane, deep soil planting (in form of a 75l native tree or bush) is to be located at the rear lane;
- (d) Cafes and restaurants are limited as outlined in the individual centre controls identified in this plan;
- (e) Cafes and restaurants located in corner buildings, with side street frontage to residential streets are to orient the trade area, including any outdoor dining, to the commercial street;
- (f) Seating for cafes and restaurants is to be limited to the enclosed ground floor and, where considered appropriate, the footpath frontage, of buildings.
- (g) Building floors above ground and first floor are to be designed for permanent residential use only;
- (h) Carparking is to be located at basement level with vehicular access from side streets or rear lanes rather than the primary street frontage. Refer also to further controls on parking, etc, in Part I1, and within this Part;
- (i) Residential and low scale commercial office uses are acceptable at first floor level;
- (j) Commercial office uses may only take place where the building has been specifically designed, or acceptably adapted, for this use, including adequate separation from residential uses elsewhere in the building; and
- (k) Clearly separate and distinguish commercial and residential entries and vertical separation.

3.3 Public Domain Interface

3.3.1 Objectives:

- (a) To create well defined Local Village Centres, designed for retail trading, appropriate commercial uses and community activity at street level;
- (b) To ensure ground level retail frontage to the street edge;
- (c) To ensure interest and vitality by maintaining and encouraging a mix of predominately small scale individual retail outlets; and
- (d) To ensure original shop fronts, where they exist, are retained and restored.

3.3.2 Planning Controls:

- (a) Buildings are to be located to the front street alignment, with the exception of recommended upper level setbacks, nominated in the controls for each of the individual centres;
- (b) Where existing buildings are setback from the street and are to be refurbished, they are to be extended to the street edge at ground level, except listed heritage items and buildings of historic character;
- (c) Individual buildings are to have a clear street address where entries to upper levels are well defined at the ground floor address;
- (d) Both residential and commercial entries to the footpath are to comply with the DDA 1992;
- (e) New shop fronts are to be consistent in width and height with the predominant and historical character of the street, generally in the order of a maximum of approximately 9-10m in width (Refer to development standard 3.3.2 (l));
- (f) Shop fronts may include recessed entries and display windows, where these are included to provide useable display space and achieve the desired future character of the centre;
- (g) Shop fronts are to be made up predominantly of clear glazing with sill heights to be a maximum of 700mm above finished footpath level along street frontages;
- (h) Access to residential dwellings above ground level should not occupy more than 20% of the principal street frontage of any development;
- (i) There are to be no solid facades along the primary street frontage at ground level;
- (j) Vehicular entries into buildings are not permitted along the primary commercial street frontage of sites, except where contemplated in the planning controls for individual centres. Refer to further controls in Part I1. Where there is any inconsistency between this control and Part I1, this control prevails; and
- (k) Footpath dining associated with approved cafes and restaurants is to take place in accordance with the requirements on Part E3 – Footpath Seating For Restaurants and the adopted Local Village Centres Public Domain Improvement Plan for the respective centre.

(l)



(i)

Figure 2. From existing streetscape to possible in II development. Follow template for location of the caption.

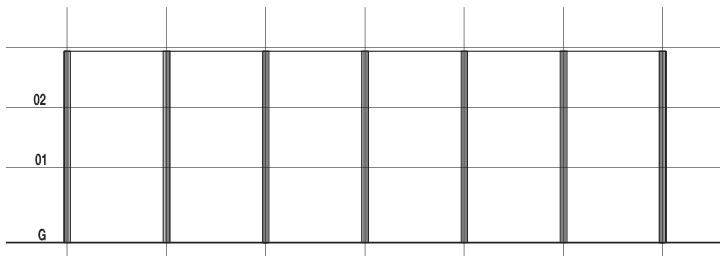
(ii)



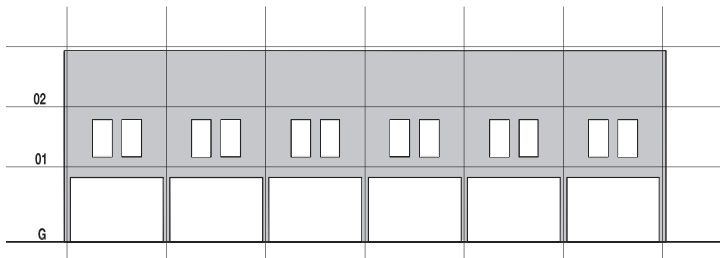
(iii)



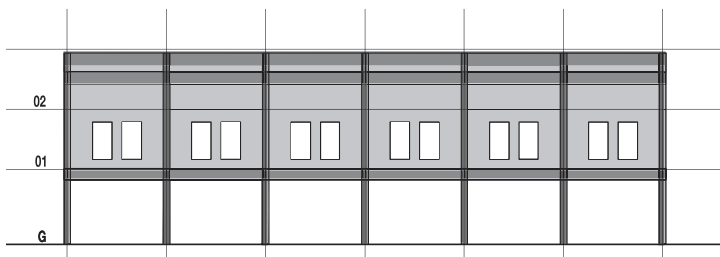
(iv)



(v)



(vi)



The design of a development proposal is to have regard to the existing streetscape pattern by applying (ii) to (vi) below.

Existing streetscapes are to be analysed to understand the existing streetscape pattern. The pattern can be quantified simply by a height to width ratio. New buildings inserted into an existing streetscape should display similar aspect ratios. This ensures the overall pattern and rhythm of the strip is not negatively impacted by new in-fill development. (The adjacent diagram shows how this can be achieved.)

Horizontal datum points should be established. (The adjacent diagram shows how this can be achieved.)

The vertical divisions suggestive of lot subdivision should be referenced even if the development site is larger than the traditional lot sizes. (The adjacent diagram shows how this can be achieved.)

Older buildings display a solid to void ratio consistent with a glazed ground level and a more enclosed upper level. The upper levels of these buildings present as a single form with 'punched' openings generally in a masonry background. While a strict replication of this building form is not necessary any new buildings should display similar characteristics in regards to proportions and ratios. (The adjacent diagram shows how this can be achieved.)

The application of (i) to (v) above means that a pattern indicating an understanding of the existing streetscape building form can be quickly established so as to guide the direction of new in-fill development. (The adjacent diagram shows how this can be achieved.)

3.4 Built Form

3.4.1 Objectives

- (a) To ensure new and refurbished buildings are of an appropriate scale and design quality, achieving the desired future character of each of the centres;
- (b) To ensure development conserves and enhances buildings and locations of historic character;
- (c) To allow, in some locations identified as appropriate in individual centres, some increase in the height and scale of new development, in order to achieve the desired future character for the individual centre;
- (d) To ensure that buildings provide high quality internal environments for the occupants and users of the buildings;
- (e) In the case of development adjacent to buildings of historic character, to promote a complementary scale and form that enhances the character of the centre (Refer to 3.3.2 (l));
- (f) In the case of corner buildings, to encourage massing and articulation in order to achieve the desired future character of individual centres;
- (g) To ensure good solar access and amenity to the public domain within the individual centres; and
- (h) To support excellence in contemporary design.

3.4.2 Planning Controls

- (a) Development is to be consistent with the planning controls relating to overall height, floor to ceiling heights and setbacks, outlined for each of the centres;
- (b) Ground floor retail depth must allow for adequate display and sales area as well as essential back-of-house storage and loading facilities. In total this must be a minimum of 8 - 10m in depth; and
- (c) The maximum building depth for floors above ground level, glazing line to glazing line is 18m. Refer to the control diagrams for each individual centre.

3.5 Building Façade Articulation

These objectives and controls must be read in conjunction with section 2.1 Retail Frontages in Part E1 - Retail and Commercial Premises.

Where there is an inconsistency between these Parts, the controls

held in this Part shall prevail.

3.5.1 Objectives

- (a) To ensure that buildings are designed and detailed to provide a strong street address, enhance the streetscape and achieve the desired future character of the relevant centre;
- (b) To reinforce the prevailing street pattern and rectilinear building forms as well as predominantly vertical proportion of bays, openings and windows (Refer to Development Standard 3.3.2 (I));
- (c) To maintain and promote the vertical emphasis of the narrow built forms (Refer to Development Standard 3.3.2 (I));
- (d) To actively support excellence in contemporary design, respecting buildings of historic character with contemporary in II development which does not mimic but builds on the principles of the structure of the streetscape pattern.
- (e) To ensure ground level building frontages are active, open and inviting;
- (f) To reinforce the historic street and subdivision pattern and building articulation to ensure that the rhythm of older street patterns is maintained and enhanced; and
- (g) To ensure that, where the amalgamation of sites occurs to achieve a singular larger development area, the rhythmic pedestrian street experience is not lost.

3.5.2 Planning Controls

- (a) New buildings should display proportions which respect and build upon proportions similar to the adjoining streetscape and building forms (Refer to Development Standard 3.3.2 (I));
- (b) New buildings should draw on the predominant pattern of the existing streetscape. They are to be open and glazed at the street level, have an emphasis toward a singular more enclosed building form at the upper levels and be capped by a lighter more articulated element;
- (c) Balconies to the street facade are to be recessed behind the principal building facade;
- (d) Balustrades to balconies fronting the street are to be predominantly solid with minimal or no glass; and
- (e) Development directly adjoining buildings of historic character are to be designed so as to respect the hierarchy of the adjoining facade articulation (Refer to Development Standard 3.3.2 (I));

3.6 Buildings of Historic Character

3.6.1 Objectives

- (a) To protect and maintain the historical identity of each of the individual local centres;
- (b) To protect individual buildings that are considered to be of historic character in each of the centres;
- (c) To encourage the ongoing and adaptive re-use of buildings of historic character; and
- (d) To allow for new development in the individual centres that complements the character and scale of buildings of historic character.

Note: Buildings of historic character are identified in column diagrams between sections 4.0 and 15.0 of this Part.

3.6.2 Planning controls

- (a) Identified buildings of historic character, as detailed in the planning controls for each of the individual local centres, are encouraged to be retained;
- (b) Where the building form, detailing or use of individual buildings of historic character have been inappropriately altered and changed, any application to upgrade or re-use the buildings must clearly demonstrate that the architectural and streetscape value of the building will be enhanced by the proposal;
- (c) Any application to demolish an identified building of historic character must clearly demonstrate that a replacement building will possess equal or higher quality contributory value with respect to streetscape, character, architectural design, material quality and construction; and
- (d) New development adjacent to buildings of historic character must be sympathetic in scale, alignment, detailing and materials (Refer to Development Standard 3.3.2 (I));

3.7 Signage and Advertising

These objectives and controls for signage and advertising must be read in conjunction with Part E2 - Advertising and Signage. Where there is any inconsistency between these Parts, this Part prevails.

3.7.1 Objectives

- (a) To introduce new controls for signage and advertising for the local village centres.

- (b) To ensure that signage and advertising is compatible with the architectural design of buildings and contributes to achieving the desired future character of the relevant local centre;
- (c) To minimise visual clutter and protect the visual quality of the streetscape and the public domain in each of the local centres;
- (d) To minimise the impact of signage and advertising on residential properties within and adjacent to the local centres; and
- (e) To prevent excessive and obtrusive signage, advertising and illumination of shop fronts and buildings.

3.7.2 Planning Controls

- (a) Advertising signage on buildings and shop fronts must only relate to businesses operating within the same building or shop;
- (b) Signage and advertising must be contained to the ground floor and awning level only. Above ground floor and awning level the only form of signage permissible is in the form of building identification;
- (c) Signage is to be integrated into the architectural design of the individual building, awning or shop front. The signage must complement the materials, fenestration, colours and architectural features of the relevant building, awning or shop front, without dominating or compromising the integrity of these components;
- (d) Where possible, signage is to be located primarily on the awning fascia and under the awning;
- (e) Suspended under awning signs must allow a minimum clearance to footpath level of 2.7m;
- (f) No advertising is permissible on the public footpath or in the public domain unless incorporated into bus shelters, kiosks and the like, permitted by the Council or a public authority;
- (g) Animated or flashing signs and associated flashing lights are not permissible;
- (h) Where multiple occupancies exist within a single building or shop front, a coordinated scheme for all advertising and signage will be required. Uncoordinated and ad-hoc advertising and signage, competing for space and attention will not be accepted or approved by the Council;
- (i) Illuminated signage is to have no direct adverse impact on the amenity of residential properties within or adjacent to the local

centre;

- (j) Electrical conduits to illuminated signs are to be concealed or integrated into the relevant sign; and

Note: The types of signage on buildings that relate to this section are diagrammatically illustrated in Part E2.

3.8 Building Services and Site Facilities

Building services and site facilities for the purposes of this Part relate to:

- Garbage and recycling collection and storage areas;
- Basement storage areas;
- Mail boxes;
- Laundry facilities; and
- Clothes drying areas.

The controls on waste management for the Waverley LGA held in Part G1 - Site Waste Minimisation and Management must also be considered. Where there is an inconsistency between the controls held in Part G1 and this section, the controls in this section prevail.

3.8.1 Objectives

- (a) To ensure that adequate provision is made for essential building services and facilities on site, integrated into the overall design and planning of the building;
- (b) To ensure that the services and facilities are unobtrusive and do not detrimentally impact on the appearance of the buildings or the view of the buildings from the public domain or adjoining residential properties; and
- (c) To ensure that the use and operation of the building services and facilities does not unacceptably impact on the residential amenity of adjoining residential properties.

3.8.2 Planning Controls

- (a) Garbage and recycling storage and collection areas, and the structures in which they are contained, are not to be visible from the public domain;
- (b) Setbacks at ground level at the rear are not to be used at all for any purposes associated with storage of waste or recycling material, such as garbage rooms or bottle storage. Buildings are to be designed and used in a manner that ensures that these activities are wholly contained within the building proper. The only exception is for the regular collection of waste and recycling from the rear, in the event of rear lane access. Where a setback at the rear at ground level is provided, it is to be

- designed and maintained as a landscaped buffer between the subject site and the adjoining property(ies) to the rear;
- (c) The rear of buildings, at ground level, where they back directly on to residential properties or uses are to be designed to be effectively 'sealed' at the rear, in order that noise and odour transmission from the rear of these premises does not occur in any form that detracts from the amenity of the adjoining residential properties;
 - (d) New and refurbished buildings must incorporate venting from ground floor premises in a way that does not result in the transfer of cooking odours impacting on residential properties within the same site/building or neighbouring and adjacent residential properties;
 - (e) Air-conditioning units, exhaust piping, mechanical ventilation ducting, including venting and exhaust structures and equipment associated with ground floor food premises such as cafes and restaurants and the like, are not to be located in front of the front building line or in places clearly visible to the main street frontage or any adjoining or nearby residential properties should be integrated into the building proper;
 - (f) Mixed use buildings are to be provided with sound proof materials between the commercial and residential level.
 - (g) Mail boxes are to be centrally located accessible by Mail Deliverers and integrated into the major entry to the relevant building;
 - (h) Mixed use buildings are to be provided with one only common television antenna and/or satellite dish, which is to be unobtrusive in appearance when viewed from the public domain; and
 - (i) Residential units within mixed use developments are to be provided with laundry facilities and at least one external clothes drying area, not visible from the public domain.

4.0 BRONTE BEACH NEIGHBOURHOOD CENTRE



Figure 3. Local Village Centre: Bronte Beach, Neighbourhood Centre.

Bronte has two distinct local centres – those shops along Macpherson Street and the buildings at Bronte Beach. Section 5.0 addresses the Bronte (Macpherson Street) Neighbourhood Centre while this section addresses the Bronte Beach Neighbourhood Centre.

Refer to Figure 3 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

4.1 Existing Character & Built Form

This Bronte Beach Neighbourhood Centre is typified by a single stretch of two (2) to three (3) storey mixed-use, largely Interwar, buildings with retail frontage at ground level under continuous awnings. Upper storeys (that is, storeys above ground level) are used for residential purposes.

Whilst there are street awnings those to the western end of the strip are less consistent and successful than those to the eastern end. At the western end both glass and canvas awnings exist which vary from the overall uniform character of the pedestrian experience established at the eastern end.

All buildings of historical character are of brick construction, with painted, rendered, and/or face brick finishes.



Figure 4. Bronte Beach Neighbourhood Centre.
■ Indicates buildings of historical character

Two shops located at 481-485 and 487-491 Bronte Road, possess intact original shop fronts, while 463-467 Bronte Road provides an example of a contemporary in-fill building, with a setback upper storey, open commercial spaces at ground floor, appropriate openings on upper storeys and a contemporary awning.

Significant views (some partly screened by trees along the bus terminus) of the Bronte Beach, Bronte Park and the ocean are possible from all points along this section of Bronte Road.

This local village centre has become dominated by cafes at this time.

Refer to the column diagram held at Figure 4.

4.2 Desired Future Character Objectives

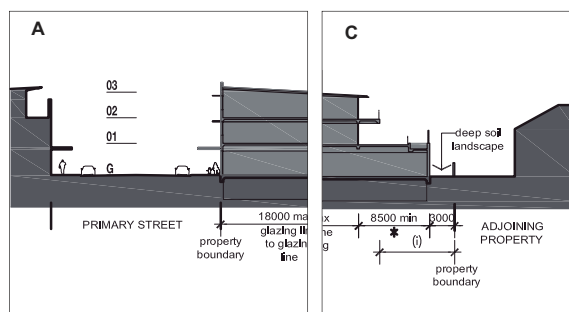
- (a) To ensure that development complements the heights, scale and street rhythm of identified buildings of historical character along Bronte Road.
- (b) To maintain the built form arising from the historical subdivision pattern and the small shop character at street level.
- (c) To maintain the built character of small shops originally built to supply the local residents, together with shop-top housing.
- (d) To ensure the fabric and character of the interwar buildings and shop-fronts are maintained.

4.3 Planning Controls

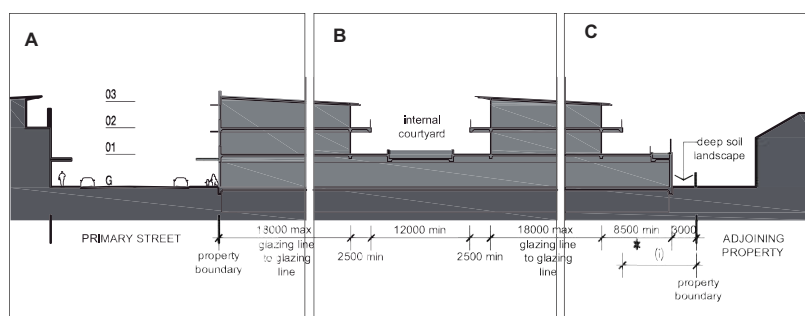
Lots shaded grey should conform to the control diagrams and controls held below in (a)(i) to (a)(vi).



- (a)(i) Control diagram: typical building section - single street frontage shallow site. Components 'A' and 'C' are detailed below in (a)(iii) and (a)(v).

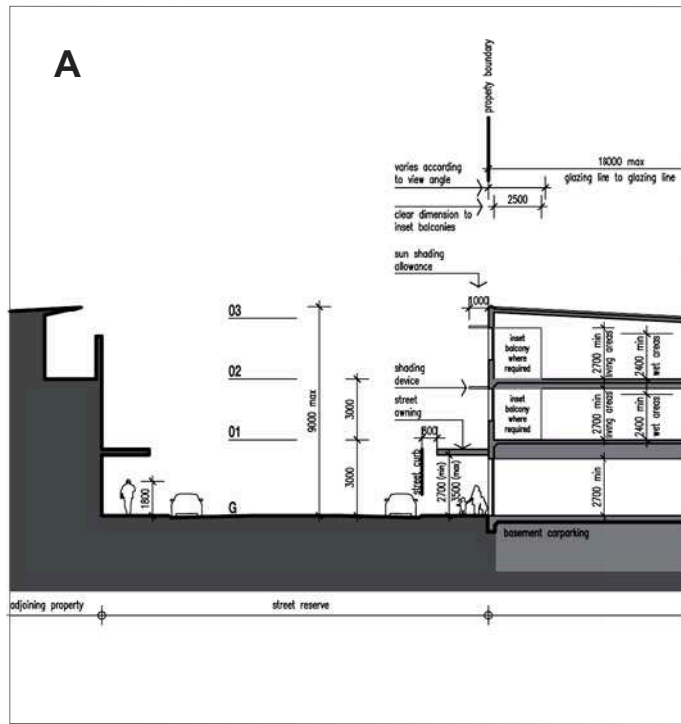


- (a)(ii) Control diagram: typical building section - single street frontage - deep site. The 'A', 'B' and 'C' components of this diagram are detailed below in (a)(iii) to (a)(v).

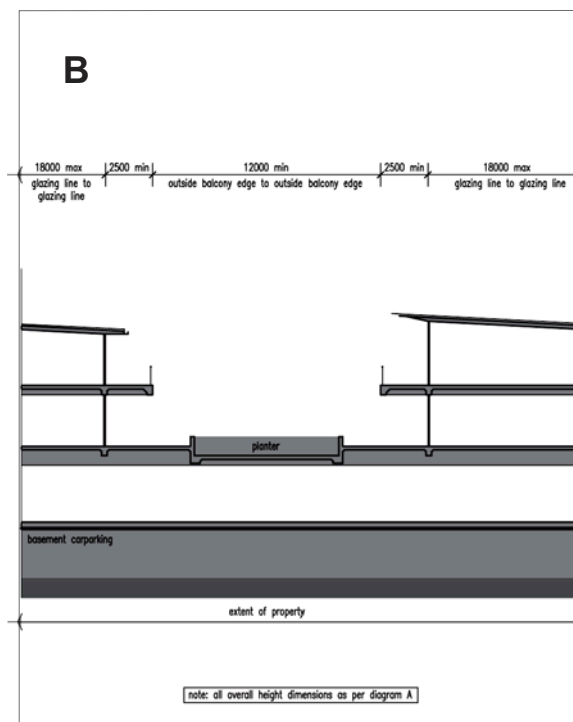


Dimension marked * may be varied where a figured dimension is given in 4.3(b) indicating an overall dimension (i). In all other cases dimension * is a minimum.

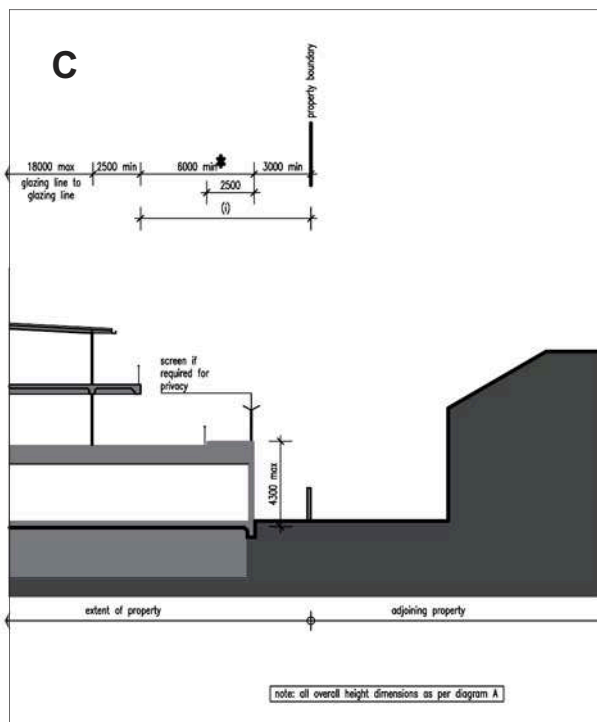
- (a)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (a)(iv) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



- (a)(v) Control diagram: building depth and other controls at the rear boundary with adjoining property.



Dimension marked * may be varied where a figured dimension is given in 4.3(b) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b) The control diagram shows the approximate built form footprint outcome as a result of the previous control diagrams. These footprints do not alter applicable floor space ratios (FSRs) held in clause 27 of Waverley LEP 1996. In a number of circumstances figured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding figures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

5.0 BRONTE (MACPHERSON STREET) NEIGHBOURHOOD CENTRE



Figure 5. Local Village Centre: Macpherson Street, Neighbourhood Centre.

The Bronte local village centre on Macpherson Street is divided into two distinct locations - the western end in the vicinity of Lugal Street and the eastern end in the vicinity of St Thomas Street.

Refer to Figure 5 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

For the purpose of this section, the eastern and western ends of the street will be treated as one centre albeit with some references and controls targeted to the specific ends of the centre.

5.1 Existing Character & Built Form

The Macpherson Street local village centre provides approximately 60 small commercial premises spread out along the length of the street, stretching from Leichhardt Street in the West to St Thomas Street in the East. The range of shops provide for the daily needs of the local community. To the East, near St Thomas Street, the building stock along the ridge-top road is characterised by three (3) storey, mixed-use masonry buildings of diverse styles, both pre-War (c1900) and Interwar. Characteristic buildings have ground floor shops under continuous awnings, residential upper storeys, and some possess intact shop-fronts, or some original elements.

A number of buildings at the west end are higher density residential buildings, while other buildings retain original shop-fronts. Intrusive

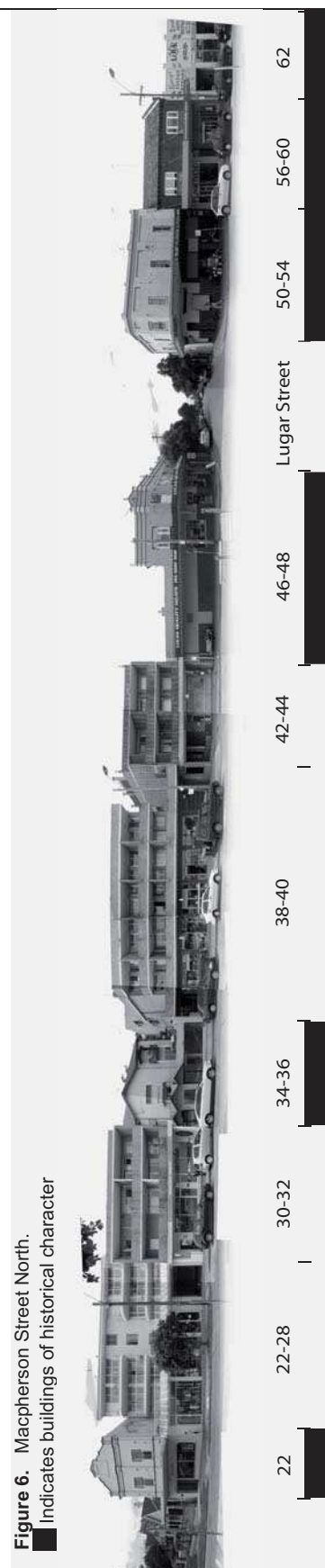


Figure 6. Macpherson Street North. Indicates buildings of historical character

buildings along Macpherson Street include multi-storey residential and large non-residential buildings.

To the West, near Lugar Street, the area is characterised by two (2) storey Interwar commercial buildings of masonry construction, with both decorative face brick and rendered and painted finishes.

Significant views of the ocean exist east along Macpherson Street and to Clovelly looking south from the junction of Macpherson and St Thomas Streets.

Simpson and Macpherson parks are located at the junctions of Macpherson Street with Firth and Carlton streets. These contribute significantly to the character of the centre, allowing clear southern vistas and valued open space. The existing buildings are of two (2) to three (3) storey height.

Refer to column diagrams held at Figures 6 to 9.

5.2 Desired Future Character Objectives

- (a) To ensure that development complements the heights, scale and street rhythm of identified buildings of historical character along Macpherson Street.
- (b) To maintain the built form arising from the historical subdivision pattern and the small shop character at street level.
- (c) To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above.
- (d) To support, maintain and expand upon the diverse mix of local shops and services that provide the day to day needs of the local residential community.
- (e) To encourage on sites and locations consisting of intrusive buildings new development that will improve the streetscape, built form and character of Macpherson Street.
- (f) Maintain the public views and outlook at the eastern end of the centre, as well as outlook over open space at western end of the centre.
- (g) Enhance the pedestrian environment along Macpherson Street.
- (h) The Bronte RSL is an important community building and considered to be a key site in the centre. Due to a difference in ground levels between the two (2) street frontages of the site, it is appropriate that any future building is stepped down so that the planning controls (b)(iv) and (b)(viii) are complied with at the rear boundary.



Figure 7. Macpherson Street South.
■ Indicates buildings of historical character

5.3 Planning Controls

- (a) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 20% (being the combined total of the two) of shop-fronts or activities along the frontage of any part of the street between the corners of two other streets;
- (b) Lots shaded grey may conform to the following control diagrams and controls held below in (b)(i) to (b)(viii).



Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.

The building footprints held in control diagram 5.3(d) also apply to this variation.

- (b)(i) Control diagram: typical building section - single street frontage - shallow site. The 'A' and 'C' components of this control diagram are detailed below in diagrams (b)(v) and (b)(vii).

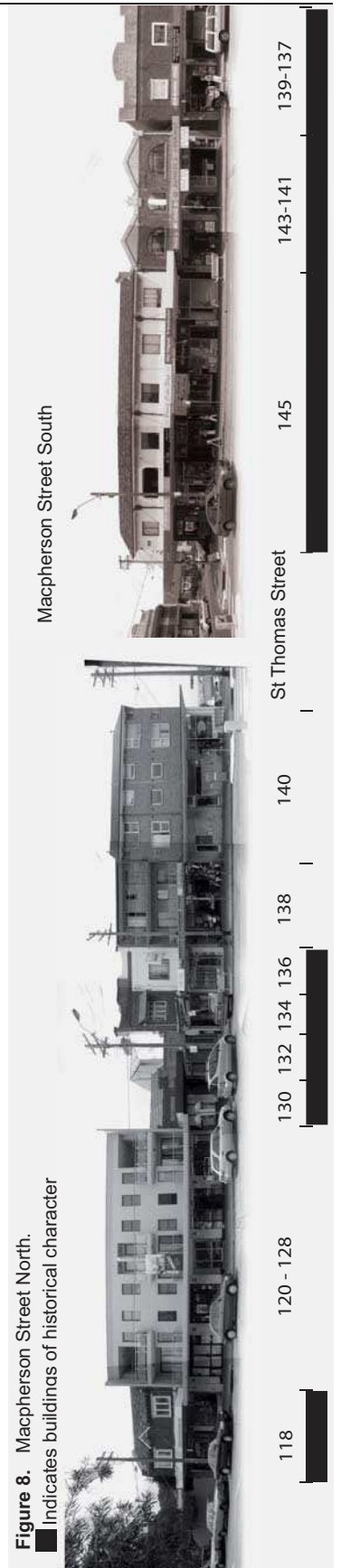
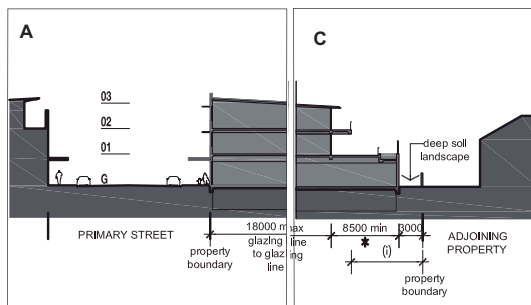
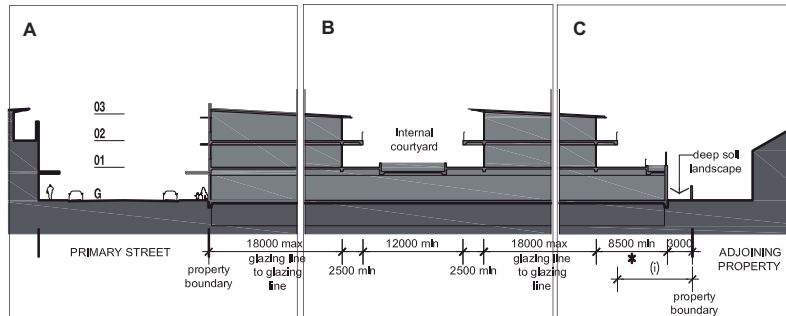


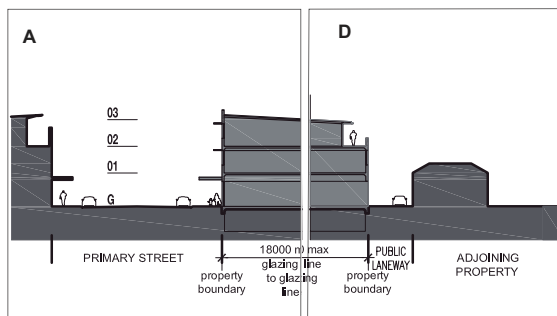
Figure 8. Macpherson Street North. ■ Indicates buildings of historical character

- (b)(ii) Control diagram: typical building section - single street frontage deep site. The 'A', 'B' and 'C' components of this control diagram are detailed below in (b)(v), (b)(vi) and (b)(vii).



Dimension marked * may be varied where a gured dimension is given in 5.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(iii) Control diagram: typical building section - dual street frontage - shallow site. The 'A' and 'D' components of this control diagram are detailed below in (b)(v) and (b)(viii).



- (b)(iv) Control diagram: typical building section - dual street frontage - deep site. The 'A', 'B' and 'D' components of this control diagram are detailed below in (b)(v), (b)(vi) and (b)(viii).

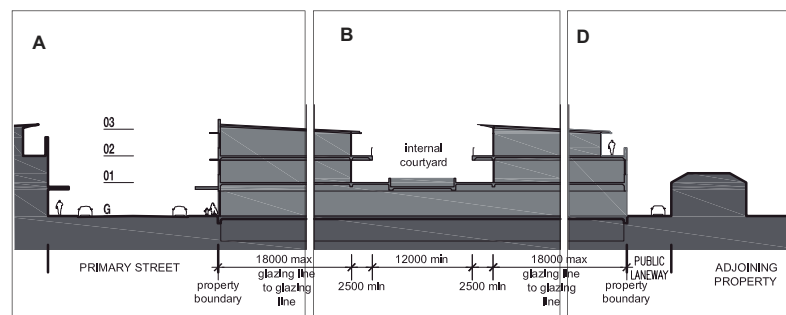
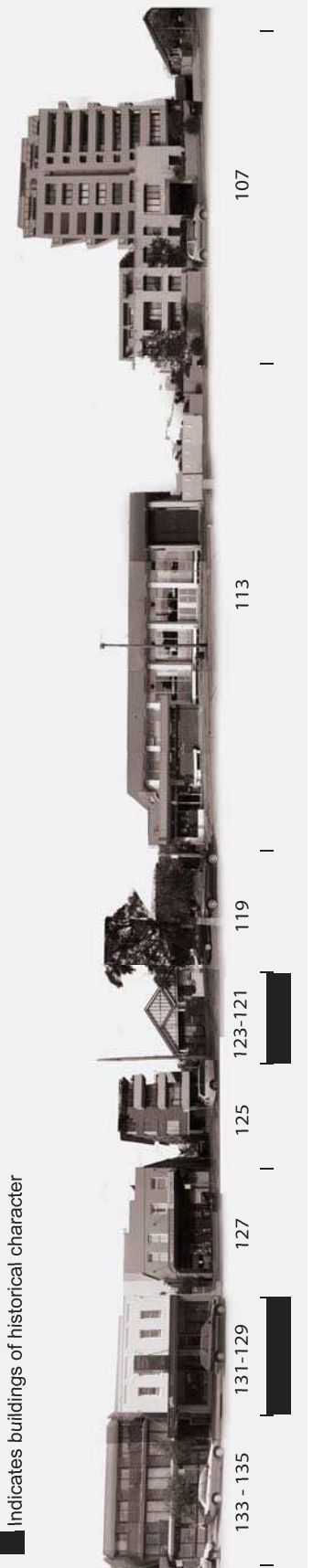
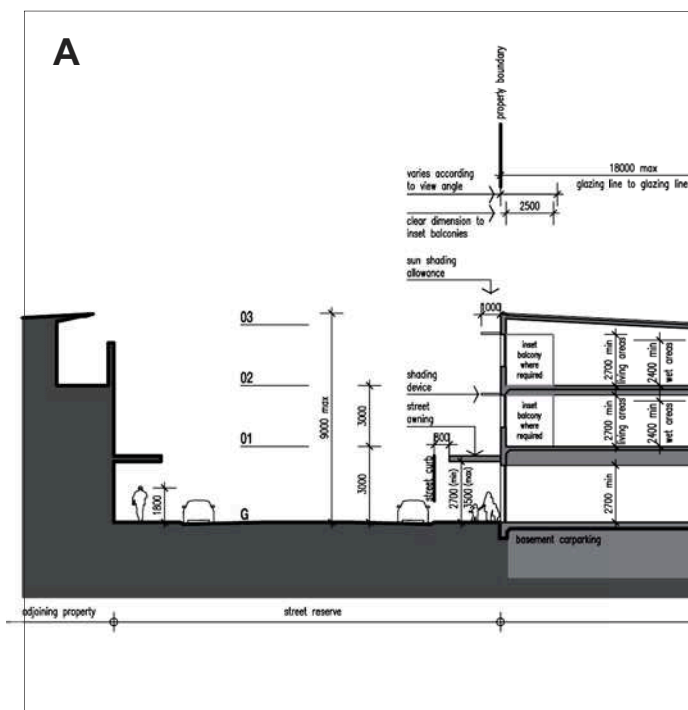


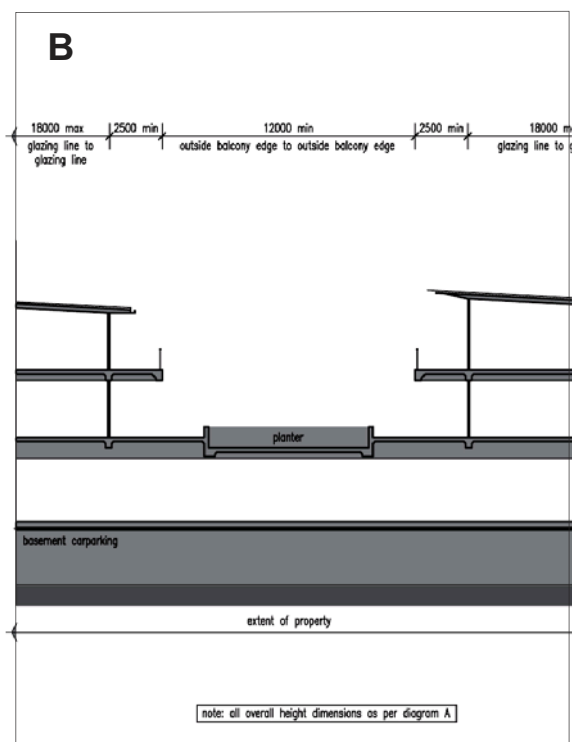
Figure 9. Macpherson Street.
■ Indicates buildings of historical character



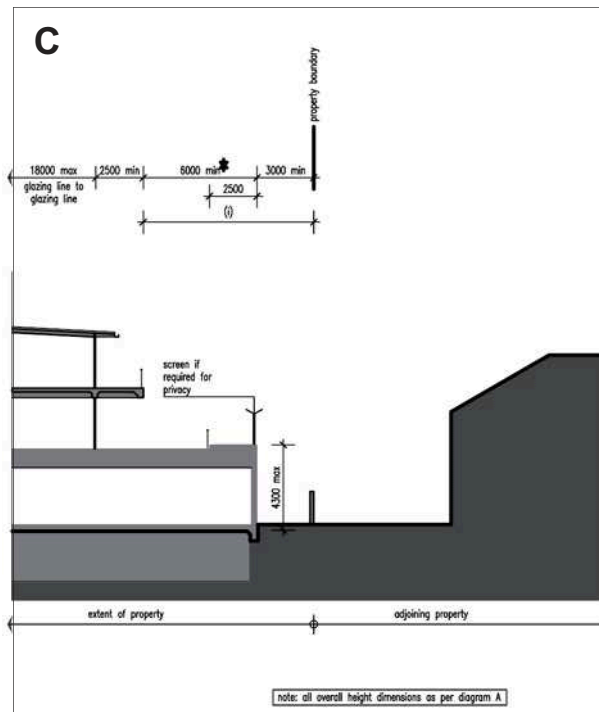
- (b)(v) Control diagram: oor to ceiling heights and other controls at the street frontage.



- (b)(vi) Control diagram: building depth and other controls between front and rear boundaries for deep sites.

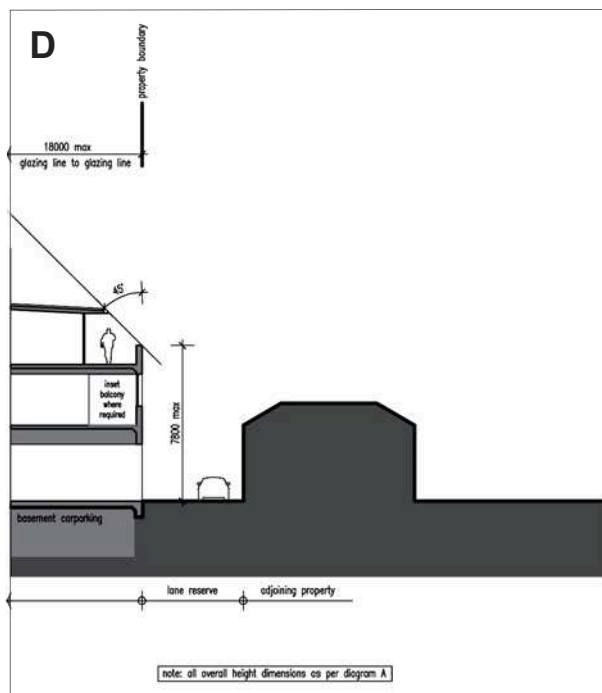


- (b)(vii) Control diagram: building depth and other controls at the rear boundary with adjoining property.



Dimension marked * may be varied where a figured dimension is given in 5.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(viii) Control diagram: building depth and other controls at the rear boundary over laneway.



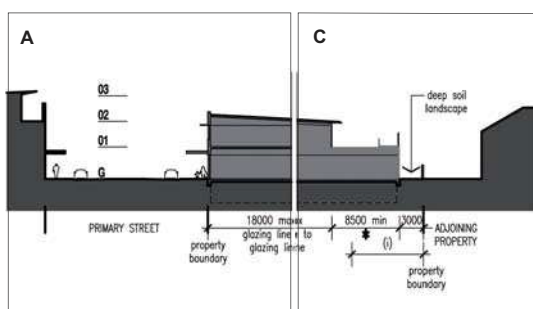
- (c) Lots shaded grey may conform to the following control diagrams and controls held below at (c)(i) to (c)(viii).



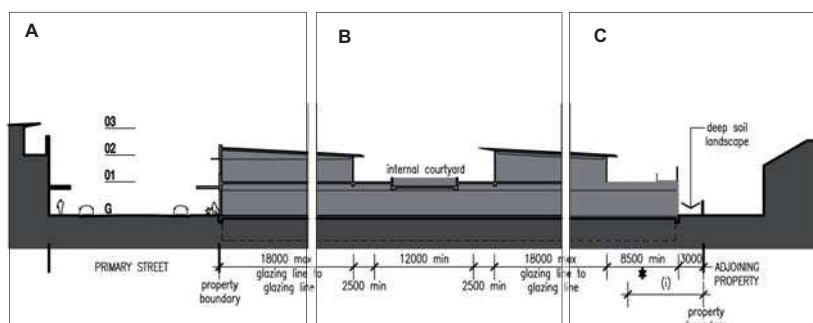
Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.

The building footprints held in control diagram 5.3(d) also apply to this variation.

- (c)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed in control diagrams (c)(v) and (c)(vii).

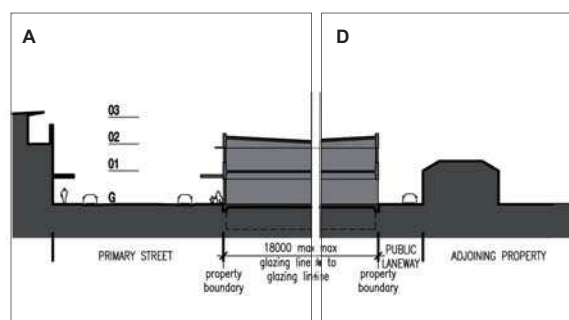


- (c)(ii) Control diagram: typical building section - single street frontage-deep site. Components 'A', 'B' and 'C' are detailed below in control diagrams (c)(v), (c)(vi) and (c)(vii).

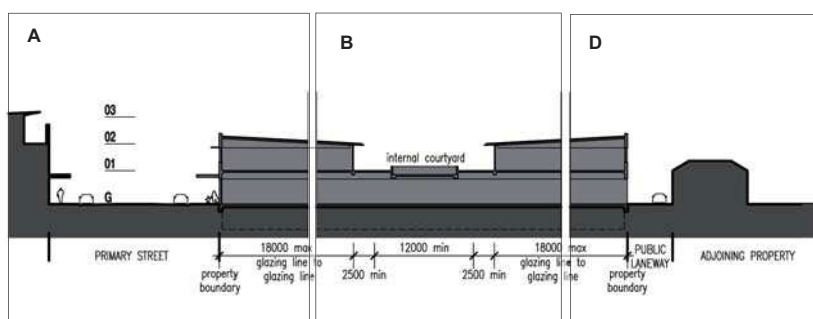


Dimension marked * may be varied where a figured dimension is given in 5.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

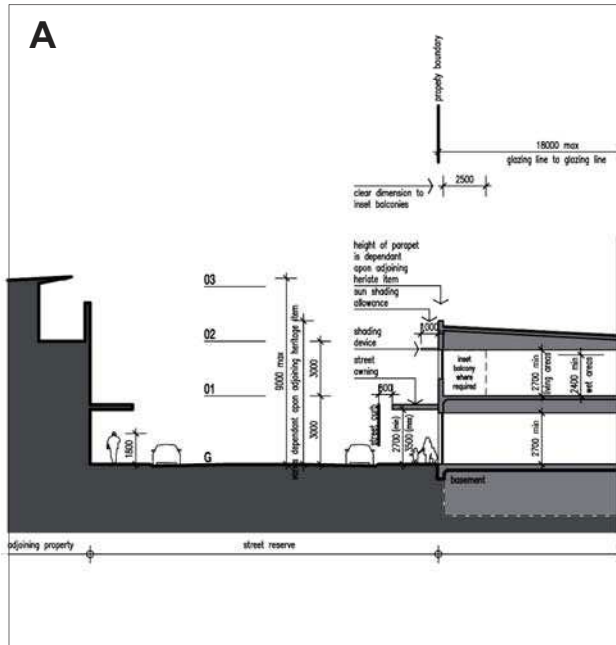
- (c)(iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below at control diagrams (c)(v) and (c)(viii).



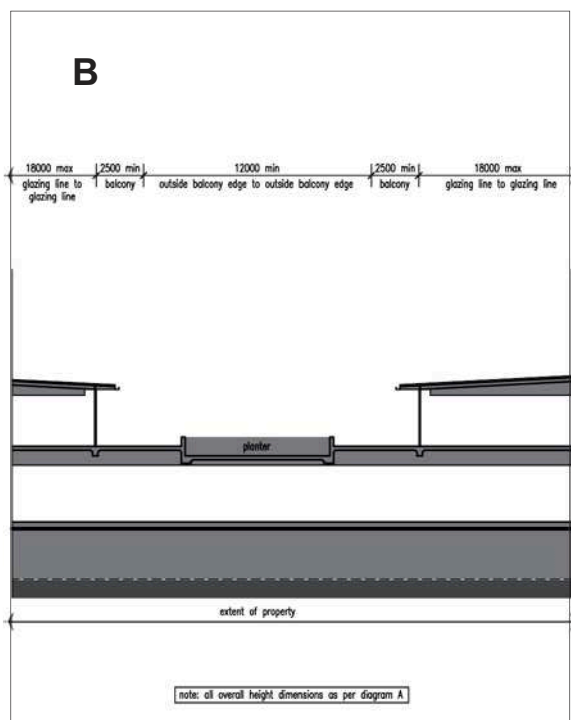
- (c)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed below at control diagrams (c)(v), (c)(vi) and (c)(viii).



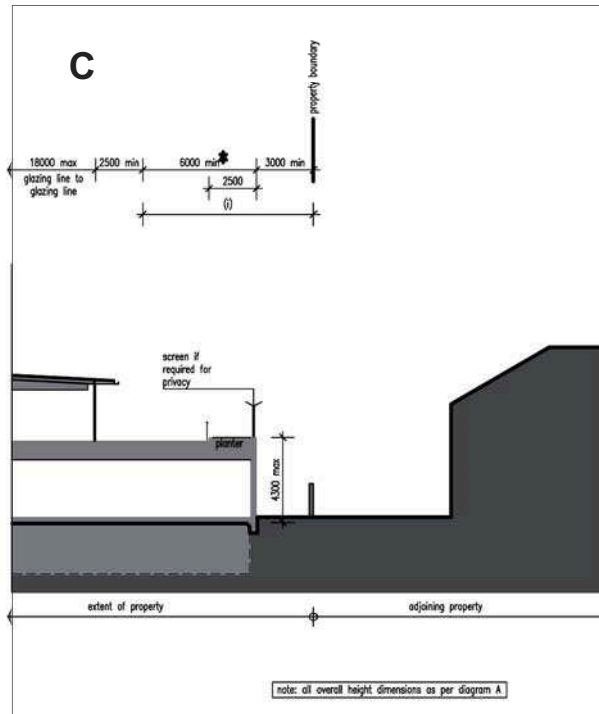
- (c)(v) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (c)(vi) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.

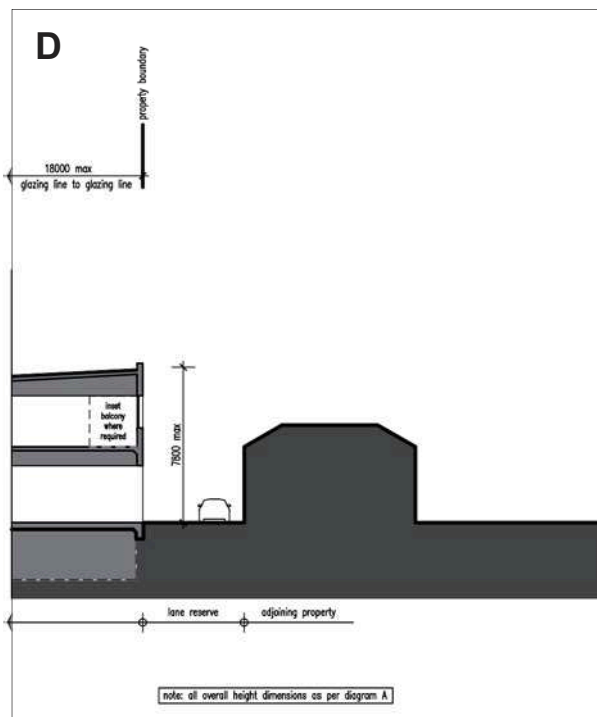


- (c)(vii) Control diagrams: building depth and other controls at the rear boundary with adjoining property.





Dimension marked * may be varied where a figured dimension is given in 5.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (c)(viii) Control diagram: building depth and other controls at the rear boundary over laneway.



- (d) The control diagram below indicates an approximate built form footprint outcome as a result of the control diagrams held in sections (b) and (c). These footprints do not alter applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



-  Location where ground level building footprint can occur
-  Location where above ground level building footprint can occur

6.0 CHARING CROSS SMALL VILLAGE



Figure 10. Local Village Centre: Charing Cross, Small Village.

The Charing Cross local village centre is located along a strip of Bronte Road connecting the eastern beaches, Bondi Junction, Centennial Park and the City. Refer to Figure 10 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

Heritage inventory sheets are included in Annexure F5-2. Heritage controls for the Charing Cross Conservation Area (held in part H2) also apply. However, where there is an inconsistency between the two Parts, the controls in this Part prevail.

6.1 Existing Character & Built Form

The centre has a diverse range of local shops and services that support the daily needs of local residents and also workers and visitors who frequent the area. The centre has a "high street" character, supporting the local commercial strip as well a major public transport route to and from the City.

The centre continues to fulfil a valuable social role and meeting place for local residents and for the children attending and travelling to the surrounding schools. The diverse local population also includes aged housing within the centre.



Figure 11. Bronte Road East.
■ Indicates buildings of historical character

The centre is contained within an existing Heritage Conservation Area, listed in the Waverley LEP 1996, reflecting the high heritage significance of the centre. The area maintains a two (2) storey character, with near-complete rows of highly intact Federation terraces (with continuous lateral pitched roofs) and Victorian terraces (with ornate parapet), interspersed with some examples of two storey Interwar and Art Deco apartments.

These buildings of historic character are all of masonry construction, many with painted plaster render with highly decorative finishes. The buildings are mixed-use and maintain a consistent retail ground floor with residential upper storeys and also support awnings over the entire pavement width.

Narrow passages between terraced groups give access to the rear of properties and laneways. Buildings address Bronte Road and do not address the laneways, although some newer buildings have not maintained this approach to the detriment of the Bronte Road streetscape.

In most terraced areas, lot size is regular and narrow in width; however, in redeveloped areas, this has been modified to form irregular divisions.

Numerous buildings within this area possess elements of, or largely intact, original shop fronts. Many others preserve the original entry configuration (i.e. with inset doorway to one side) reconstructed with contemporary materials.

Several buildings of historic character, particularly conjoined terraces, are clearly discernable as 'ensembles', including:

- (a) nine terraces at 15-31 Albion Street;
- (b) six terraces at 3-13 Albion Street;
- (c) three terraces at 279-283 Bronte Road;
- (d) two terraces at 275-277 Bronte Road;
- (e) three terraces at 269-273 Bronte Road;
- (f) ten terraces at 245-263 Bronte Road;
- (g) two terraces at 272-274 Bronte Road;
- (h) four terraces at 296-302 Bronte Road; and
- (i) six terraces at 316-326 Bronte Road, including No. 316 Bronte Road, with a retained façade but with rear demolished.

Refer also to column diagrams held at Figures 11 to 18.

Important views of historic buildings, available from the public domain, include those of the St Mary's Immaculate Catholic Church and associated buildings (a listed State Heritage group), viewed across the community centre at 280-282 Bronte Road.

Appreciation of the high heritage quality of the building stock of this area is compromised by intrusive suspended power lines and the placement above the line of awnings of other built elements such as



Figure 12. Bronte Road East.

advertising structures and air conditioning units.

Buildings are of different colour in this area which positively contributes to the character of the area. Where a number of adjoining buildings have been painted the same colour the scale and rhythm of the street has been diminished.

The Eastern Suburbs Legion Club is an important community based use in the centre, although the building is an intrusive element in the existing Conservation Area.

At present the public domain is not particularly well defined, blurring into the adjacent residential areas, particularly at the northern and southern ends of the high street.

6.2 Desired Future Character Objectives

- (a) To ensure that new development complements the height, scale, design and streetscape rhythm of buildings of historic character along Bronte Road;
- (b) To limit the scale of redevelopment and in all development at the street edge to match the height of the existing heritage parapet façades and roof lines, with setbacks to further levels where appropriate;
- (c) To ensure that the design of in all development remains consistent with the regular division of frontages, where regular divisions occur;
- (d) To ensure an integrated approach and consistent treatment to the conservation of terrace groups of buildings of historic character;
- (e) To conserve and restore, where possible and appropriate, original shop fronts;
- (f) To minimise 'visual clutter' through control of peripheral building elements;
- (g) To encourage the conservation of historic architectural details and reconstruction of missing or degraded elements;
- (h) To maintain and encourage mixed use development with ground floor local shops and services and residential uses above;
- (i) To maintain the ground floor small shops character of the centre;
- (j) To support, maintain and expand upon the diverse mix of local shops and services that provide the day to day needs of the local residential community;



- (k) To enhance the pedestrian environment along Bronte Road;
- (l) To maintain the continuity of awnings where present;
- (m) To maintain Bronte Road as the primary streetscape in the centre with lanes and side passages as secondary frontages; and
- (n) Within the Charing Cross local village centre there exists one 'Key' site at 282 Bronte Road. Indicated as * in section 6.3(n) This site has the potential to be an important public open space.

6.3 Planning Controls

- (a) Alterations to individual shop facades above awning level are not permitted where that facade is part of an homogeneous or symmetrical group of buildings of historic character;
- (b) Development of existing buildings of historic character must result in facade elements above awning level such as windows, parapets, balconies and ornamental detailing being retained, and where necessary, restored;
- (c) Development must result in the facade at the street alignment comprising a canopied shop front at ground level, and first floor facade above the awning. The height of the building at the facade shall take into consideration existing parapets and other facade details of established surrounding development;
- (d) Developments on corner sites with major street frontages are to be designed to accentuate the corner, and provide the transition between one streetscape and the next. Existing corner splays shall be retained. These provisions do not apply to laneways, driveways and side passages;
- (e) New development is to incorporate façade proportions, modulation and fenestration as outlined in planning control 3.3.2(l). Such development is to be designed to be compatible with the historic character of the existing streetscape. New development must complement the existing buildings, based on the following:
 - (i) height and alignment of adjacent buildings;
 - (ii) lining up major horizontal elements (eaves/parapets, window sills, and/or heads);
 - (iii) repeating the major vertical bay widths/rhythms established by adjacent buildings;
 - (iv) matching general proportions/forms of facade modulation of adjacent buildings, particularly fenestration and balcony elements;
 - (v) using materials similar to, or otherwise compatible with, the existing context (generally rendered or

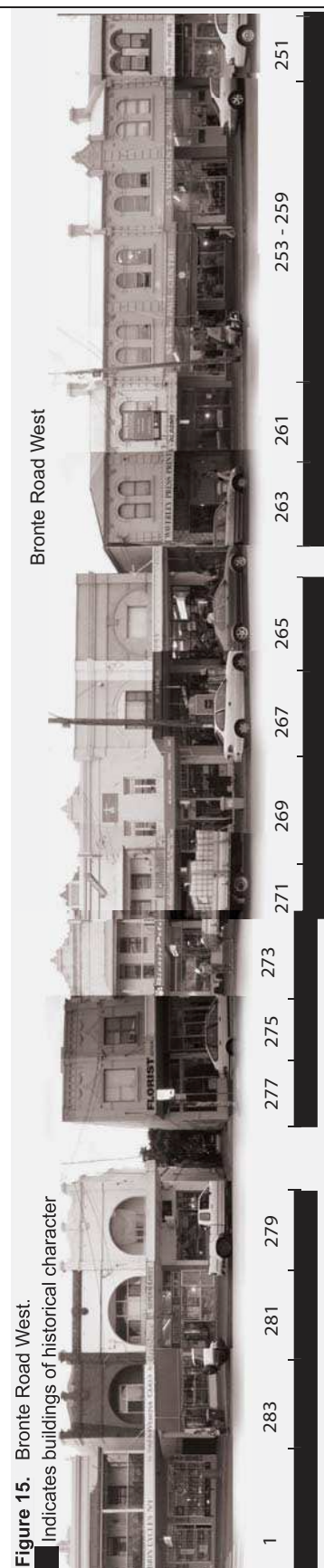


Figure 14. Albion Street.

Indicates buildings of historic character

painted masonry);

- (f) Development involving buildings with original shop fronts must result in the shop fronts being retained, and where required, restored;
- (g) Development involving the erection of a new shop front is to ensure that it is simply detailed with large areas of glazing and narrow mullions/framing;
- (h) Development must result in the front façade at first floor level having a solid masonry finish, and shall be either smooth rendered, or bagged and painted;
- (i) Awnings to buildings are to be provided in accordance with the details provided in the diagrams below;
- (j) New development is to be provided with any necessary vehicular access from an available rear lane or secondary street frontage. Where Council agrees that vehicular access is necessary from the primary street frontage, being Bronte Road, the building design must include an over pediment or feature to reduce disruption to the existing façade. This control must be read in conjunction with Parts H2 and I1;
- (k) New development requiring a necessary vehicular access from Bronte Road must incorporate a driveway pediment with a maximum clearance of 4.3m, aligned with adjacent string courses, awning, or parapet heights. Vehicle entrances are to be a maximum 3.3m in width. This control must also be read in conjunction with Parts H2 and I1;
- (l) New development is to facilitate cable bundling and incorporate design for the reduction of above ground services; and
- (m) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 20% (being the combined total of the two) of shopfronts or activities along the frontage of any part of the street between the corners of two other streets.



- (n) Lots shaded grey should conform to the following control diagrams and controls held below in (n)(i) to (n)(viii).



The following sign marked * indicates a key site. Refer section 6.2(n) for the desired future character objective.

- (n)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in control diagrams (n)(v) and (n)(vii).

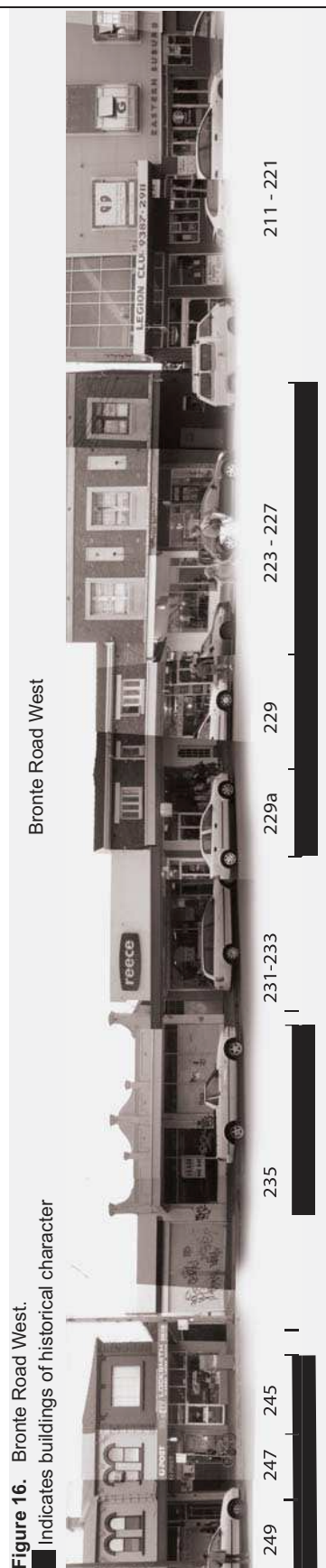
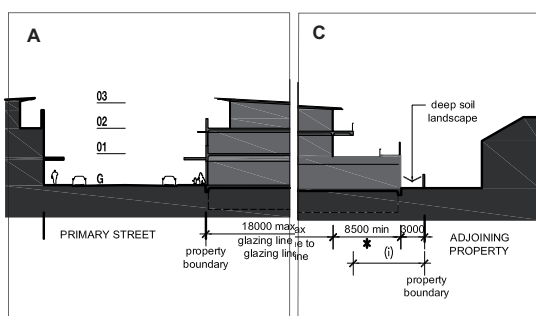
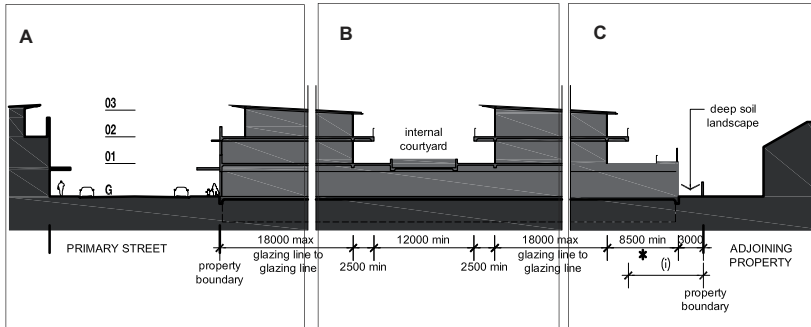


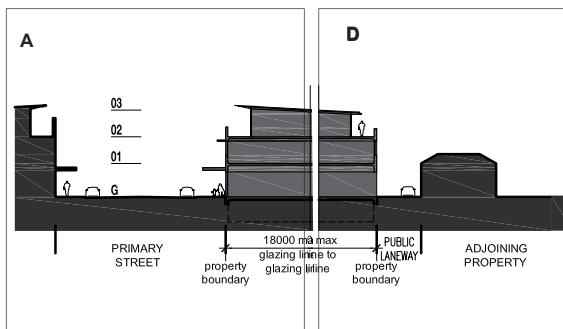
Figure 16. Bronte Road West.
Indicates buildings of historical character

- (n)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed in control diagrams (n)(v), (n)(vi) and (n)(vii).



Dimension marked * may be varied where a gured dimension is given in 6.3(w) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (n)(iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below in control diagrams (n)(v) and (n)(viii).



- (n)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed in control diagrams (n)(v), (n)(vi) and (n)(viii).

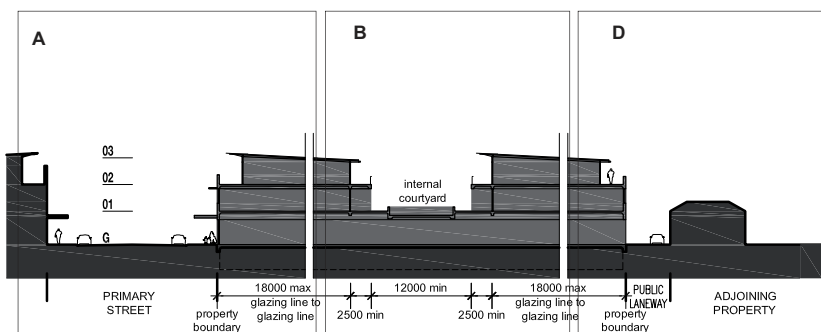
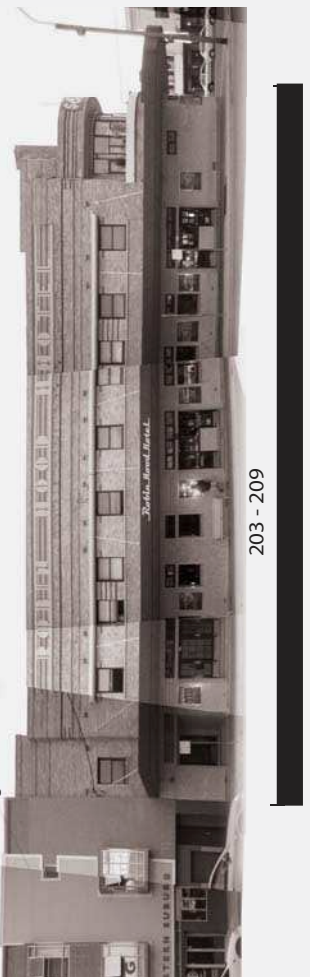
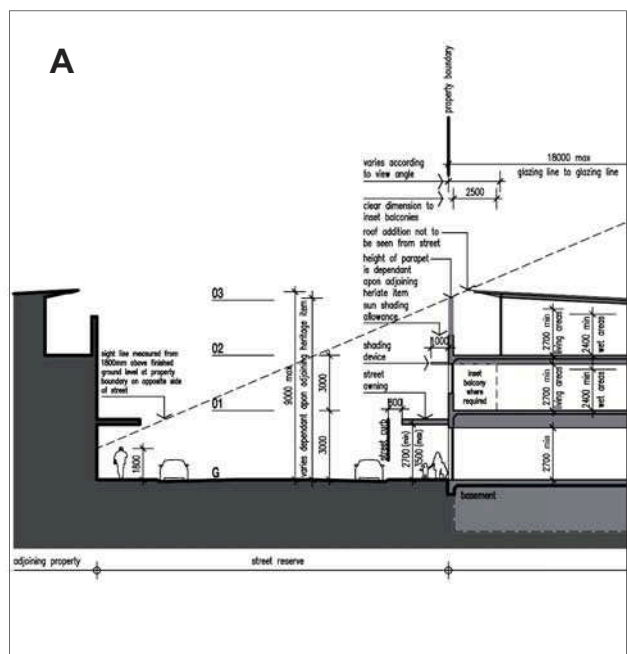


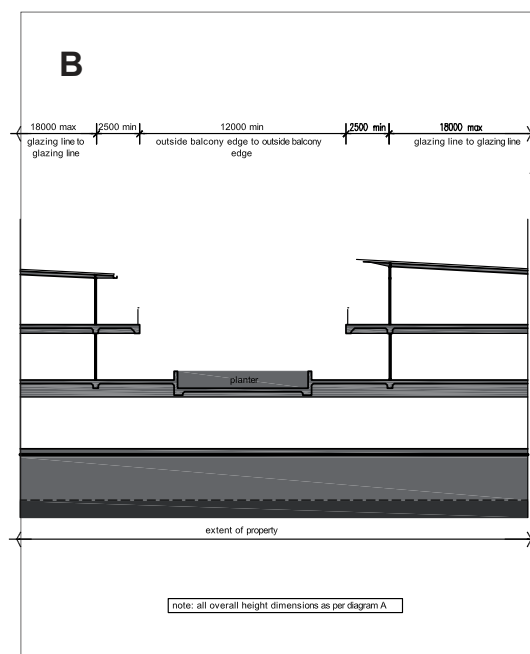
Figure 17. Bronte Road West. Indicates buildings of historical character



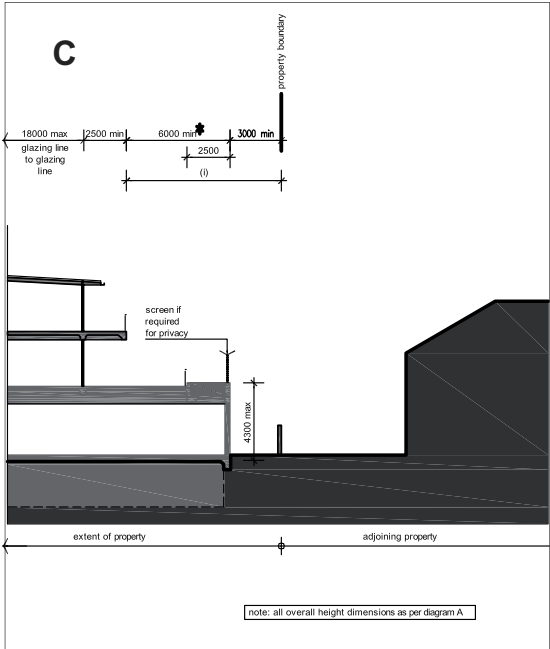
- (n)(v) Control diagram: oor to ceiling heights and other controls at the street frontage.



- (n)(vi) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.

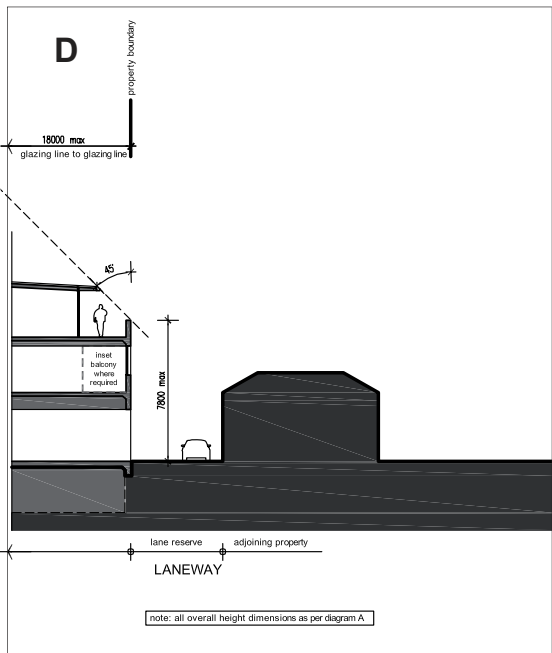


(n)(vii) Control diagram: building depth and other controls at the rear boundary to an adjoining property.



Dimension marked * may be varied where a figured dimension is given in 6.3(o) indicating an overall dimension (i). In all other cases dimension * is a minimum.

(n)(viii) Control diagram: building depth and other controls at the rear boundary over laneway.



- (o) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams in this section. These footprints do not alter applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

7.0 MURRAY STREET NEIGHBOURHOOD CENTRE



Figure 19. Local Village Centre: Murray Street, Neighbourhood Centre.

This centre is made up of a collection of four (4) shops located at the intersection of Belgrave and Murray Streets. Refer to Figure 19 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

7.1 Existing Character and Built Form

The centre is surrounded by predominantly small lot and medium density residential housing and though the centre is small, it serves the local residential catchment and passing trade from the Bronte Public School (located towards the south).

This area has a modern, post-war suburban character, with few clear historical elements and varied building typology.

45 Belgrave Street is a two storey mixed-use, red brick corner shop, while 47-49 Belgrave Street are Federation shops and housing.

There are 'pocket' parks at the opposite corners to these buildings which provide a landscape feature to the area. Refer to the column diagram shown at Figure 20.

The 'shop house' buildings of 47-49 Belgrave Street are of a scale and detail appropriate to the location and provide a degree of character to the area.

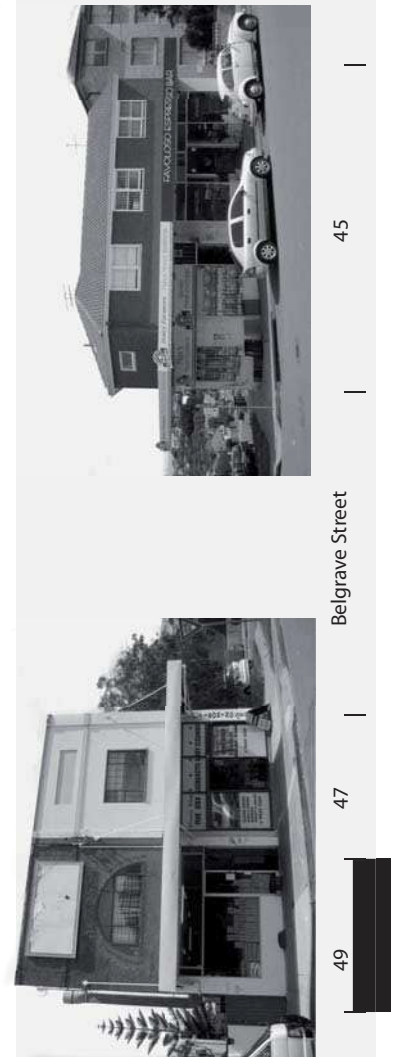


Figure 20. Belgrave Street South.
■ Indicates buildings of historical character

7.2 Desired Future Character Objectives

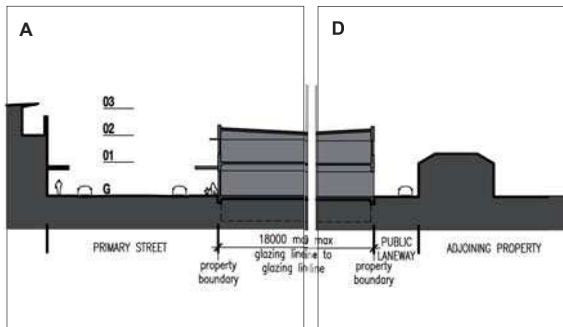
- (a) To maintain the existing scale of the small centre.
- (b) To maintain mixed use developments in the centre, with ground floor local shops and services and upper level residential use.
- (c) To maintain, and where possible in the future, enhance, the range of local shops and services to meet the day to day needs of local residents.
- (d) To limit the number and location of cafes in the centre.
- (e) To maintain and enhance the pedestrian environment and existing public open space.

7.3 Planning Controls

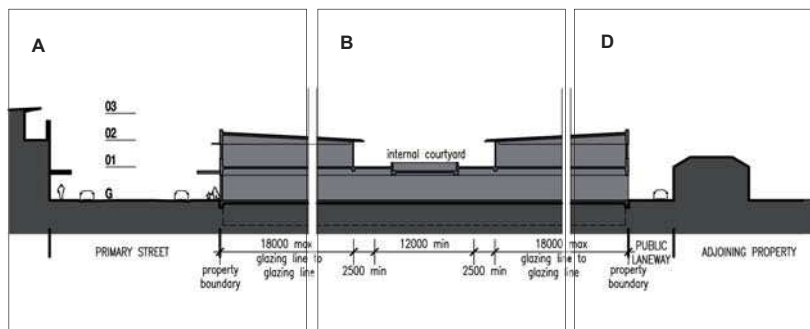
- (a) In order to retain the local neighbourhood centre character, and to retain the majority of premises for local shops and services, the centre is restricted to one (1) only local café.
- (b) Lots shaded grey should conform to the following control diagrams and controls held below in (b)(i) to (b)(v).



- (b)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'D' are detailed below at (b)(iii) and (b)(v).

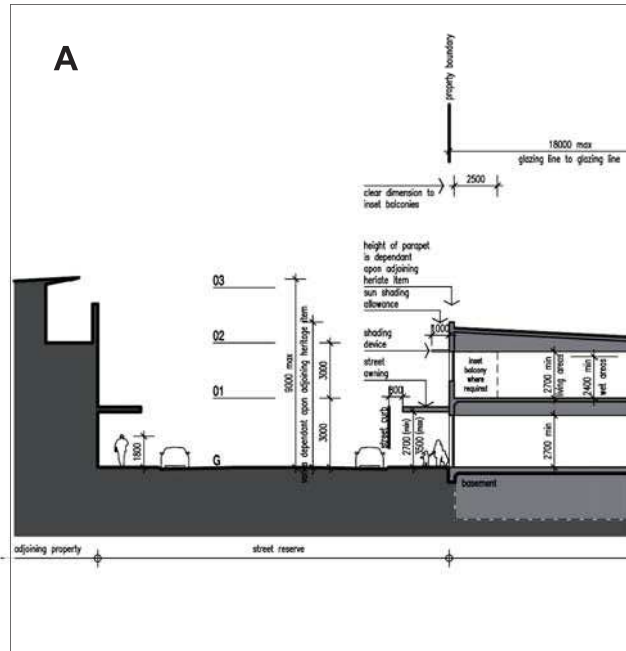


- (b)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'D' are detailed below at (b)(iii), (b)(iv) and (b)(v).

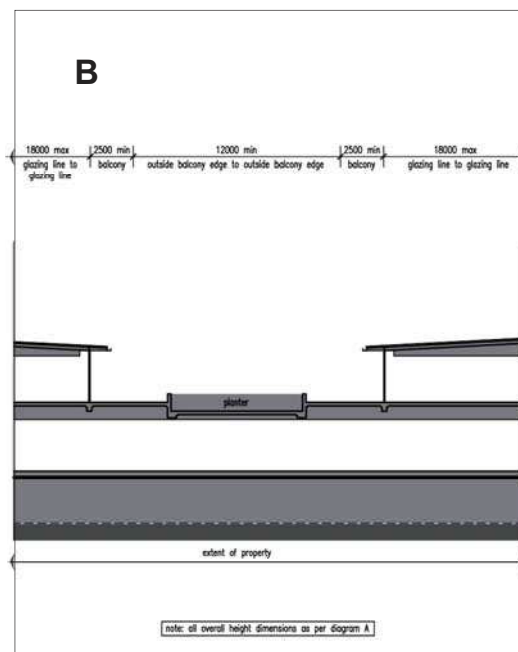


Dimension marked * may be varied where a figured dimension is given in 7.3(c) indicating an overall dimension (i). In all other cases dimension * is a minimum.

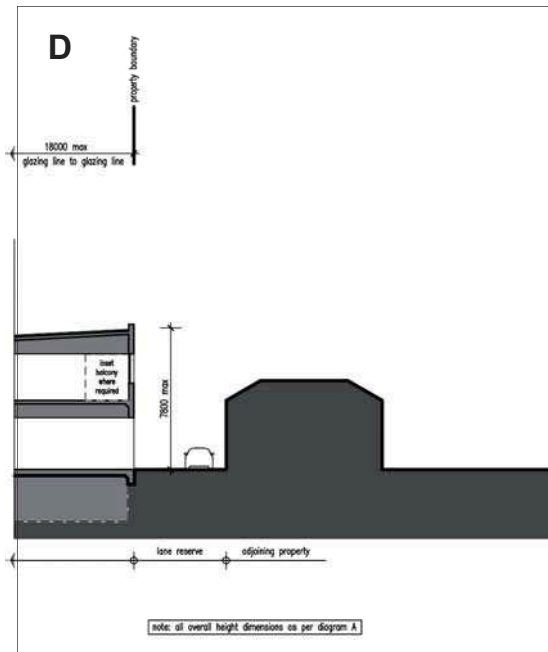
- (b)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (b)(iv) Control diagram: building depth and other controls between the front and rear boundaries for 47-49 Murray Street.



- (b)(v) Control diagram: building depth and other controls at the rear boundary over laneway.



- (c) The control diagram indicates an approximate built form footprint outcome as a result of the controls diagrams in this section. These footprints do not alter the applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



8.0 BONDI ROAD VILLAGE



Figure 21. Local Village Centre: Bondi Road, Village.

Bondi Road Village is a diverse strip of retail shops and local services fronting both sides of the Bondi Road. This section applies to the land shown in grey. The village is located approximately 1km from Bondi Junction and contains approximately 95 shop front premises made up of a wide range of specialty shops that attract and serve the local population.

Refer to Figure 21 above. This section applies to the land shown in grey which is zoned 3(b) Business Mixed and 3(c) Business Neighbourhood under Waverley LEP 1996.

8.1 Existing Character & Built Form

Bondi Road is an important and busy transport corridor that runs along the 'spine' connecting Bondi Beach to Bondi Junction and the City. The existence of a number of bus stops draws people to Bondi Road, serving to increase pedestrian presence. A strength of the village is the good pedestrian accessibility to the retail shops from the relatively large residential catchment.

The strip is composed of smaller 'shop house' buildings of a scale which are reflective of the historical small scale lot subdivision pattern. Buildings are generally two (2) storeys to the street edge, having an effective height, due to the existence of parapets and roof forms, of three (3) levels. A number of contradictions occur to this pattern in the form of larger high rise 1960's and 1970's residential and hotel towers. These buildings are inconsistent with the overall scale of the street fabric and the lower podium levels of the building (lower two (2) to



Figure 22. Bondi Road South.

■ Indicates buildings of historical character

three (3) levels) tend to have front and side setbacks inconsistent with adjoining development and the rhythm of the streetscape. All existing buildings of historic character are mixed use, with commercial ground floor and residential upper storey(s).

Numerous buildings within this area possess elements of, or largely intact, original shop-fronts. Many other buildings preserve the original entry configuration (i.e. with inset doorway to one side) reconstructed with contemporary materials.

Several items are clearly discernable as 'ensembles', including both conjoined terraces and individual buildings. These include:

- three single storey, double width shops with brick facades and parapet (103-105, 107-109, and 111-113 Bondi Road, which also possess their original roof forms, doorway configurations and façades);
- a stylistically-linked group of buildings, constructed contemporaneously (127, 129-131, and 133-135 Bondi Road); and
- five groups of conjoined terraces: 159-165; 167-183; 251-265; 267-275; 277-281; and 298-302 Bondi Road.

Refer to column diagrams held at Figures 22 to 28.

8.2 Desired Future Character Objectives

- To maintain the role and character of Bondi Road in providing local shops, services and residential accommodation for the local community;
- To ensure that development complements the heights, scale and street rhythm of identified buildings of historical character in Bondi Road;
- To maintain the built form arising from the historical subdivision pattern and the small shop character at street level.
- To limit the scale of redevelopment and in all development at the street edge to match the parapet façade height of buildings of historic character, with setbacks to further levels where appropriate;
- To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above;
- To support, maintain and expand upon the diverse mix of local shops and services that provide the day to day needs of the local residential community through the following objective at (g);
- To limit and manage the proliferation of cafes and restaurants, including areas of outdoor dining, in order that these uses do not dominate the character of the centre or undermine the current and

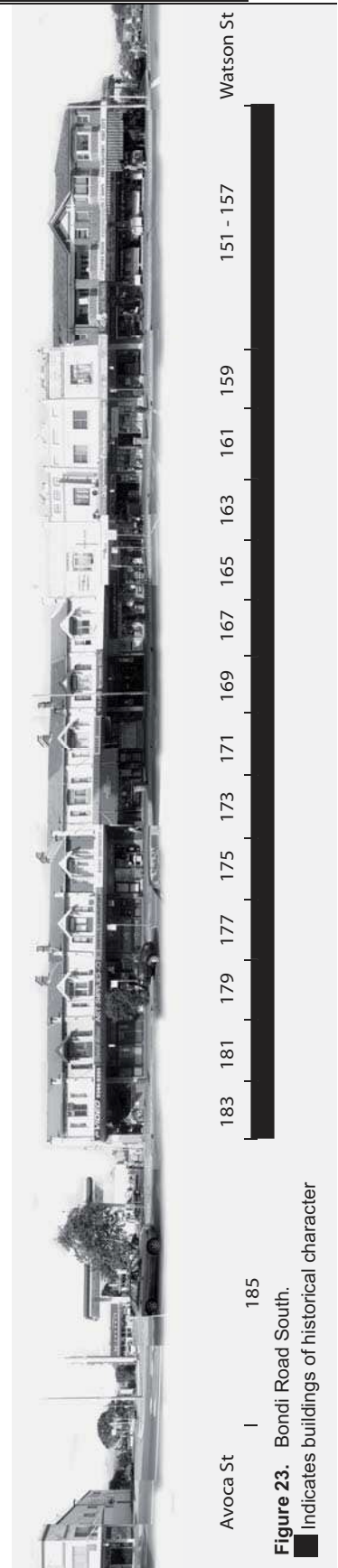


Figure 23. Bondi Road South.
Indicates buildings of historical character

future role and function of local shops that provide the day to day needs of the local resident community; and

- (h) In the case of future works and improvements to the 1960s and 1970s residential and hotel towers that exist along Bondi Road, to encourage the street and podium levels to better knit the street fabric together through the introduction of shop fronts at ground level.

Two sites along Bondi Road that constitute key sites are highly developed private hotels (115-119 Bondi Road and 212-218 Bondi Road). It is unlikely that these buildings will ever be developed to conform with the planning controls in this Part. If the sites were to be redeveloped it would be reasonable to accept an FSR outcome similar to the existing building mass, however remodeled or rebuilt so as to more appropriately respond to the urban form objectives of this document.

8.3 Planning Controls

- (a) Development is to have a maximum building height of four (4) storeys in the Mixed Business 3(b) zone and three (3) storeys in the Neighbourhood Business 3(c) zone;
- (b) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 20% (being the combined total of the two) of shop-fronts or activities along the frontage of any part of the street between the corners of two other streets, where the properties are zoned to allow the purpose with development consent;
- (c) Buildings shaded grey may conform to the following control diagrams and controls held below in (c)(i) to (c)(viii).

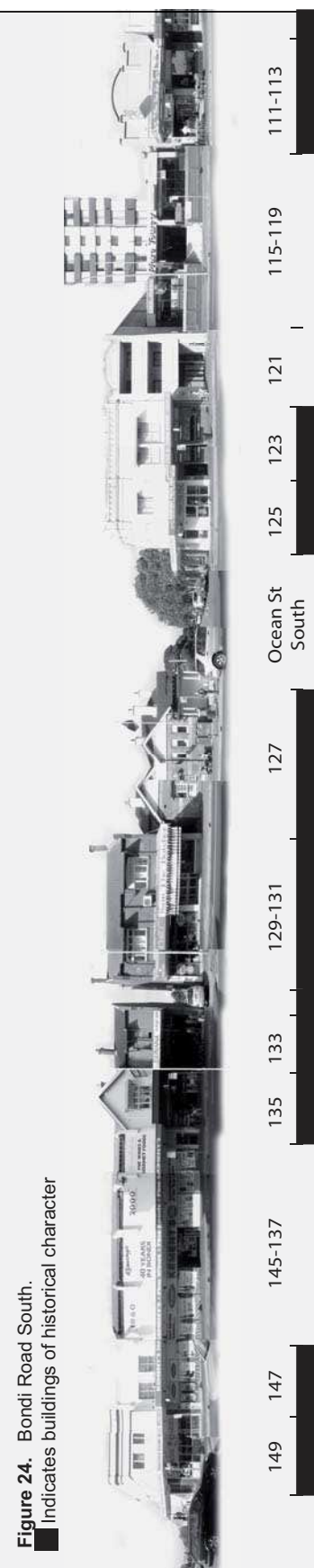
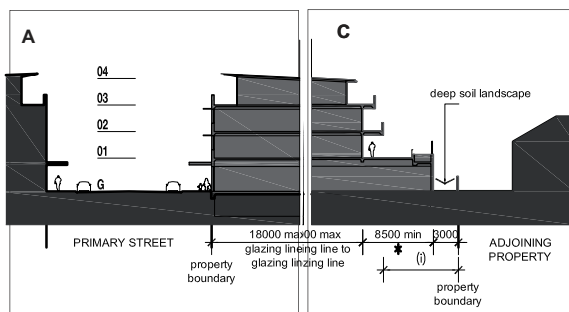
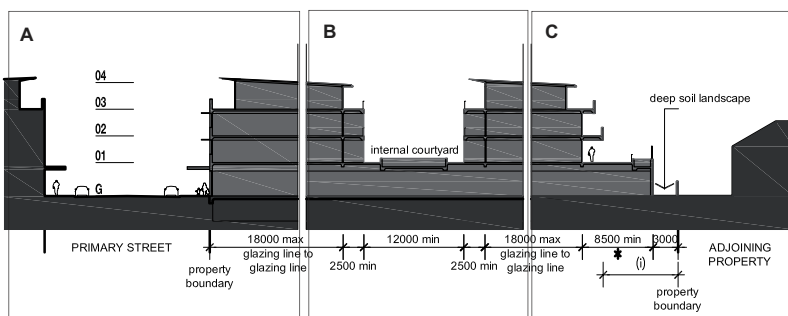


Figure 24. Bondi Road South.
Indicates buildings of historical character

- (c)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (c)(v) and (c)(vii).



- (c)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (c)(v), (c)(vii) and (c)(viii).



Dimension marked * may be varied where a gured dimension is given in 8.3(r) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (c)(iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below in (c)(v) and (c)(viii).

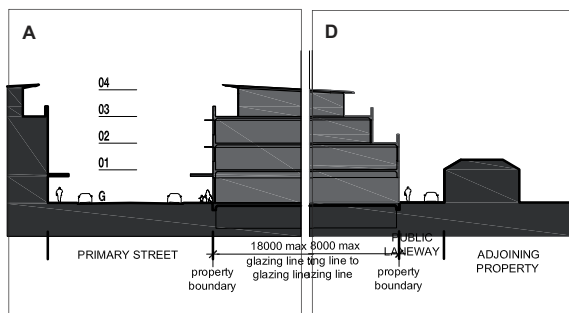


Figure 25. Bondi Road South.
Indicates buildings of historical character



- (c)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed below in (c)(v), (c)(vi) and (c)(viii).

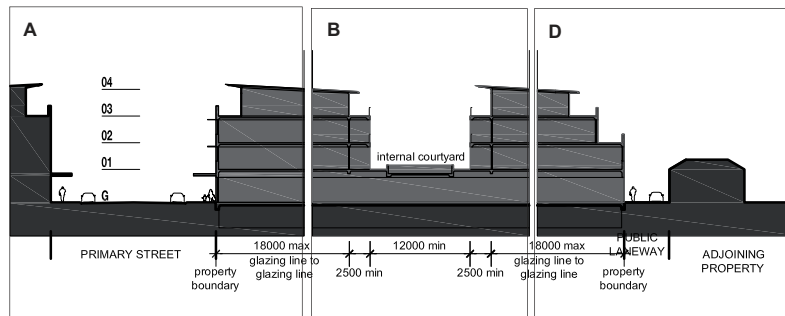
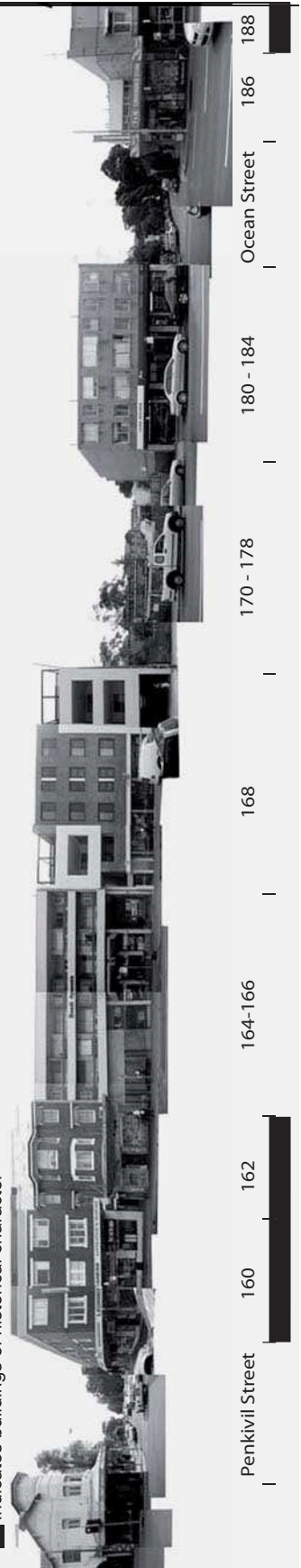
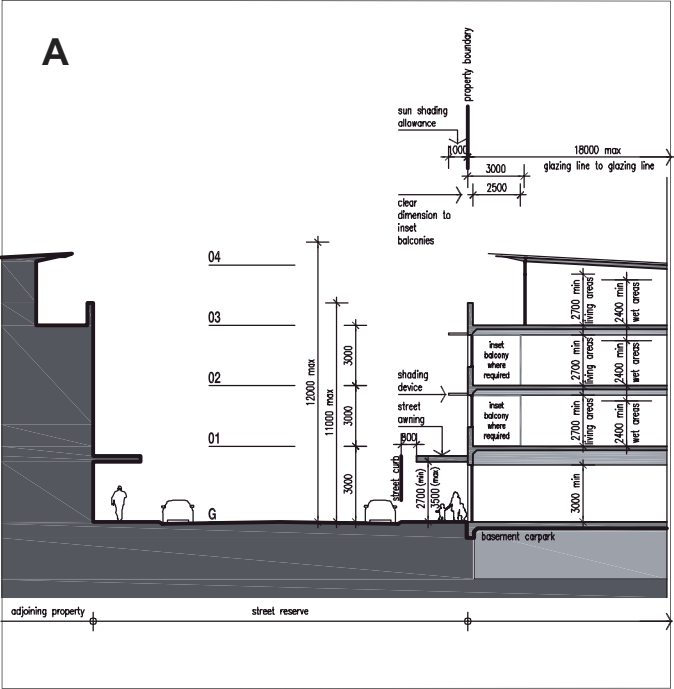


Figure 26. Bondi Road North.

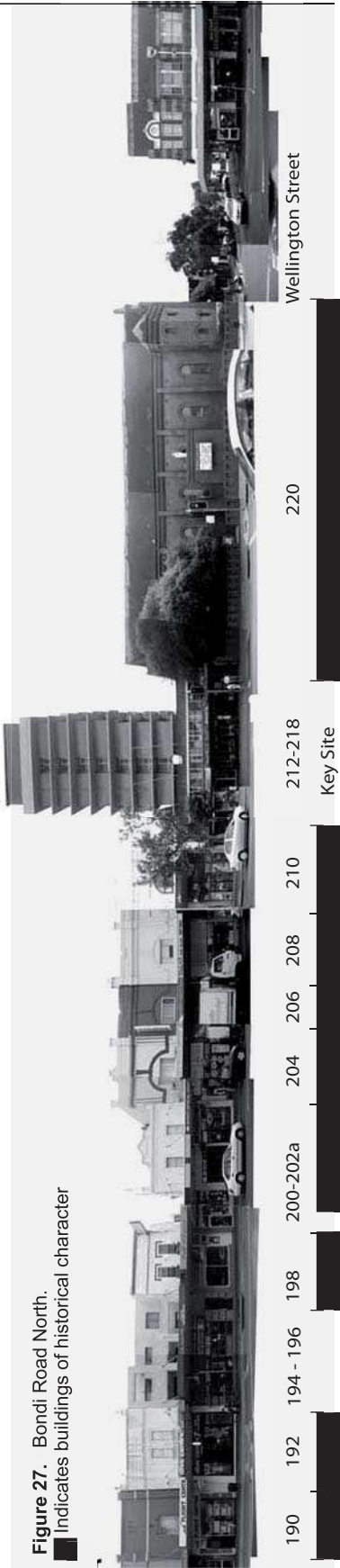
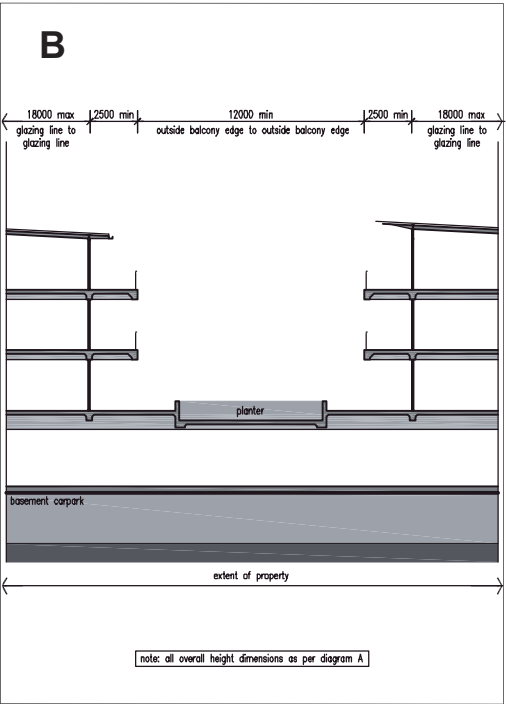
■ Indicates buildings of historical character



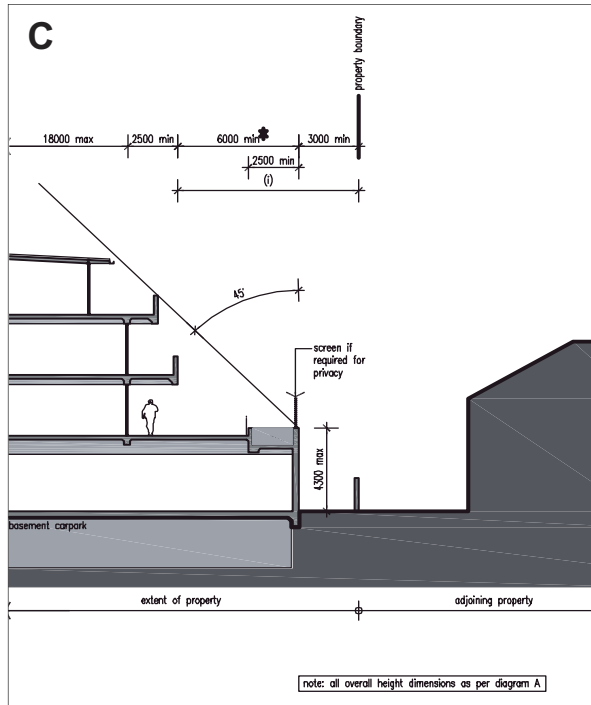
(c)(v) Control diagram: floor to ceiling heights and other controls at the street frontage.



(c)(vi) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



- (c)(vii) Control diagram: building depth and other controls at the rear boundary with an adjoining property.



Dimension marked * may be varied where a gured dimension is given in 8.3(e) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (c)(viii) Control diagram: building depth and other controls at the rear boundary over laneway.

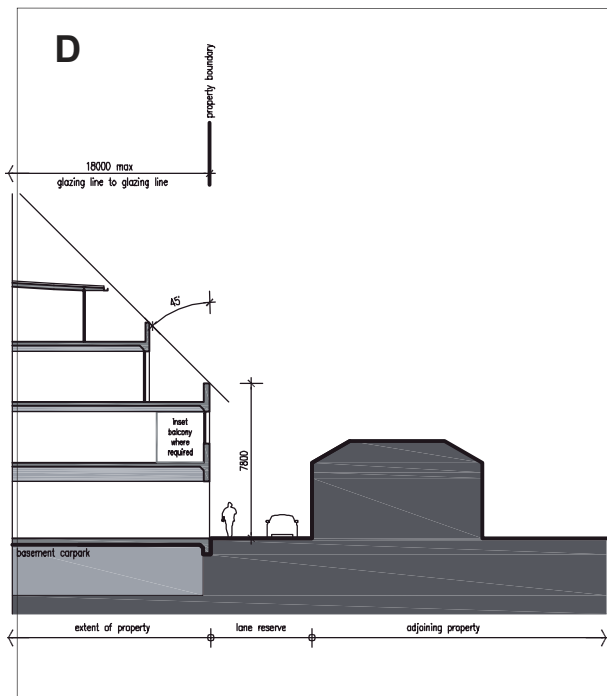
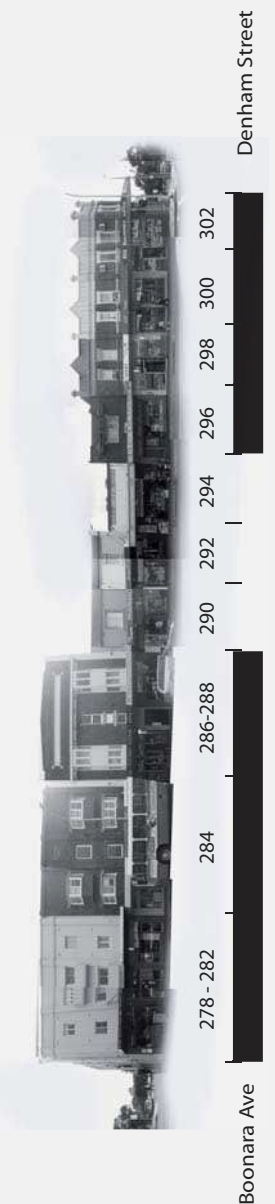


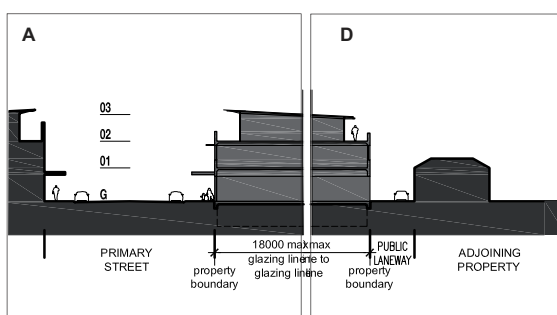
Figure 28. Bondi Road South.
Indicates buildings of historical character



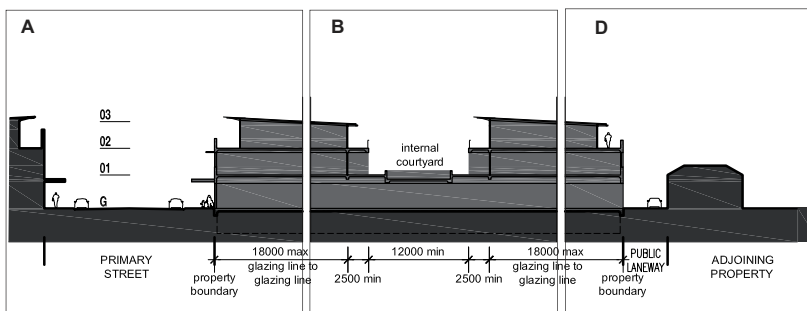
- (d)(i) Buildings shaded grey should conform to the following control diagrams and controls held below in (d)(ii) to (d)(vi).



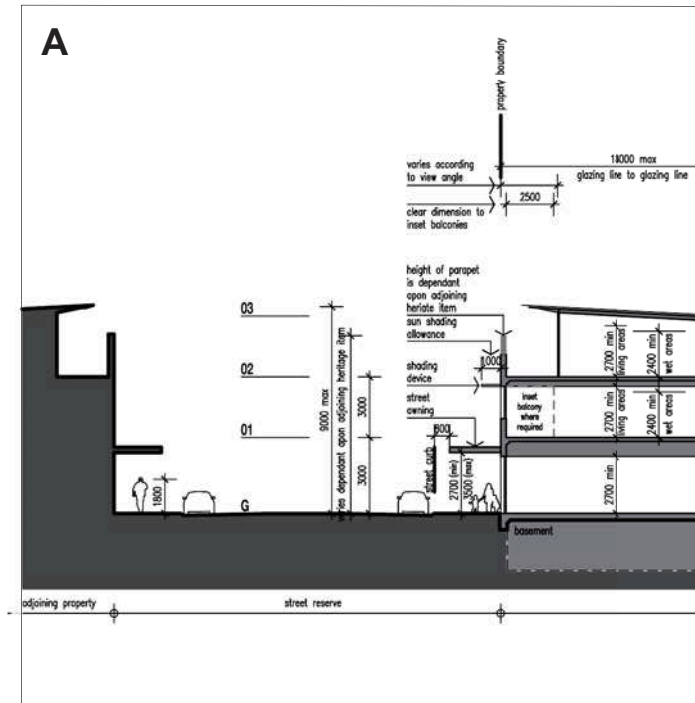
- (d)(ii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below in (d)(iv) and (d)(vi).



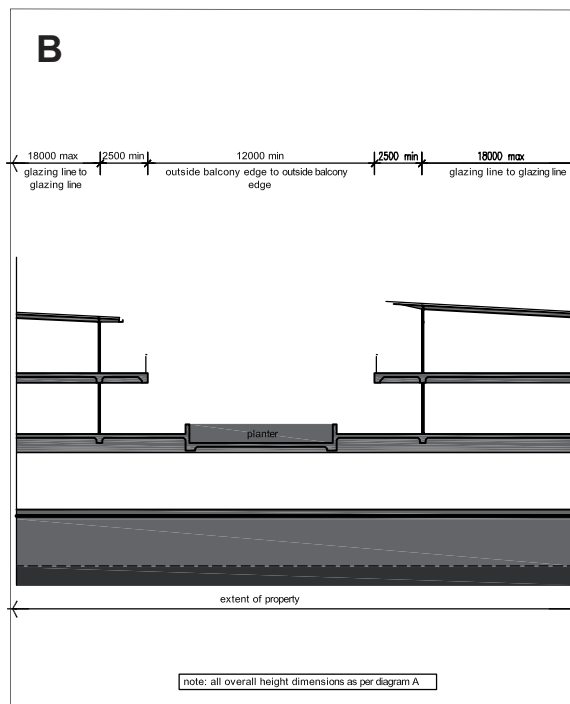
- (d)(iii) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed below in (d)(iv), (d)(v) and (d)(vi).



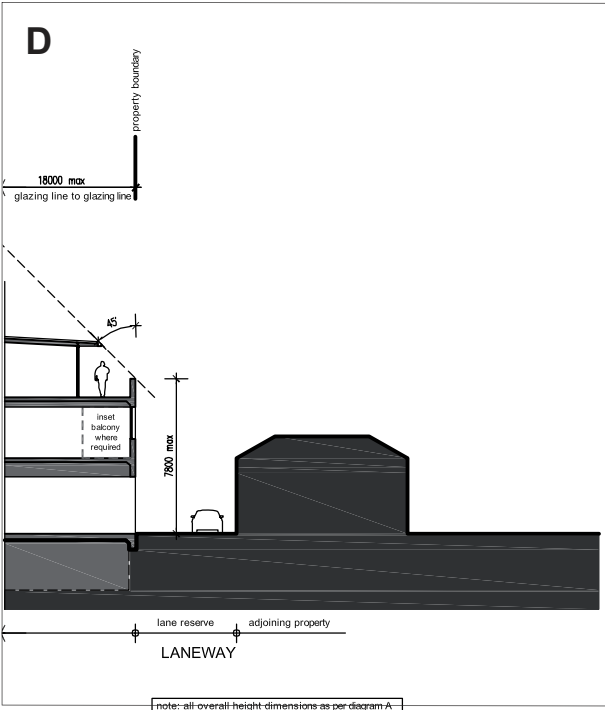
- (d)(iv) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (d)(v) Control diagram: building depth and other controls between front and rear boundaries for deep sites.



(d)(vi) Control diagram: building depth and other controls at the rear boundary with an adjoining property.



- (e) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections (c) and (d). These footprints do not alter the applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

9.0 OLD SOUTH HEAD ROAD NEIGHBOURHOOD CENTRE



Figure 29. Local Village Centre: Old South Head Road, Neighbourhood Centre.

Old South Head Road signifies the local government boundary between Waverley and Woollahra councils. It contains five separate clusters of retail and commercial activity along the length of the road. Refer to Figure 29 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

Three small commercial clusters located at the respective intersections of Flood Street and Old South Head Road, Blair Street and Old South Head Road, and Murriville Road and Old South Head Road are known as the Old South Head Road Neighbourhood Centre.

The two larger clusters located further north along Old South Head Road between Onslow Street and Strickland Street and in the vicinity of Oceanview Avenue are known as the Rose Bay Small Village (north and south). This centre is addressed in section 14 of this Part.

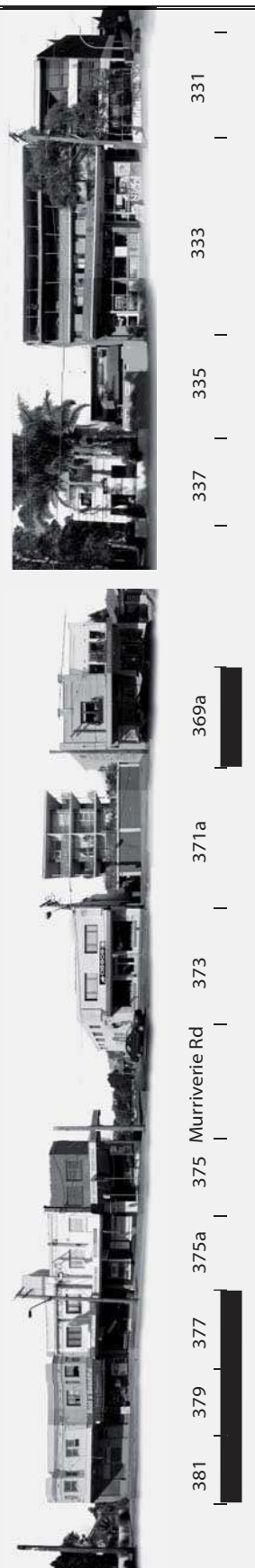
9.1 Existing Character & Built Form

The five commercial clusters found along the road accommodate approximately 110 shop front premises of which approximately 70 are in the Waverley local government area.

The two clusters forming the Rose Bay Small Village (north and south) are at the northern end of the road and contain a variety of uses that when combined with the retail strips within the Woollahra local government area, provide the day to day needs of the local community.

Figure 30. Old South Head Road.

■ Indicates buildings of historical character



The three clusters forming the Old South Head Road Neighbourhood Centre are located at the southern end of the road and are considerably smaller compared to the Rose Bay centres, in terms of the number of commercial premises and scale of development.

9.1.1 Intersection of Old South Head Road and Flood Street

The buildings in this local village centre occupy a bend in the corner of Old South Head Road. They are of mixed architectural fabric. The immediate environment is dominated by traffic and the commercial/retail use of some of the buildings provides a buffer between the road and the residential buildings that sit behind these uses.

The centre has a number of late Victorian, Federation, and Interwar style dwellings with commercial uses being housed within modern structures.

Height varies between one and three storeys, with buildings located to the front of the property boundaries. Buildings are typically of masonry construction, with residential buildings possessing decorative face and painted brick work.

9.1.2 Intersection of Old South Head Road and Blair Street

This intersection is a prominent marker along the length of Old South Head Road, dominated by traffic, providing little pedestrian amenity.

The buildings are mixed architecturally with no predominant style or built form. The relative importance and scale of the intersection is not reflected in the scale of development.

Buildings are of varied height, yet most contain a retail/commercial ground floor and residential upper storeys, and possess some historic character.

9.1.3 Intersection of Old South Head Road and Murrivier Road

This section of the centre provides a break in the residential streetscape and contains a set of retail/commercial shops with residential uses above. The scale is predominantly two storeys.

The area is also dominated by traffic movement and the commercial strip consists of trade shops and outlets, with no local convenience shops.

This section of the centre contains no heritage items, or heritage conservation area listings. With a varied building typology, including some pre-war items, this area does not possess a uniform or identifiable character.

Refer to column diagrams held at Figures 30 to 34.

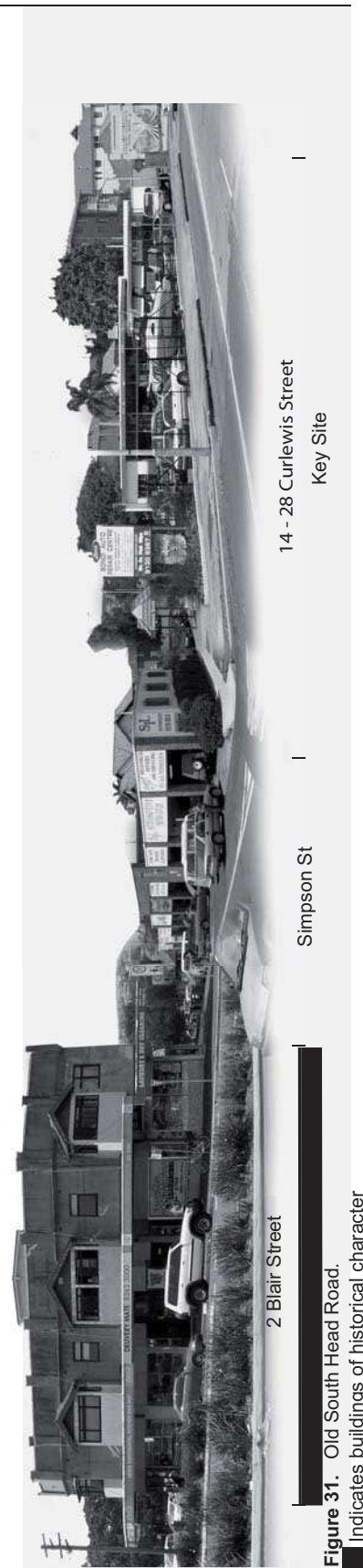


Figure 31. Old South Head Road.

Indicates buildings of historical character

9.2 Desired Future Character Objectives

Flood Street Intersection

- (a) To ensure that development complements the heights, scale and street rhythm of the existing built form in the area; and
- (b) To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above.

Blair Street Intersection:

- (a) To accommodate a potential increase in the general scale of development in this section of the centre, subject to appropriate site consolidation and satisfying amenity considerations and impacts on adjoining sites;
- (b) To maintain and expand on the current range of land uses, including automotive repairs and service station;
- (c) To maintain and remediate original shop fronts as part of any future development;
- (d) To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above; and
- (e) The site marked * in Figure 28 (14-28 Curlewis Street) is considered key to the long term objectives of this Part and public domain environment of this precinct. The development of this site to address each of the three (3) street boundaries by building to each property boundary is considered key. The resultant building form will anchor the built form of the intersection while ensuring that each street, Blair and Curlewis streets, is given an improved urban form and scale.

Murriverie Road Intersection

- (a) To maintain the predominantly two storey scale, with any additional levels (if appropriate) being set back from the street edge;
- (b) To maintain and remediate original shop fronts as part of any future development; and
- (c) To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above.

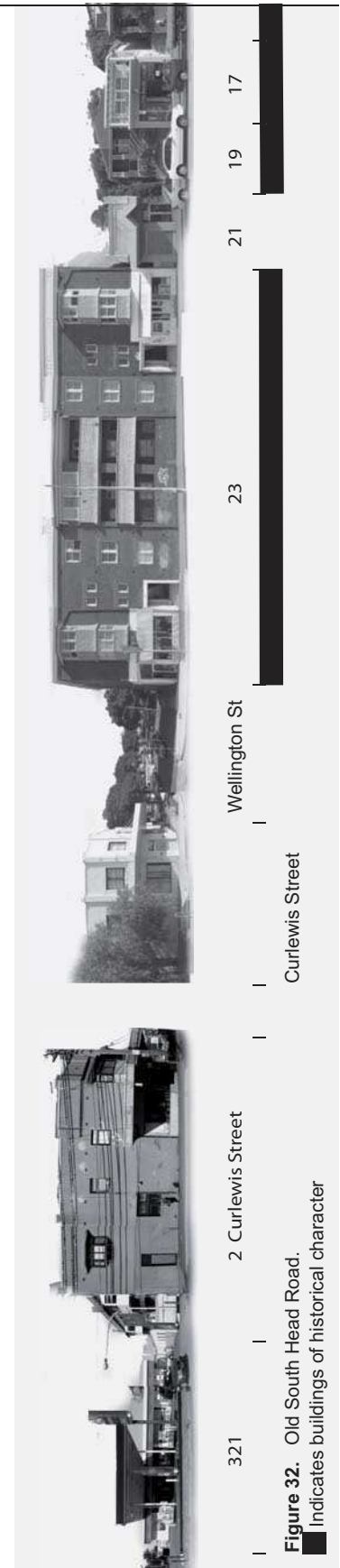


Figure 32. Old South Head Road.
■ Indicates buildings of historical character

9.3 Planning Controls

- (a) In order to retain the local neighbourhood centre character and to retain the majority of premises for local shops and services, each small centre is restricted to one (1) only local café;
- (b) Lots shaded grey may conform to the following control diagrams and controls held below in (b)(i) to (b)(viii).



Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.

The building footprints held in control diagram 9.3(e) also apply to this variation.

- (b)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed in (b)(v) to (b)(vii).

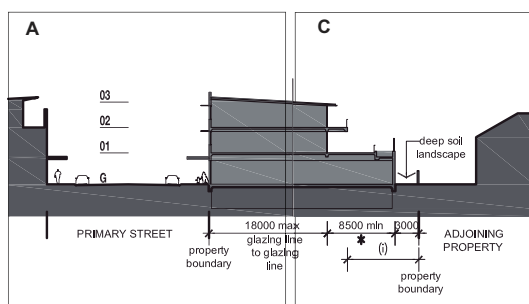
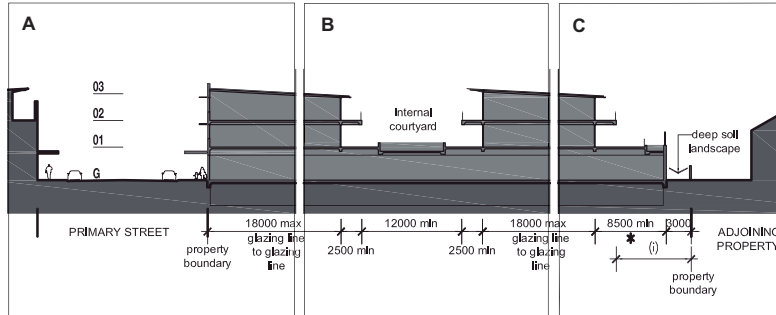


Figure 33. Curlewis Street.
■ Indicates buildings of historical character

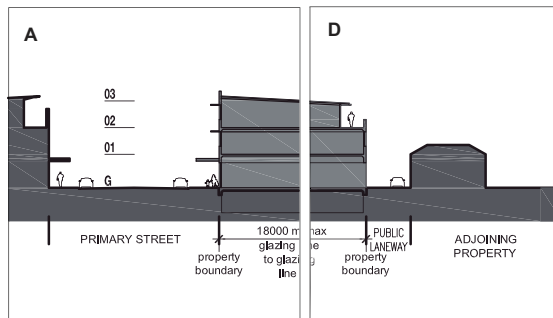


- (b)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed in (b)(v), (b)(vi) and (b)(vii).



Dimension marked * may be varied where a figured dimension is given in 9.3(z) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed in (b)(v) and (b)(viii).



- (b)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'C' are detailed in (b)(v), (b)(vi) and (b)(viii).

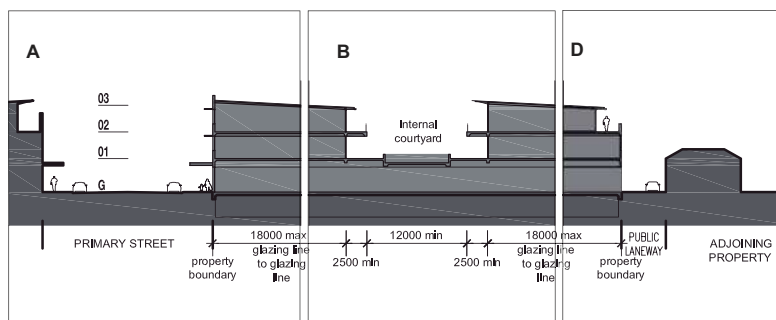
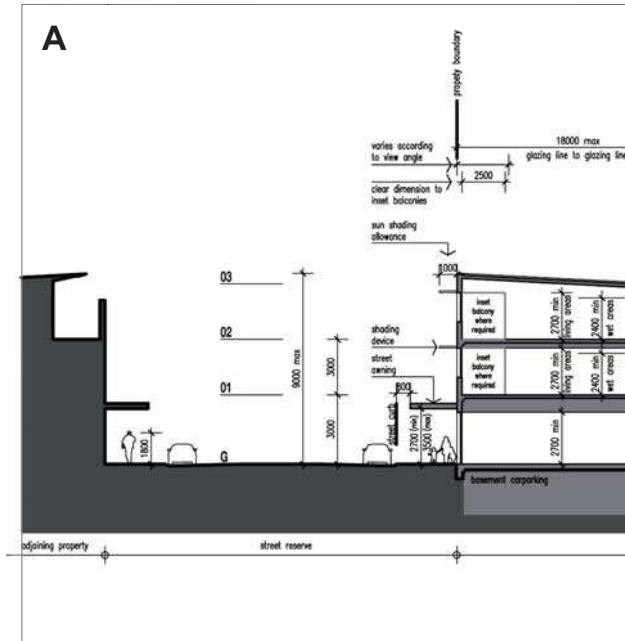
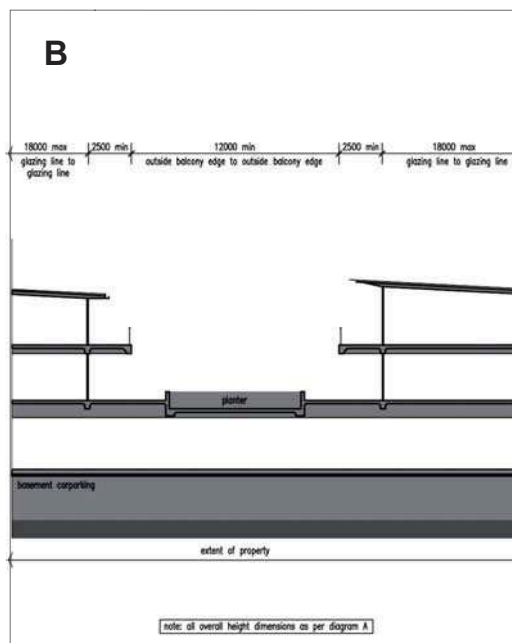


Figure 34. Old South Head Road.
Indicates Buildings of Historical character

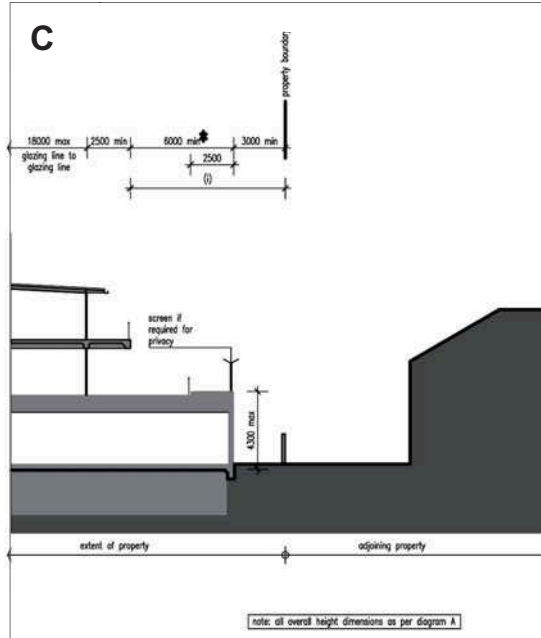
- (b)(v) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (b)(vi) Control diagram: building depth between the front and rear boundaries for deep sites.

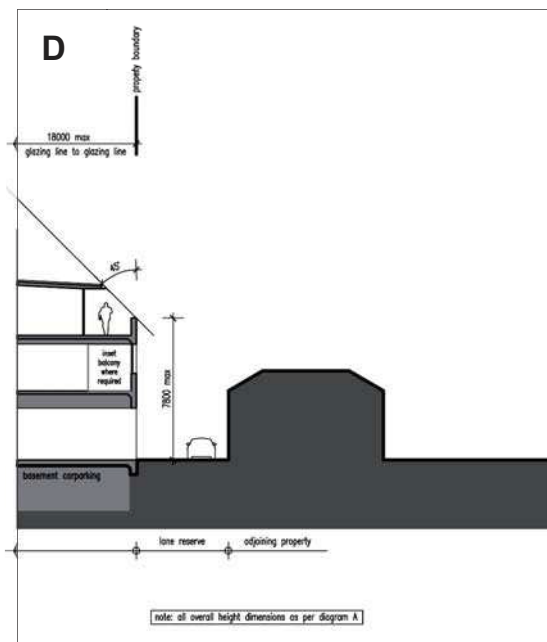


- (b)(vii) Control diagram: building depth and other controls at the rear boundary with adjoining property.



Dimension marked * may be varied where a figured dimension is given in 9.3(e) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(viii) Control diagram: building depth and other controls at the rear boundary over laneway.

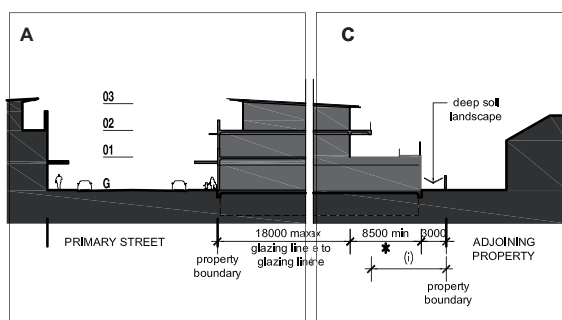


- (c) Lots shaded grey should conform to the following control diagrams held below in (c)(i) to (c)(viii).

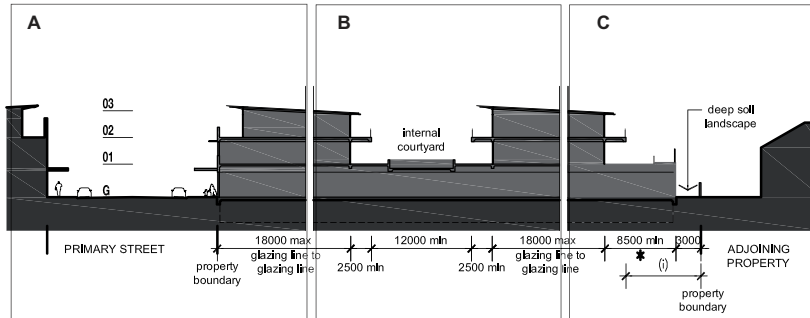


The building footprints held in control diagram 9.3(e) also apply to this variation.

- (c)(i) Control diagram: typical building section - single street frontage - shallow site. The components 'A' and 'C' are detailed in (c)(v) and (c)(vii).

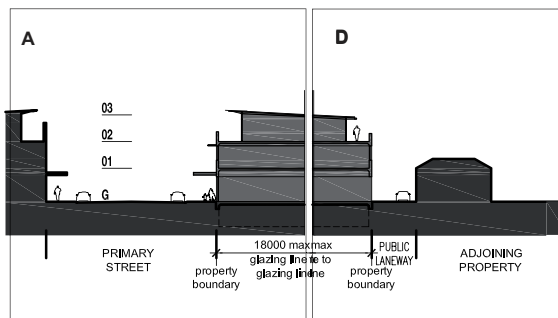


- (c)(ii) Control diagram: typical building section - single street frontage - deep site. The components 'A', 'B' and 'C' are detailed in (c)(v), (c)(vi) and (c)(vii).

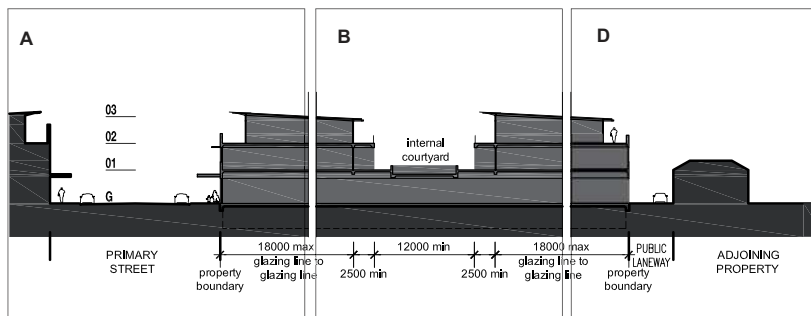


Dimension marked * may be varied where a gured dimension is given in 9.3(z) indicating an overall dimension (i). In all other cases dimension * is a minimum.

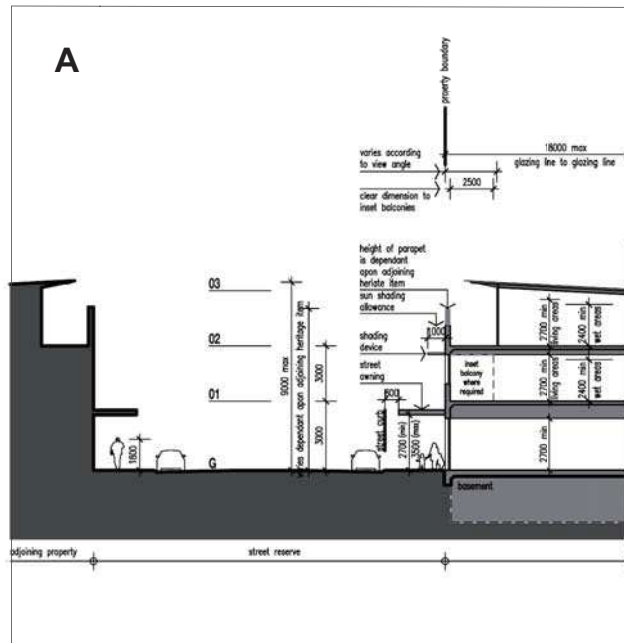
- (c)(iii) Control diagram: typical building section - dual street frontage - shallow site. The components 'A' and 'D' are detailed in (c)(v) and (c)(viii).



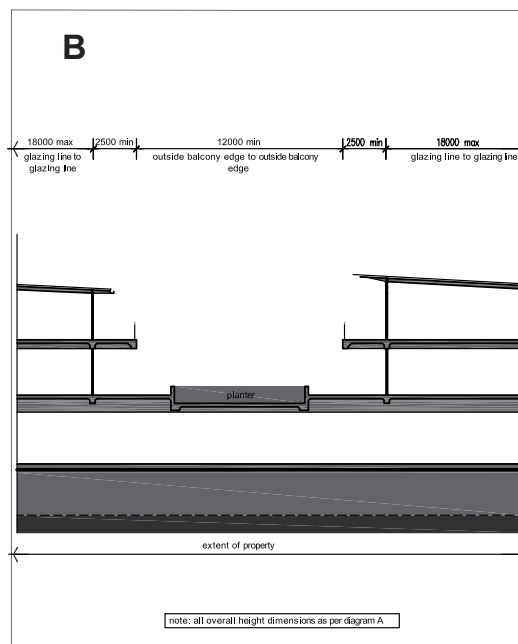
- (c)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed in (c)(v), (c)(vi) and (c)(viii).



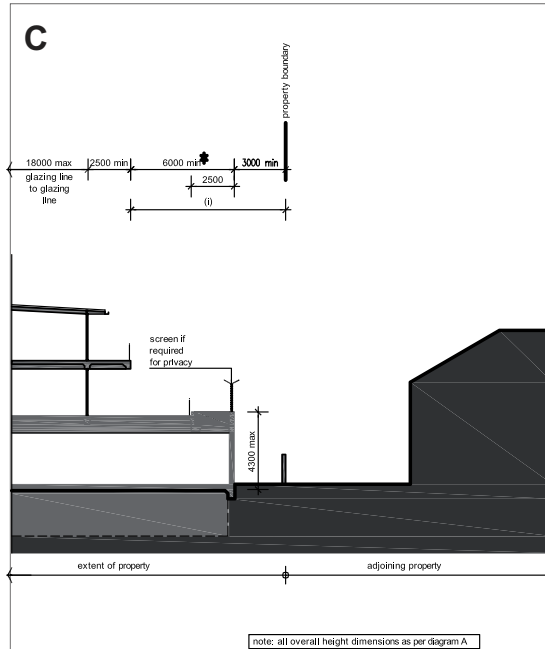
- (c)(v) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (c)(vi) Control diagram: building controls and other controls between the front and rear setbacks for deep sites.

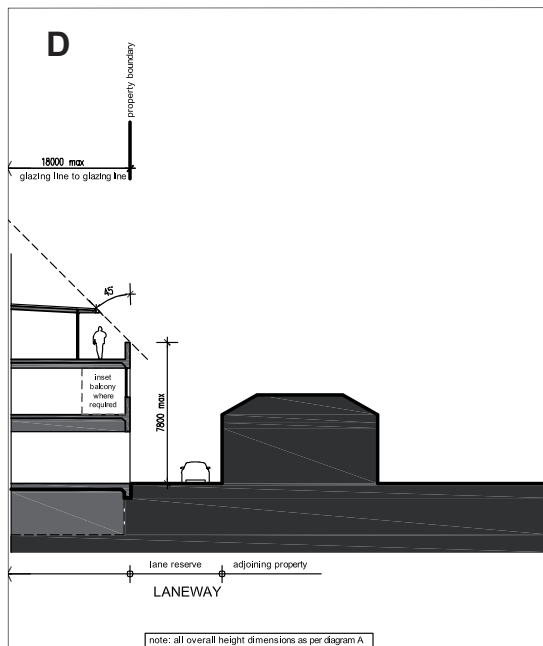


- (c)(vii) Control diagram: building depth and other controls at the rear boundary with an adjoining property.



Dimension marked * may be varied where a figured dimension is given in 9.3(e) indicating an overall dimension (i). In all other cases dimension * is a minimum.

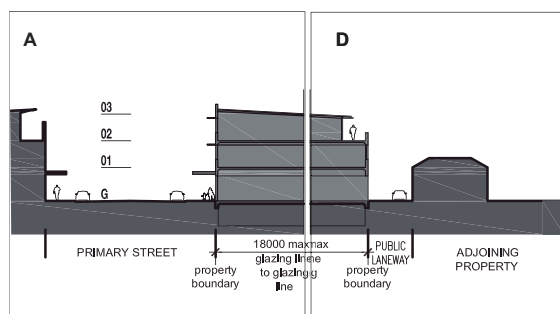
- (c)(viii) Control diagram: building depth and other controls at the rear boundary with laneway.



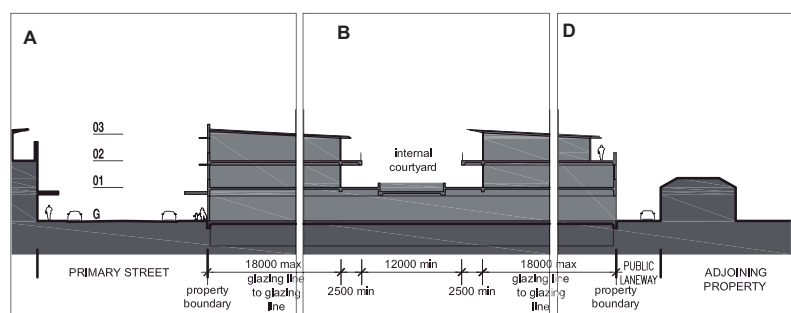
- (d) Lots shaded grey may conform to the following control diagrams held below in (d)(i) and (d)(v).



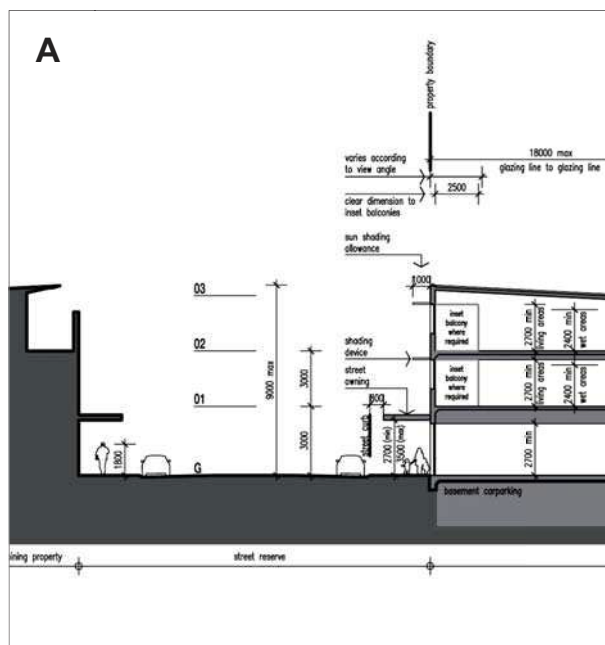
- (d)(i) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed in (d)(iii) and (d)(v).



- (d)(ii) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed in (d)(iii), (d)(iv) and (d)(v).



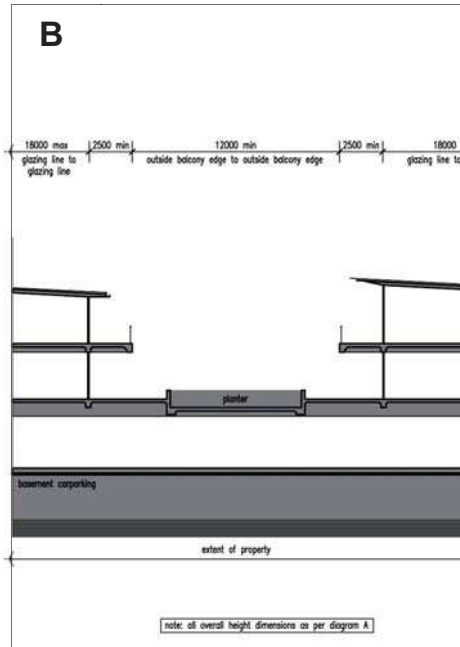
- (d)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.



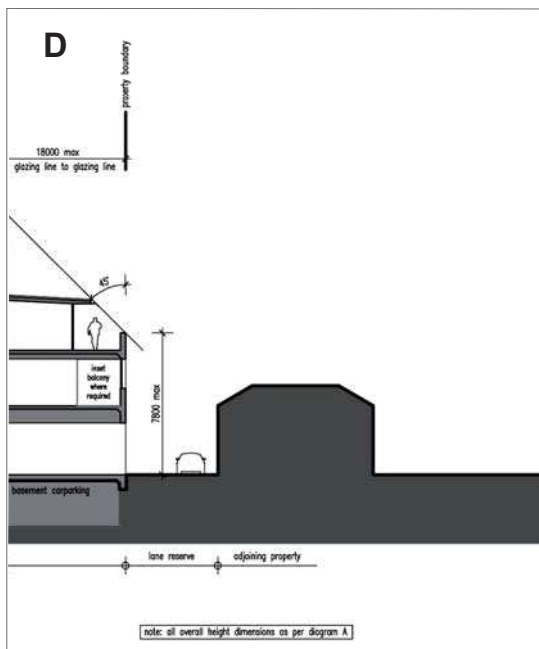
Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.

The building footprints held in control diagram 9.3(e) also apply to this variation.

- (d)(iv) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



- (d)(v) Control diagram: building depth and other controls at the rear boundary with laneway.



- (e) The control diagram indicates the approximate built form footprint outcome as a result of the control diagrams held in sections (b), (c) and (d). These footprints do not alter applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



10.0 HALL STREET TOWN CENTRE

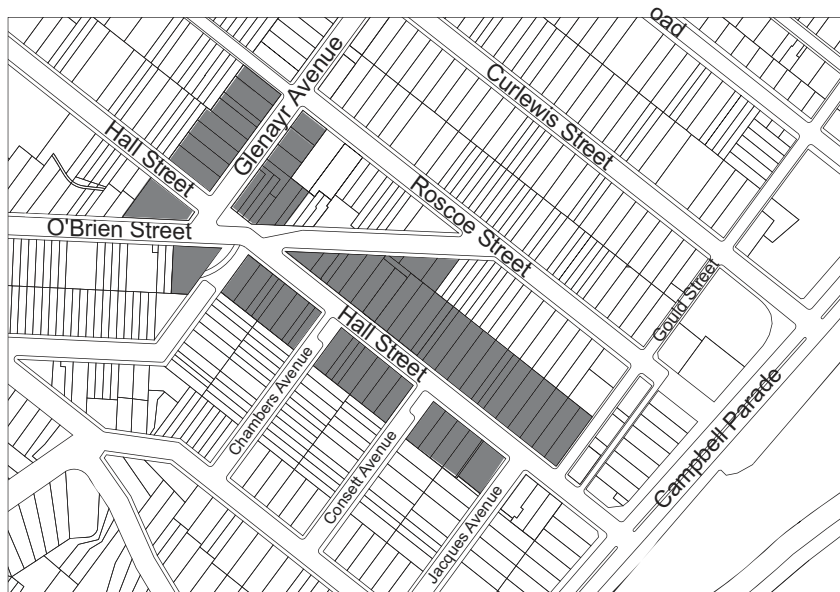


Figure 35: Local Village Centre: Hall Street, Town Centre.

While Hall Street is located in the vicinity of Bondi Beach and is physically linked to Campbell Parade, it has its own character and local identity. The Hall Street local village centre extends into Glenayr Avenue as far as Roscoe Street. It has a separate function to Campbell Parade, catering more to the daily needs of the local community, but nonetheless influenced by the existence of visitors and tourists.

Refer to Figure 35 above. This section applies to the land shown in grey which is zoned 3(a) Business General under Waverley LEP 1996. Development controls for Hall Street also appear in Part F2 Bondi Beach. Where there is an inconsistency, the controls in this Part prevail.

10.1 Existing Character & Built Form

Hall Street and the southern end of Glenayr Avenue contains predominantly mixed use development, with retail shops at ground floor level and residential uses on the upper floors. The retail strip is also adjoined by residential streets along its length, resulting in a vibrant mixed use area but with challenges in terms of managing the interface between the non-residential and residential uses.

Due to the popularity of Bondi Beach and Hall Street, the extent of regional and local traffic and car parking has a strong influence on the character and use of the area, particularly the public domain.

The local retail strip has approximately 55 local businesses with a diverse range of shops and services. Food retailing outlets – cafes and restaurants – are prominent and make up approximately 20% of the local businesses.

Building heights vary mostly between two (2) and four (4) storeys. The built environment is dominated in terms of scale and bulk by the Hakoah Club

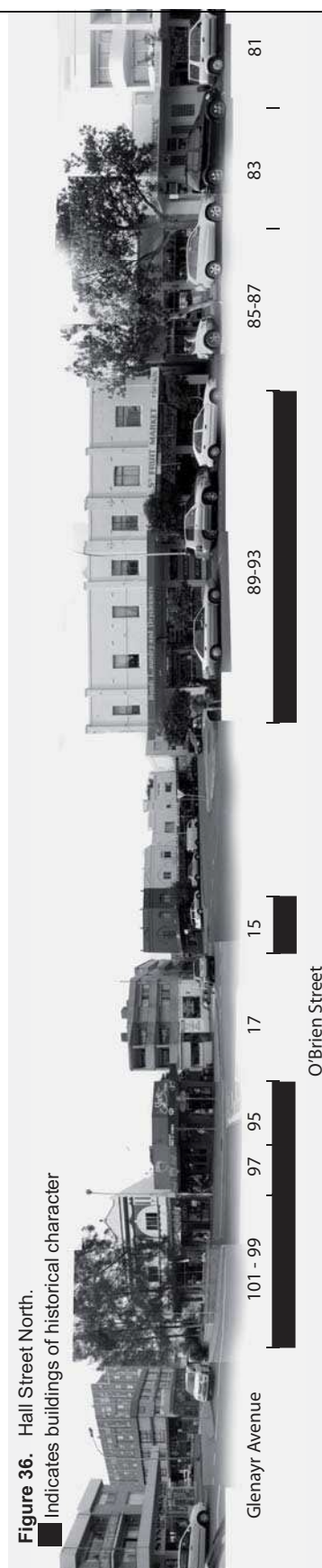


Figure 36. Hall Street North.

■ Indicates buildings of historical character

building.

The area contains a consistent pattern of retail buildings located to the front edge of the street boundaries, although some have substantial setbacks from street boundaries. Buildings are typically of masonry construction, with face (decorative) brick and/or painted brick.

In terms of building footprint, regular side passages tend to emphasise separated, regular lots of narrow frontage.

Within the Hall Street precinct are two Key Sites, namely the Bondi Post Office on the corner of Hall Street and Jacques Avenue, and the intersection of Hall Street, O'Brien Street and Glenayr Avenue.

Refer to column diagrams held at Figures 36 to 43.

10.2 Desired Future Character Objectives

- (a) To maintain Hall Street and the southern end of Glenayr Avenue as a separate and discrete precinct within the wider Bondi Beach town centre, with the role and character of providing local shops, services and residential accommodation for the local community;
- (b) To ensure that development complements the heights, scale and street rhythm of identified buildings of historic character in Hall Street;
- (c) To maintain the built form arising from the historical subdivision pattern and the small shop character at street level;
- (d) To maintain the mixed-use character of the centre by locating the shops and services at ground level and residential units above;
- (e) To support, maintain and expand upon the diverse mix of local shops and services that provide the daily needs of the local residential community;
- (f) To effectively manage the retail/commercial and residential interface in the centre;
- (g) To limit and manage the proliferation of cafes and restaurants, including areas of outdoor dining, in order that these uses do not dominate the character of the centre or undermine the current and future role and function of local shops that provide the daily needs of the local resident community; and
- (h) To maintain and enhance accessibility to public open space.

10.3 Planning Controls

- (a) Cafes and restaurants, including fast-food take-away

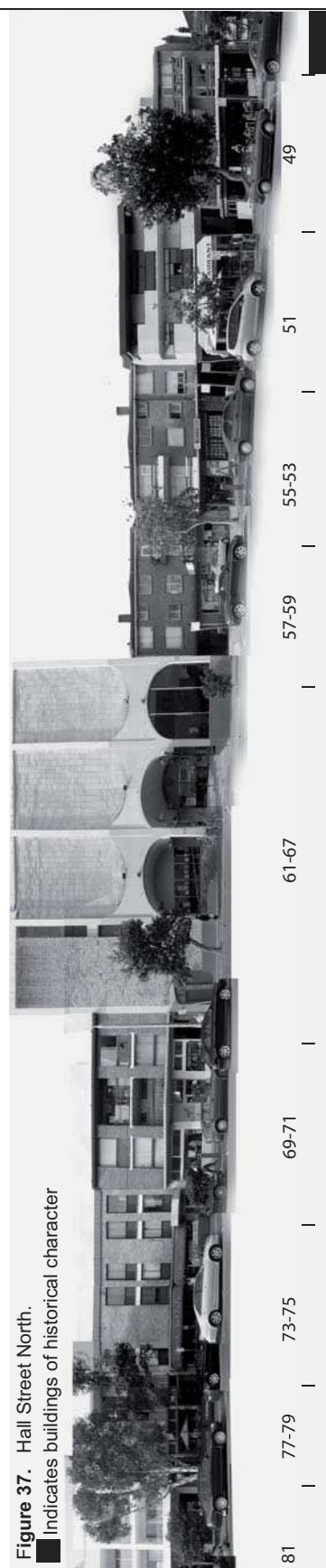
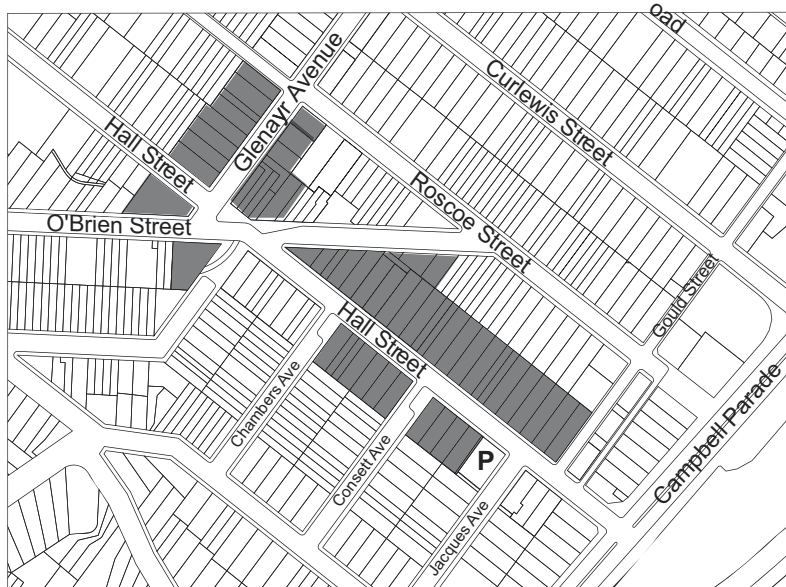


Figure 37. Hall Street North.
Indicates buildings of historic character

restaurants must not constitute more than 20% (being the combined total of the two) of shopfronts or activities along the frontage of any part of the street between the corners of two other streets. The intent is that these types of uses and activities will constitute a maximum of 20% of shop fronts and activities within the overall centre and within each section of each centre.

- (b) Lots shaded grey may conform to the following control diagrams and controls held below in (b)(i) to (b)(v).



The Hall Street Post Office (marked 'P' above) is a significant heritage building. The Hall Street planning controls, relating to possible built form outcomes for the Town Centre, do not apply to this site. Any future development of the site will be determined by a detailed heritage assessment of possible outcomes specific to the site and the building.

The building elevations below reflect a height of 13 metres for a number of sites in this centre. This height goes beyond the building height contained in WLEP 1996, which is 12 metres reflecting the height for the 3(a) Business General zone applying to the land.

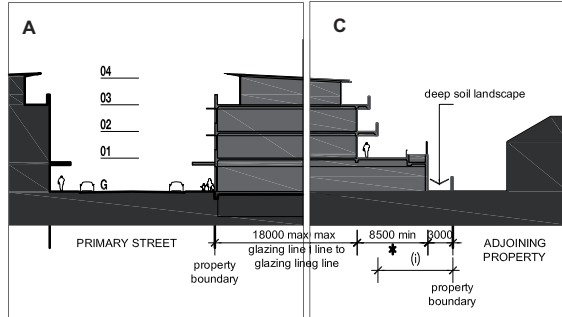
Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.

The building footprints held in control diagram 10.3(c) also apply to this variation.

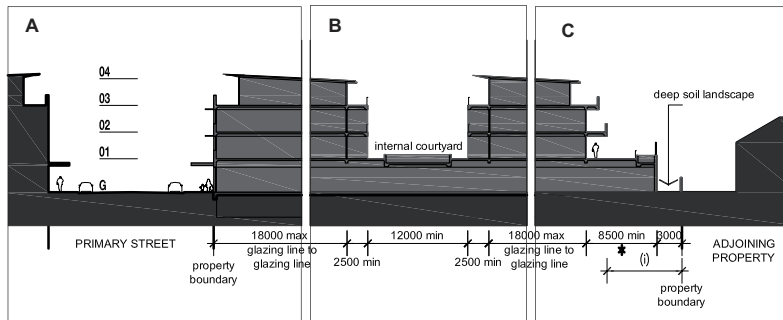


Figure 38. Hall Street North.
Indicates buildings of historical character

- (b)(i) Control diagram: typical building section - shallow site.
Components 'A' and 'C' are detailed below in control diagrams (b)(iii) and (b)(v).



- (b)(ii) Control diagram: typical building section - deep site.
Components 'A', 'B' and 'C' are detailed below in control diagrams (iii), (b)(iv) and (b)(v).



Dimension marked * may be varied where a gured dimension is given in 10.3(c) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.

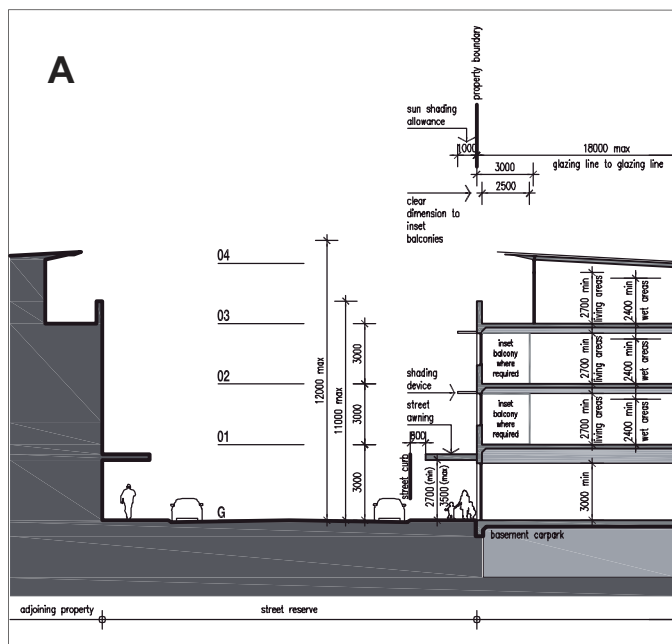
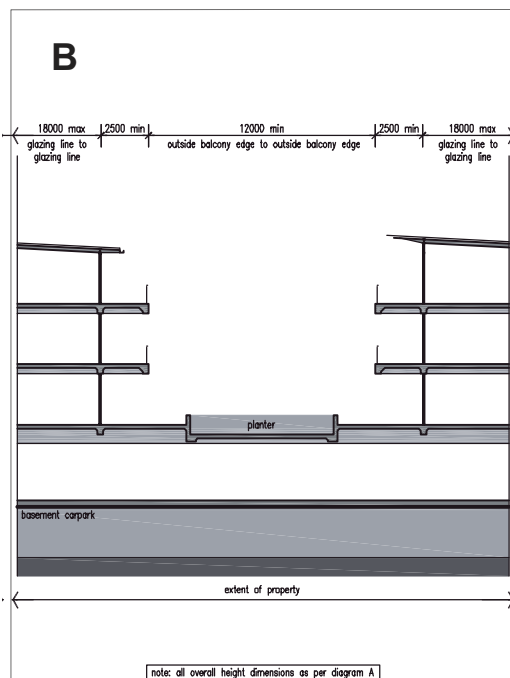
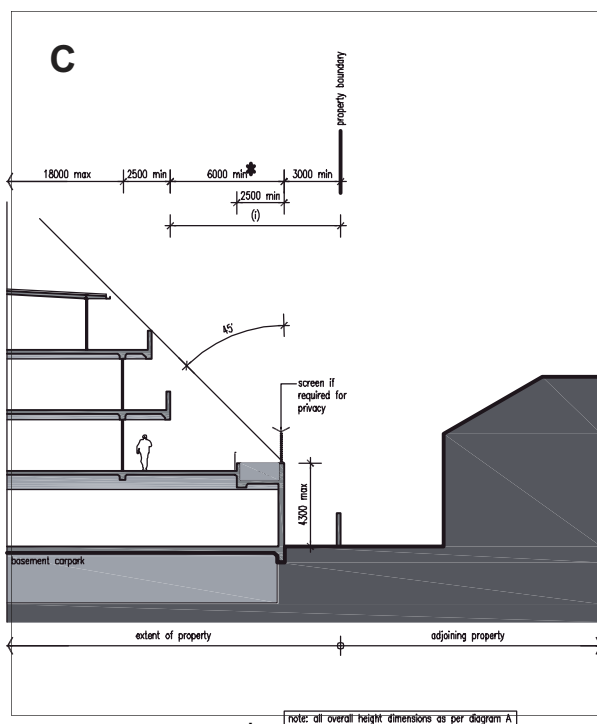


Figure 39. Hall Street North. Hall Street South
■ Indicates buildings of historical character

- (b)(iv) Control diagram: building depth between front and rear boundaries for deep sites.

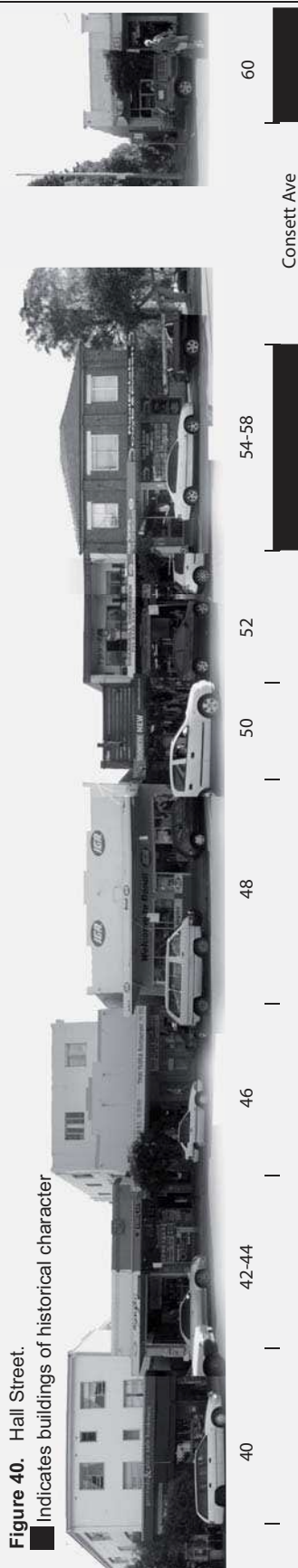


- (b)(v) Control diagram: building depth and other controls at the rear boundary with adjoining property.



Dimension marked * may be varied where a gured dimension is given in 10.3(c) indicating an overall dimension (i). In all other cases dimension * is a minimum.

Figure 40. Hall Street. ■ Indicates buildings of historical character



- (c) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections 10.3(b). These footprints do not alter applicable FSR values. In a number of circumstances gured dimensions are provided below in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.

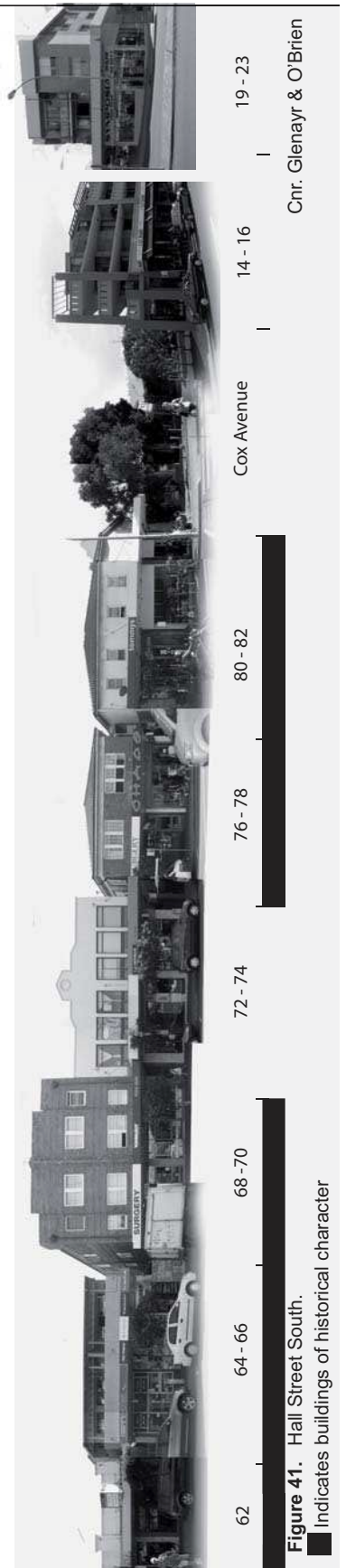
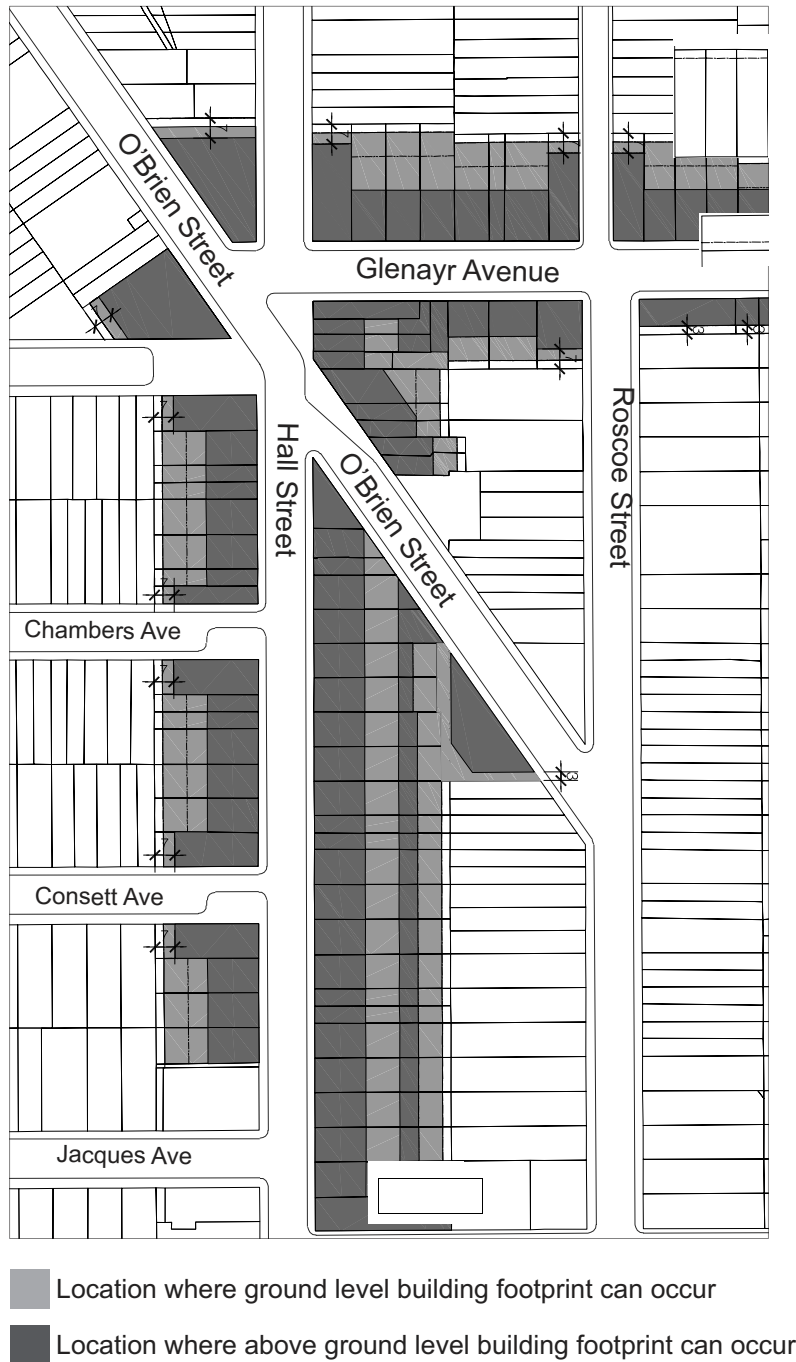


Figure 42. Glenayr Avenue East.

■ Indicates buildings of historical character

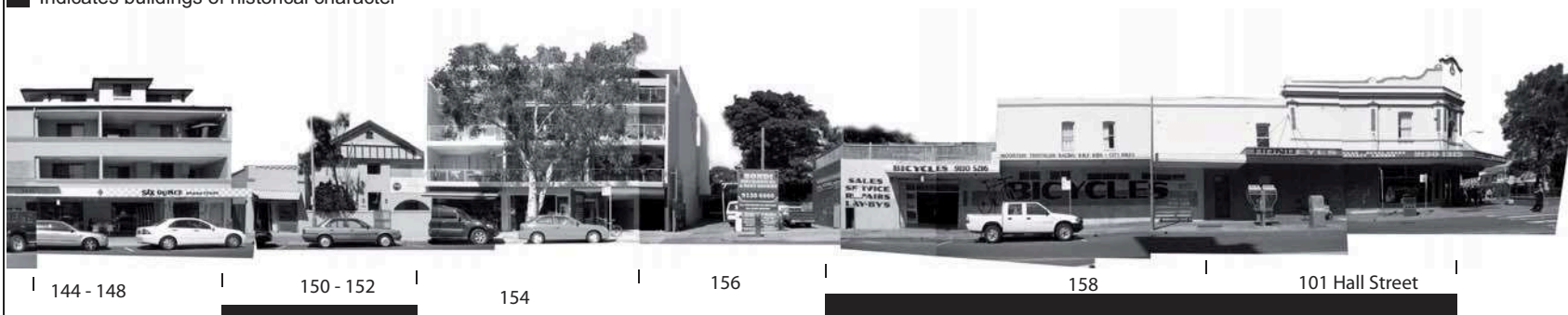


Figure 43. Glenayr Avenue West.

■ Indicates buildings of historical character



11.0 GLENAYR AVENUE NEIGHBOURHOOD CENTRE



Figure 44. Local Village Centre: Glenayr Avenue, Neighbourhood Centre.

The Glenayr Avenue local village centre contains approximately 30 local shops and businesses located in a variety of building stock. Refer to Figure 44 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

The centre is less concentrated and generally more low key than the nearby Hall Street centre, although the two centres do blend at the southern end of Glenayr Avenue.

11.1 Existing Character & Built Form

The centre comprises two areas. The first is a small group of buildings located at the corner of Curlewis Street characterised by two (2) storey Interwar mixed-use buildings. The second area is centred around the 'Seven Ways' intersection which is largely comprised of generous two (2) to three (3) storey Interwar apartment buildings and also notable for its mixed use buildings with ground floor shops and residential storeys above.

In addition to the two distinct centres, Glenayr Avenue includes a series of small scale nodes, interspersed with residential development.

The 'Seven Ways' commercial centre has good quality local shops and cafes. Three of the buildings addressing the 'Seven Ways' and 83-85 Glenayr Avenue possess intact original shop-fronts.



Figure 45. Glenayr Avenue West.
■ Indicates buildings of historical character

Several mixed-use corner sites (commercial ground floor and residential upper floor(s)), assessed as being buildings of historic character are examples of successful transition in form and function between the commercial uses of Glenayr Avenue and the residential character of the side streets. These corner buildings enable a transition by a reduction in height, and the incorporation of a setback, in those (northern) facades while addressing the residential side street.

Refer to column diagrams held at Figures 45 to 49.

11.2 Desired Future Character Objectives

- (a) To maintain the role and character of the discrete sections that make up the Glenayr Avenue centre, including the provision of local shops, services and residential accommodation for the local community.
- (b) To ensure that development complements the heights, scale and street rhythm of identified buildings of historical character in Glenayr Avenue.
- (c) To effectively manage the retail/commercial and residential interface in the centre, and in particular maintain the strong residential character where it currently exists along Glenayr Avenue.
- (d) To ensure an appropriate architectural design and scale for corner site development.
- (e) To maintain the built form arising from the historical subdivision pattern.
- (f) Within mixed use developments, maintain the predominant small shop character at street level.
- (g) To support, maintain and expand upon the diverse mix of local shops and services that provide the day to day needs of the local residential community.
- (h) To limit and manage the proliferation of cafes and restaurants, including areas of outdoor dining, in order that these uses do not dominate the character of the overall centre, or the discrete sections within the centre, or undermine the current and future role and function of local shops that provide the day to day needs of the local resident community.
- (i) To maintain and improve pedestrian amenity along Glenayr Avenue.
- (j) The 'Seven Ways' interstecion of Blair Street and Glenayr Avenue should stand as the focus of the Glenayr Avenue precinct. This intersection has the potential to be an even more vibrant and active public space.



Figure 46. Glenayr Avenue.
■ Indicates buildings of historical character

11.3 Planning Controls

- (a) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 20% (being the combined total of the two) of shop-fronts or activities along the frontage of any part of the street between the corners of two other streets.
- (b) The lots shaded grey should conform to the following planning control diagrams and controls held below in (b)(i) to (b)(v).



- (b)(i) Control diagram: typical building section - single street frontage - shallow site. The 'A' and 'C' components are detailed below in (b)(iii) and (b)(v).

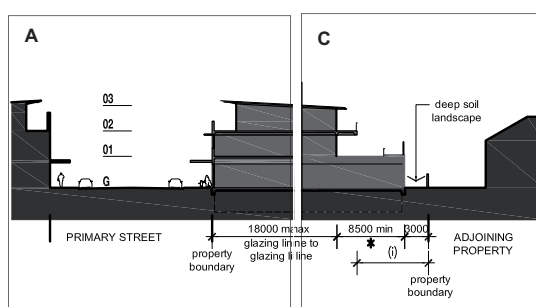
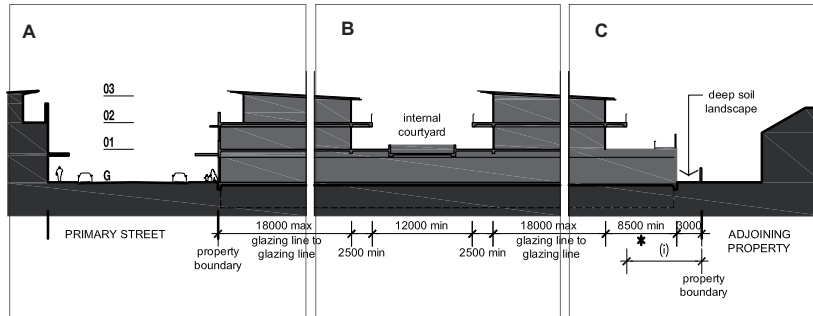


Figure 47. Glenayr Avenue.
Indicates buildings of historical character

- (b)(ii) Control diagram: typical building section - single street frontage - deep site. The 'A', 'B' and 'C' components are detailed below in (b)(iii), (b)(iv) and (b)(v).



Dimension marked * may be varied where a figured dimension is given in 11.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (b)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.

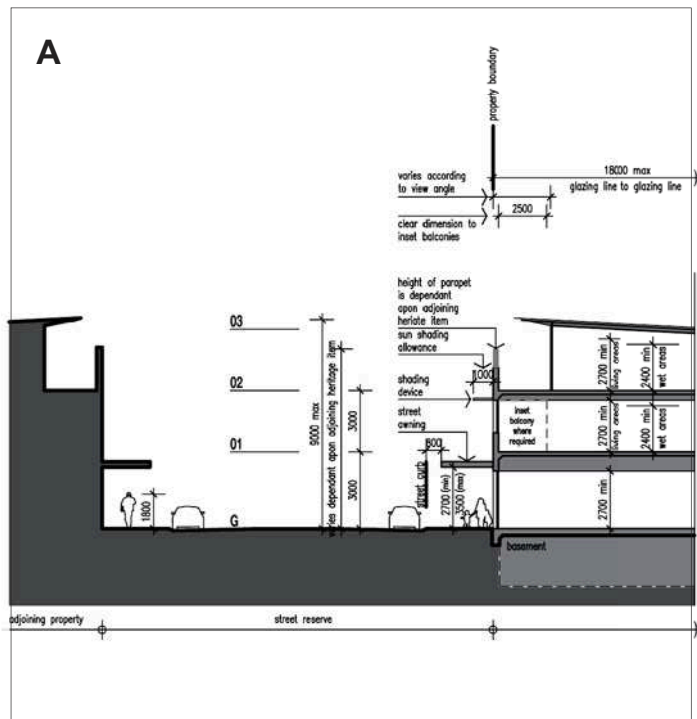
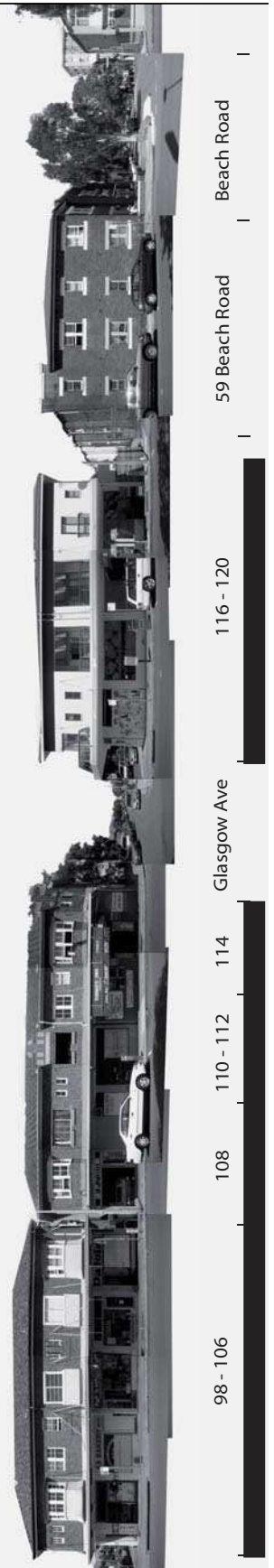
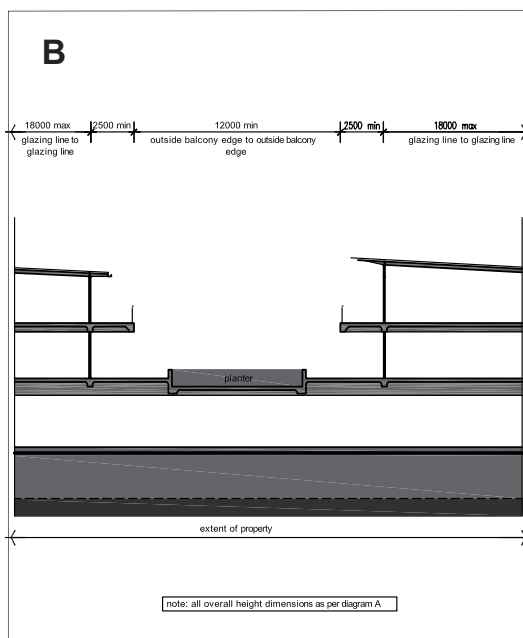


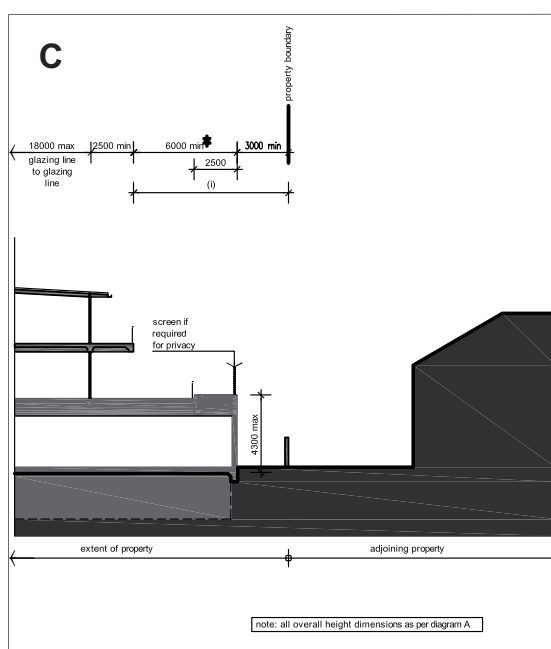
Figure 48. Glenayr Avenue.
Indicates buildings of historical character



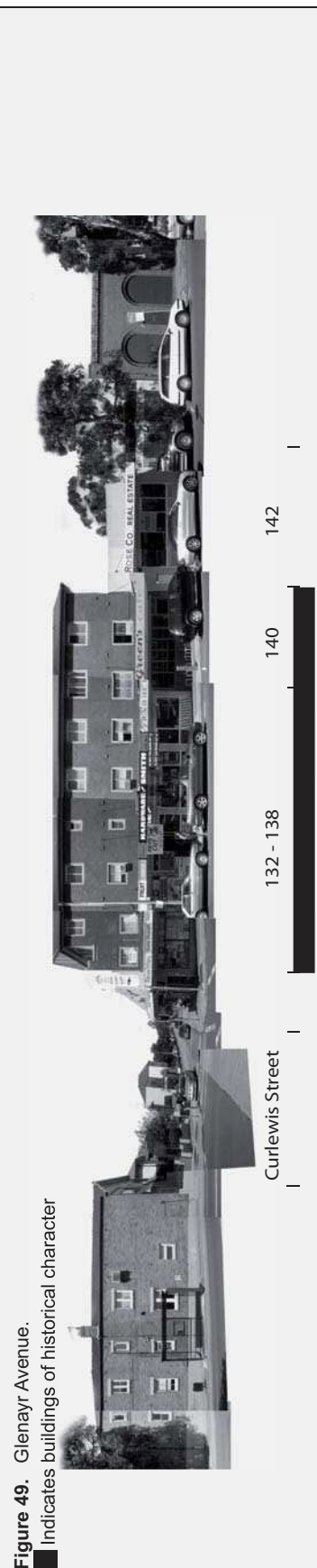
- (b)(iv) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



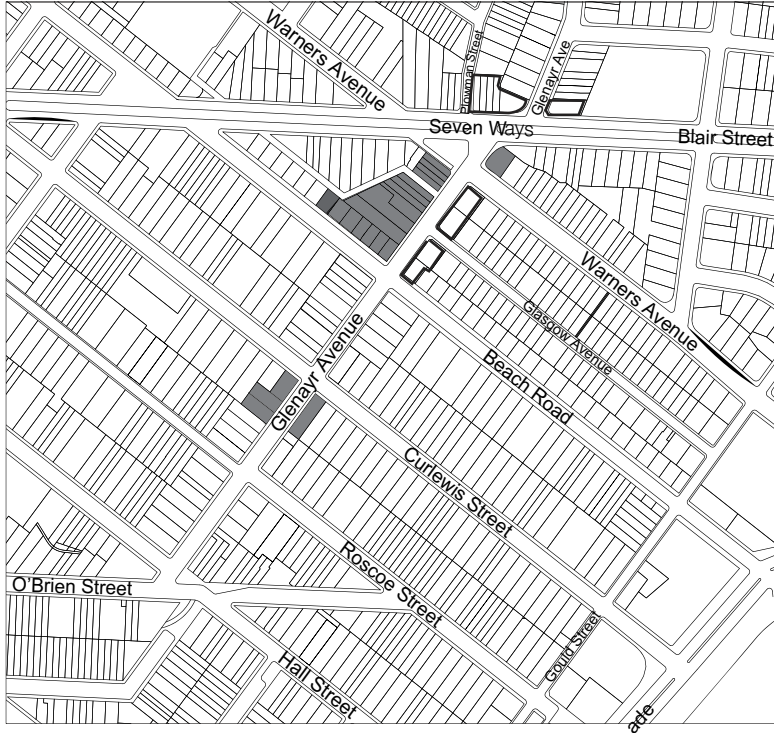
- (b)(v) Control diagram: building depth and other controls at the rear boundary with adjoining property.



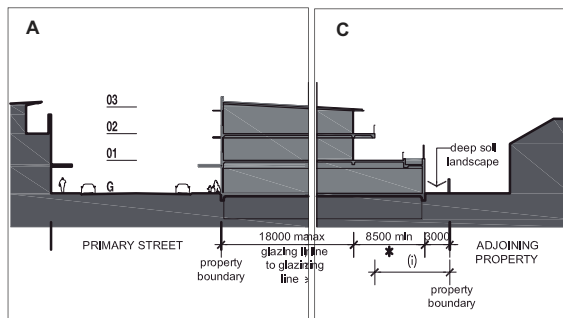
Dimension marked * may be varied where a figured dimension is given in 11.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.



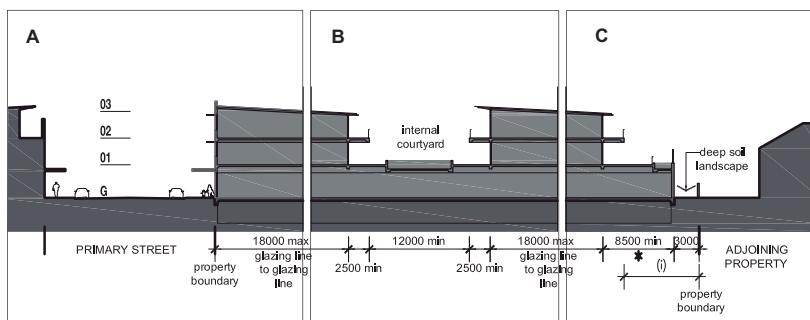
- (c) Lots shaded grey should conform to the following control diagrams held below in (c)(i) to (c)(viii).



- (c)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (c)(v) and (c)(viii).

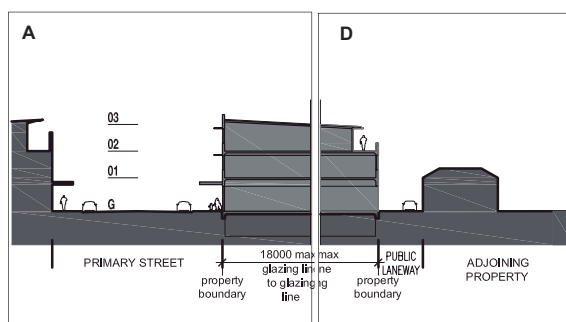


- (c)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (c)(v), (c)(vi), and (c)(vii).

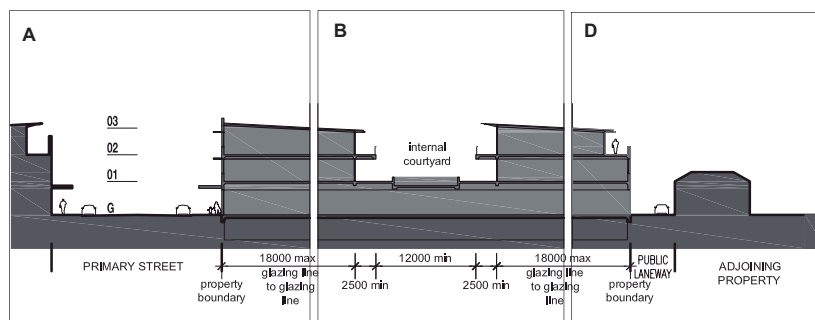


Dimension marked * may be varied where a gured dimension is given in 11.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

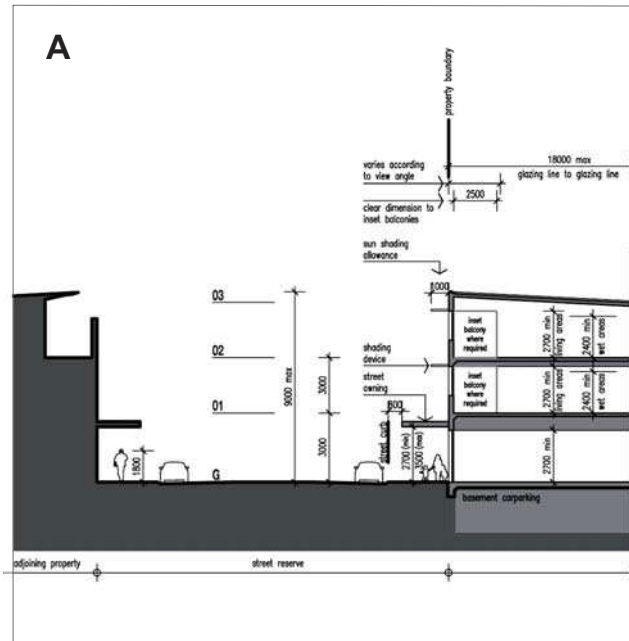
- (c)(iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below in (c)(v) and (c)(viii).



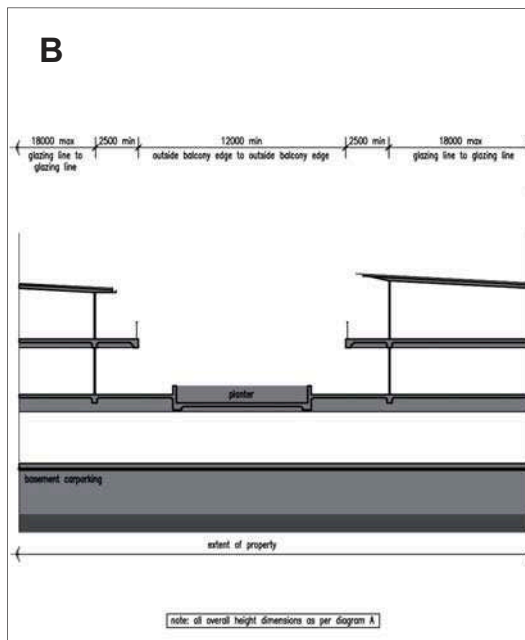
- (c)(iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed below in (c)(v), (c)(vi) and (c)(viii).



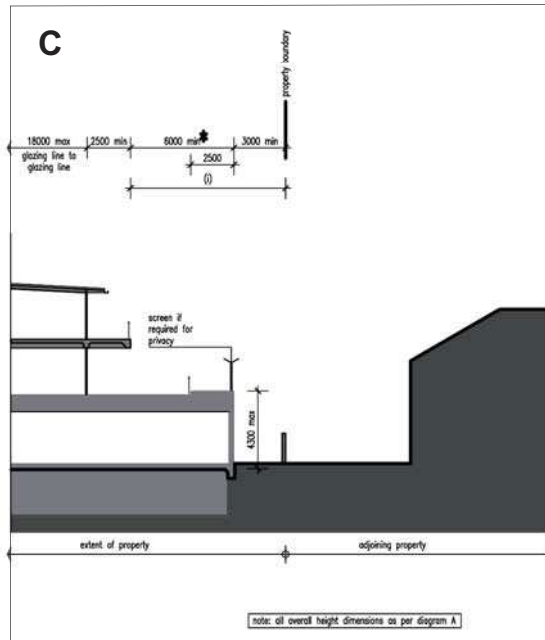
- (c)(v) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (c)(vi) Control Diagram: building depth and other controls between the front and rear boundaries for deep sites.

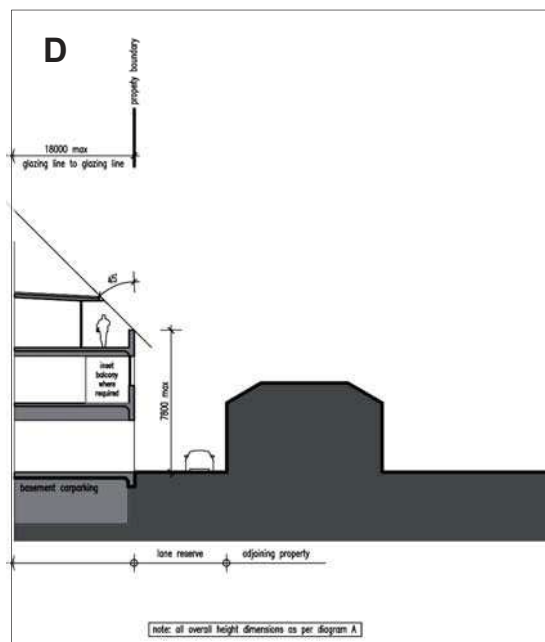


- (c)(vii) Control diagram: building depth and other controls at the rear boundary with an adjoining property.



Dimension marked * may be varied where a figured dimension is given in 11.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (c)(viii) Control diagram: building depth and other controls at the rear boundary with laneway.



- (d) This control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections 11.3(b) and (c). These footprints do not alter applicable FSR values. In a number of circumstances gured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding gures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

12.0 NORTH BONDI NEIGHBOURHOOD CENTRE



Figure 50. Local Village Centre: North Bondi, Neighbourhood Centre.

North Bondi Neighbourhood Centre involves a cluster of shops adjacent to the bus terminus at the northern end of Campbell Parade where it meets Scarborough Crescent, at the intersection with Brighton Boulevard. Refer to Figure 50 above. This section applies to the land shown in grey and zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

12.1 Existing Character & Built Form

The Campbell Parade/Terminus local shopping strip offers a range of retail and other services, providing for the daily needs of the local residents.

This area has a varied building typology, although building styles are all of the Interwar period and built to the street property boundaries. Construction does not exceed three (3) storeys (generally two (2) storeys with a pitched roof) and the majority of buildings of historic character are of brick construction with decorative face brickwork.

All of the buildings of historic character are mixed use, with commercial ground floor and residential upper storeys.

Most buildings in this part of the centre address the terminus/junction area along Campbell Parade and this space is considered to have historic character for the area, given its socially important role as a transport interchange.



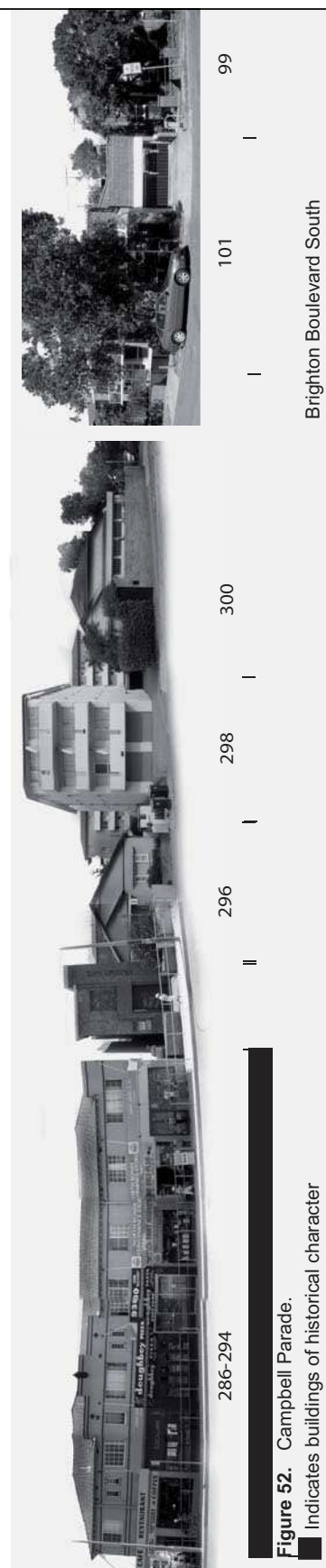
Refer to the column diagrams held in Figures 50 to 52.

12.2 Desired Future Character Objectives

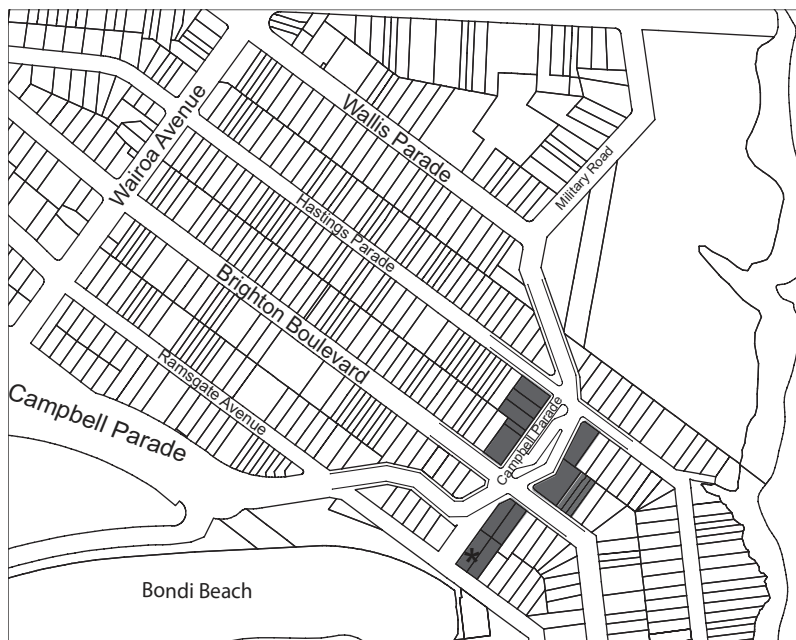
- (a) To maintain North Bondi as a separate and discrete precinct to the larger Bondi Beach precinct, with the role and character of providing local shops, services and residential accommodation for the local community.
- (b) To maintain the mixed-use character of the centre by way of shops and services at ground level and residential units above.
- (c) To support, maintain and expand upon the diverse mix of local shops and services that provide the day to day needs of the local residential community.
- (d) To limit and manage the proliferation of cafes and restaurants, including areas of outdoor dining, in order that these uses do not dominate the character of the centre or undermine the current and future role and function of local shops that provide the day to day needs of the local resident community.
- (e) Where redevelopment in the neighbourhood centre occurs, to ensure the scale of new development protects the residential amenity of adjoining and surrounding properties.
- (f) To maintain the predominantly two - three storey scale of development, at the same time as protecting the existing amenity of properties adjoining the centre.
- (g) The North Bondi RSL is an important community building and considered to be a key site in the centre and it is included in 12.3(b). It is unlikely that this building marked *, will ever be developed to conform with the planning controls.
- (h) The bus interchange is a key community site and future development at this site is addressed in the Local Village Centres Public Domain Improvement Plan.

12.3 Planning Controls

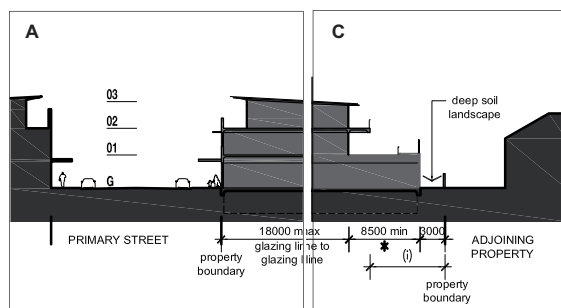
- (a) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 30% (being the combined total of the two) of shop-fronts or activities along the frontage of any part of the street between the corners of two other streets.



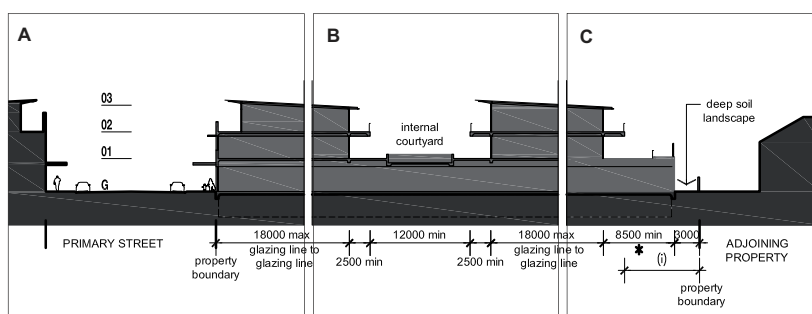
- (b) Lots shaded grey should conform to the following control diagrams held below in (b)(i) to (b)(v).



- (b) (i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (b)(iii) and (b)(v).



- (b) (ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (b)(iii), (b)(iv) and (b)(v).



Dimension marked * may be varied where a gured dimension is given in 12.3(c) indicating an overall dimension (i). In all other cases dimension * is a minimum.

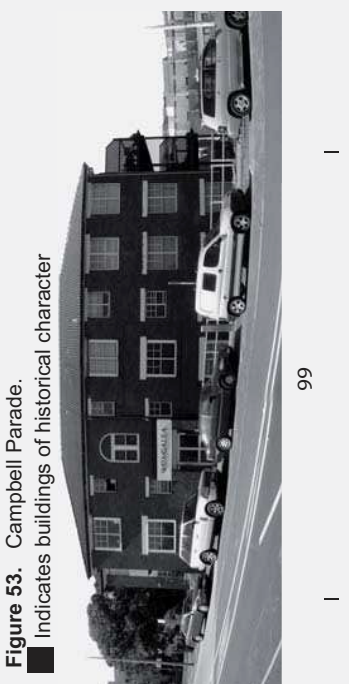
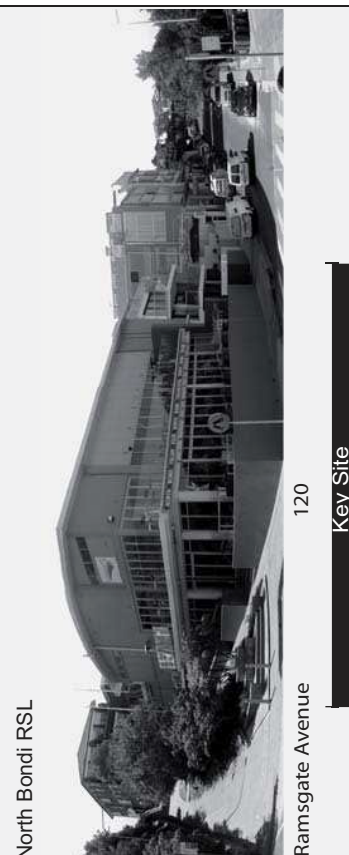
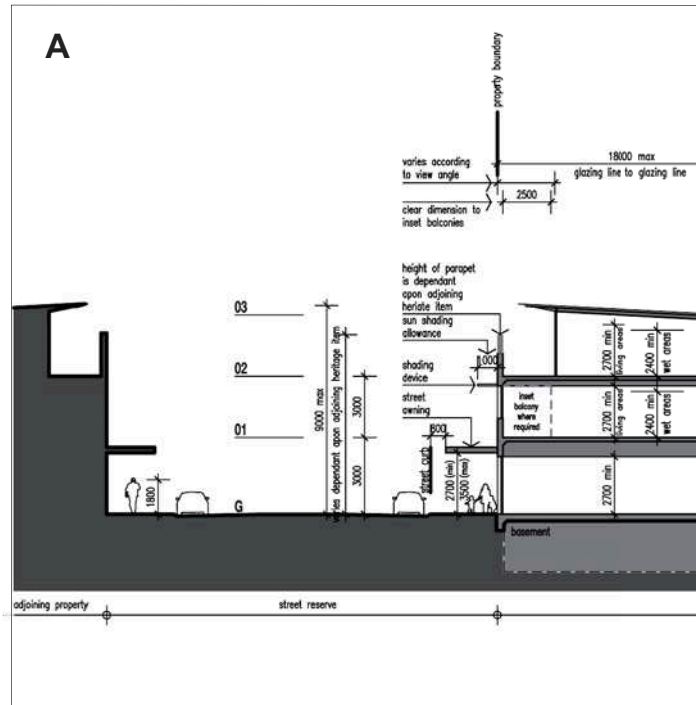
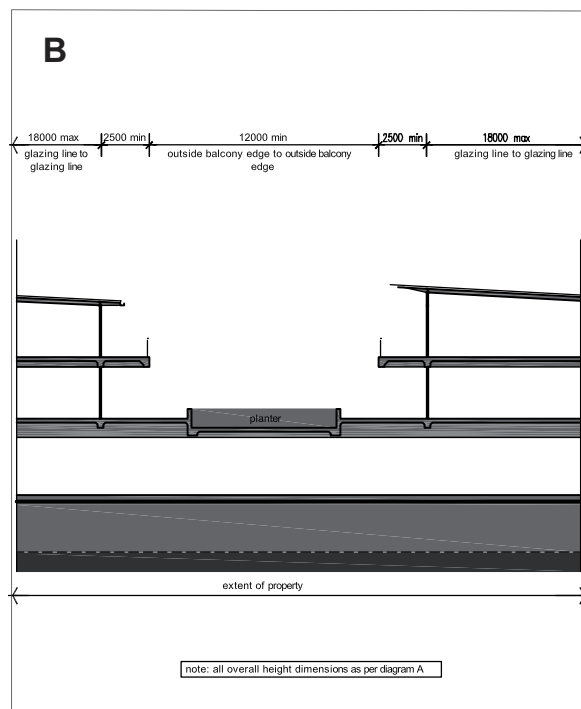


Figure 53. Campbell Parade. Indicates buildings of historical character

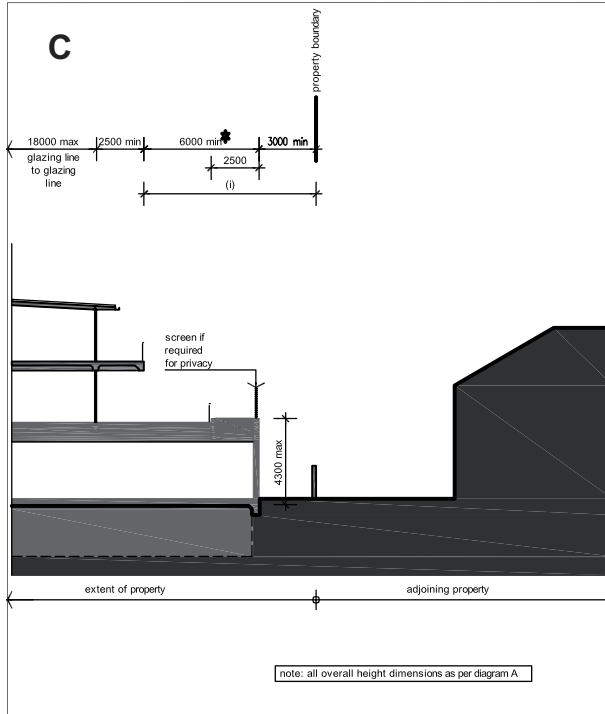
- (b) (iii) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (b) (iv) Control diagram: building depth between the front and rear boundaries for deep sites.



- (b)(v) Control diagram: building depth and other controls at the rear boundary with adjoining property.



Dimension marked * may be varied where a gured dimension is given in 12.3(c) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (c) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections (b)(i) to (b)(v). These footprints do not alter applicable FSR values. In a number of circumstances figured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding figures of this chapter apply.



* Any redevelopment of the North Bondi RSL, 118 Ramsgate Avenue, must conform with FSR and height controls held in Waverley LEP 1996. Due to the nature of this community facility the exact outcome of any proposal should be developed in consultation with Council.

13.0 MURRIVERIE ROAD NEIGHBOURHOOD CENTRE



Figure 54. Local Village Centre: Murrivierie Road, Neighbourhood Centre.

The Murrivierie Road local village centre is comprised of approximately nine shops which are used for commercial and retail purposes with some residential uses above ground floor. Refer to Figure 54 above. This section applies to the land shown in grey. The land is zoned 3(c) under the Waverley LEP 1996.

13.1 Existing Character & Built Form

The shops are spread over three sections of the street, providing a range of goods and services to assist in meeting the daily needs of the local residents. The area maintains a strong two (2) storey character.

The mixed use buildings are of a range of typologies, built to the street edge with awnings. The building of historic character at No.1 Mitchell Street have had some alterations, although the original shop front exists.

The strongest historic character of the centre is provided by the substation, located east of the pocket park on Murrivierie Road.

No. 2 Mitchell Street is a good example of a successful transitional building in terms of height (from one (1) to two (2) storeys) and function (from mixed-use to residential).

The centre accommodates a small pocket park at the south east intersection of Murrivierie Road and Glenayr Avenue.

Refer to column diagrams held in Figures 55 to 57.

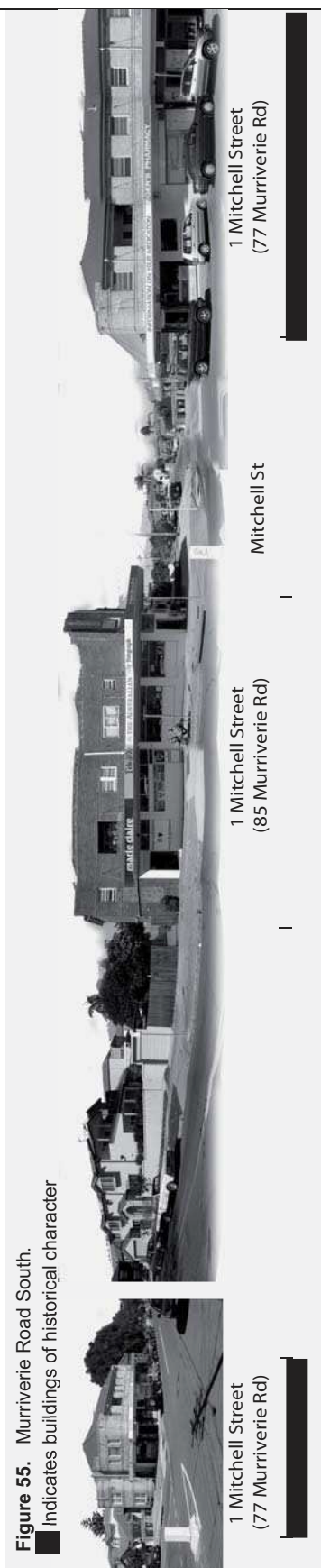


Figure 55. Murrivierie Road South. Indicates buildings of historical character

13.2 Desired Future Character Objectives

- (a) To ensure that new development complements the height and scale of buildings of historic character in the centre;
- (b) To allow appropriate in II mixed-use redevelopment, incorporating ground floor local shops and upper level residential;
- (c) To ensure a consistent approach to street setbacks for new development;
- (d) To ensure appropriate architectural design and scale for corner site development;
- (e) To conserve and maintain original shop fronts where they exist;
- (f) To maintain and support a range of local shops and services meeting the day to day needs of local resident community;
- (g) To limit and manage the location of local cafes in order that these uses do not dominate the character of the centre or undermine the current and future role and function of local shops that provide the day to day needs of the local resident community;
- (h) To maintain and enhance accessibility to public open space; and
- (i) To improve pedestrian amenity/environment.

13.3 Planning Controls

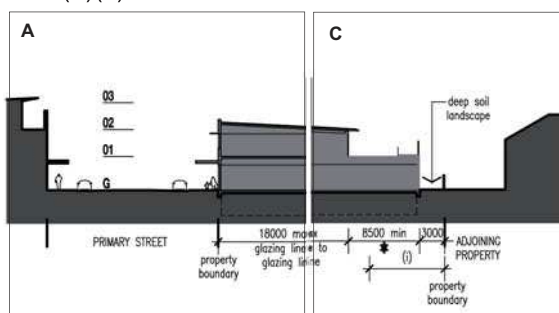
- (a) All new development and redevelopment must include street awnings of consistent form and height, complementing those existing in the centre;
- (b) The building at No.1 Mitchell Street is to be retained. Any development associated with the building is to retain, and where necessary restore;
- (c) In order to retain the local neighbourhood centre character, and to retain the majority of premises for local shops and services, the centre is restricted to one (1) only local café.



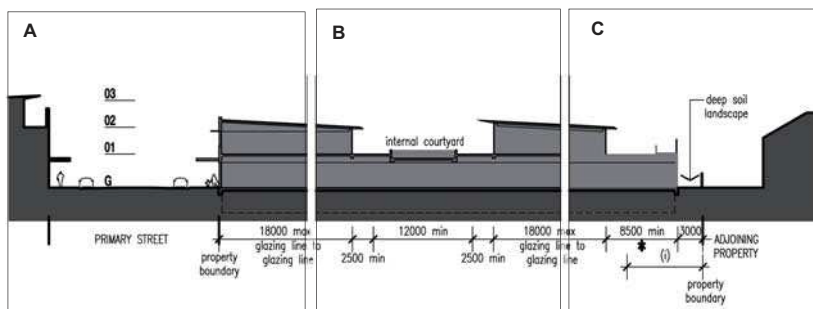
- (d) Lots shaded grey should conform to the following control diagrams and controls held below at (d)(i) to (d)(v).



- (d)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (d)(iii) and (d)(v).



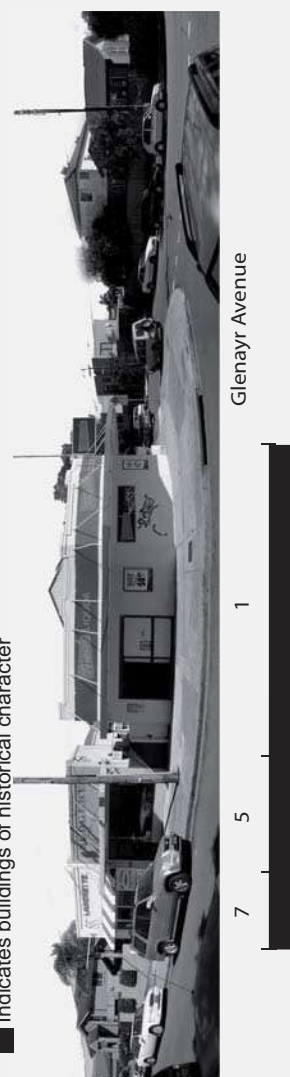
- (d)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (d)(iii), (d)(iv) and (d)(v).



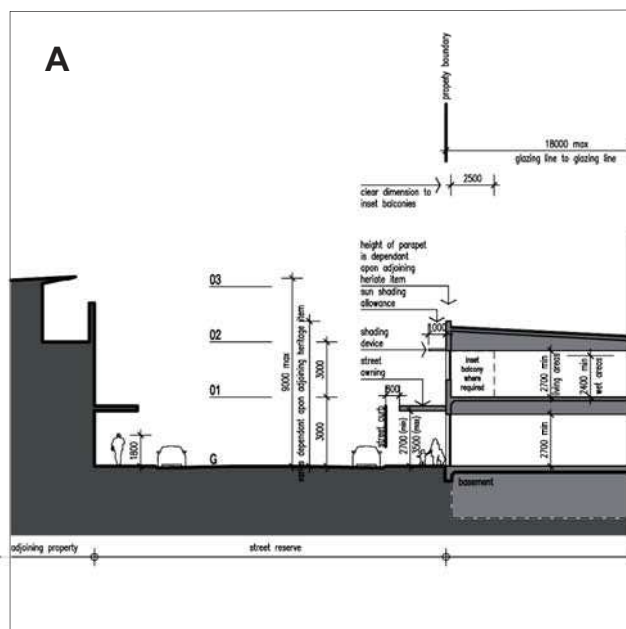
Dimension marked * may be varied where a figured dimension is given in 13.3(e) indicating an overall dimension (i). In all other cases dimension * is a minimum.

Figure 57. Glenayr Avenue West.

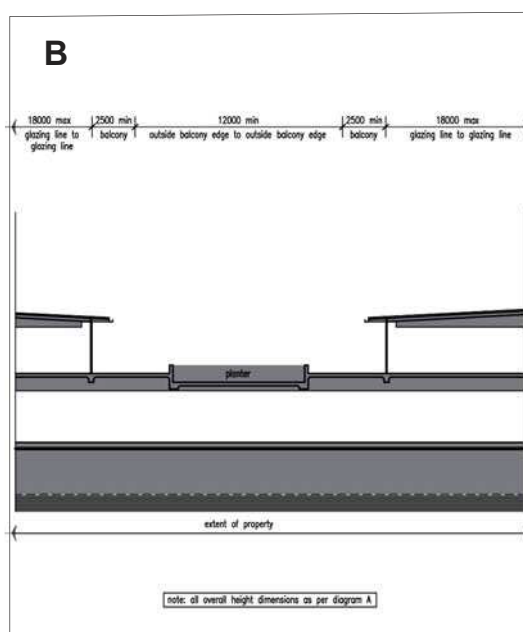
Indicates buildings of historical character



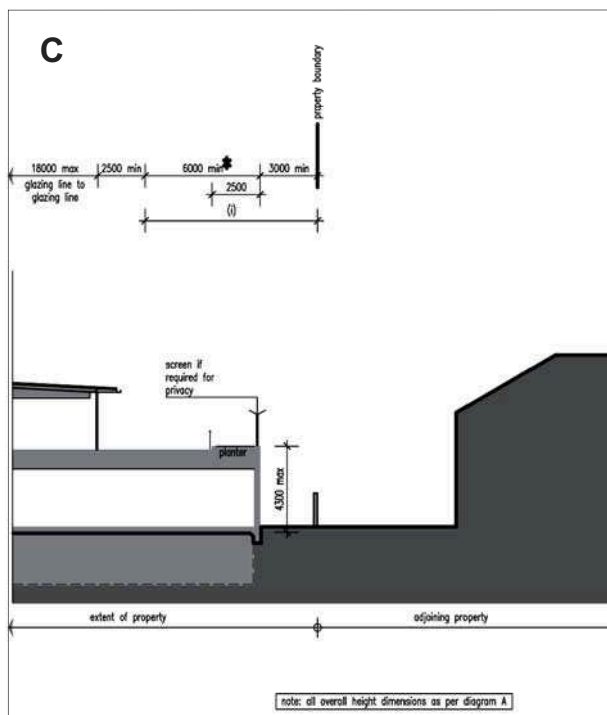
- (d)(iii) Control diagram: floor to ceiling heights and other planning controls at the street frontage.



- (d)(iv) Control diagram: building depth and other planning controls between the front and rear boundaries for deep sites.

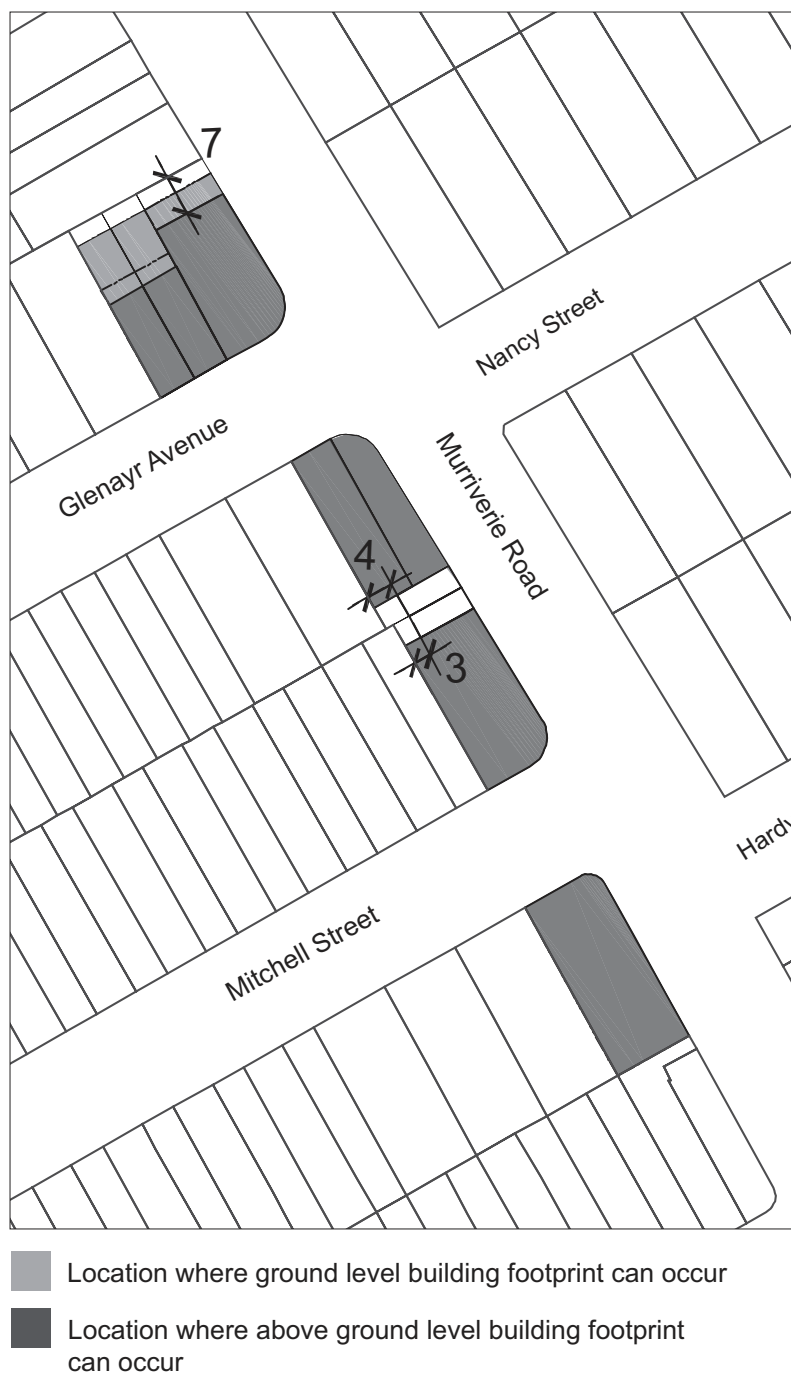


- (d)(v) Control diagram: building depth and other controls at the rear boundary to an adjoining property.



Dimension marked * may be varied where a gured dimension is given in 13.3(e) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (e) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections (d)(i) to (d)(v). These footprints do not alter applicable FSR values. In a number of circumstances figured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding figures of this chapter apply.



14.0 ROSE BAY SMALL VILLAGE (NORTH AND SOUTH)



Figure 58. Local Village Centre: Rose Bay (north and south), Small Villages.

Old South Head Road is the local government boundary between the Waverley and Woollahra Council areas. Two clusters located along Old South Head Road between Onslow Street and Strickland Street and in the vicinity of Oceanview Avenue have been combined and are known as the Rose Bay Small Villages. Refer to Figure 58 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood under Waverley LEP 1996.

The three smaller commercial clusters located further south at the respective intersections of Flood Street and Old South Head Road, Blair Street and Old South Head Road, and Murrivier Road and Old South Head Road are known as the Old South Head Road Neighbourhood Centre and are addressed in section 9.0 of this Part.

14.1 Existing Character & Built Form

The five retail and commercial clusters found along Old South Head Road accommodate approximately 110 shop front premises of which approximately 70 are within the Waverley local government area.

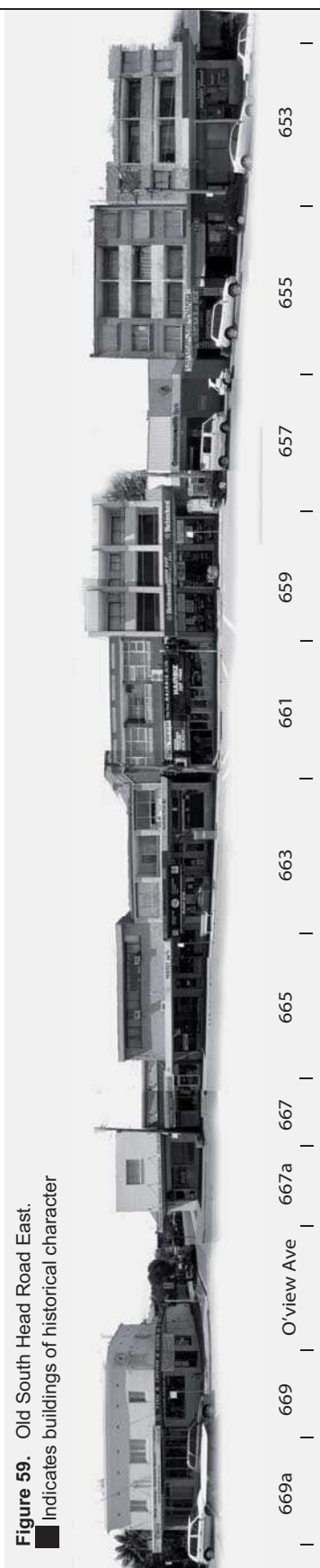


Figure 59. Old South Head Road East.
■ Indicates buildings of historical character

The two clusters forming the Rose Bay Small Village contain a variety of uses that, when combined with the retail strips on the Woollahra side of the road, provide the daily needs of the local community.

Shop top housing is an important feature of Old South Head Road and provides housing diversity and affordability, as well as increased pedestrian activity and presence within the village.

Refer to column diagrams held at Figures 59 to 62.

14.1.1 Intersections of Old South Head Road and Dover Road, Onslow, Liverpool and Beaumont streets

The shops located in the vicinity of the intersections of Old South Head Road and Dover Road, Onslow, Liverpool and Beaumont streets are generally known as the 'Rose Bay shops' and form a significant local shopping strip with a mix of retail and commercial buildings.

Significantly, there are very few buildings which do not accommodate retail or commercial uses at ground level. Many buildings within this length have been developed in the 1970's.

This part of the Small Village exhibits good distinction between the retail/commercial area and the residential side streets.

This section contains no heritage items, or conservation area listings. Some corner sites (as indicated) have historic character.

The building typologies in the Small Village are highly diverse, with many modern constructions of limited architectural character.

The creation of larger residential blocks of limited design value, inconsistent awning heights, lack of continuity in height and bulk of neighbouring structures, and suspended power lines, have impacted on the character of this area.

Height is generally between one and three storeys, with a retail/commercial ground floor and (mainly) residential upper storeys.

14.1.2 Intersection of Old South Head Road and Oceanview Avenue

This local village centre has a ridge top location and within similarity to the 'Rose Bay shops', contains diverse, modern building typologies, of limited character.

Buildings in this section have a height of two (2) to three (3) storeys, with a retail/commercial ground floor and (generally) residential upper storeys.

Development to the western side of Old South Head Road is of a higher scale which is up to four (4) storeys.

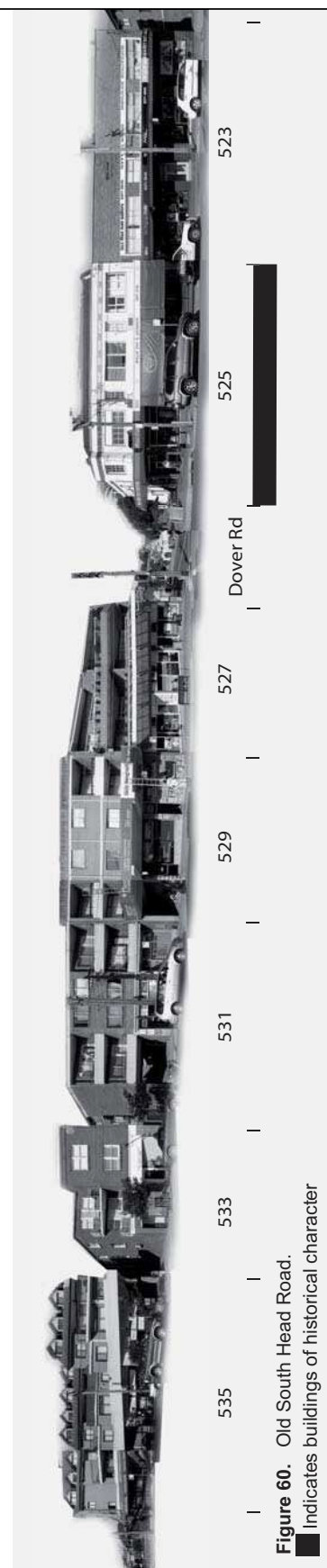


Figure 60. Old South Head Road.
■ Indicates buildings of historical character

14.2 Desired Future Character Objectives

- (a) To ensure that the design of in ll development remains consistent with the regular division of frontages, where regular divisions occur;
- (b) To ensure an integrated approach and consistent treatment to the conservation of buildings of historic character;
- (c) To minimise 'visual clutter' through control of peripheral building elements;
- (d) To maintain and encourage mixed use development with ground floor local shops and services and residential uses above;
- (e) To maintain and support a range of local shops and services meeting the day to day needs of local residents;
- (f) To enhance the pedestrian environment along Old South Head Road;
- (g) To maintain and improve the continuity of awnings over the footpath;
- (h) To maintain Old South Head Road as the primary streetscape in the village with side streets as secondary frontages;
- (i) Encourage a consistent approach to buildings in relationship to 'street edge' boundaries;
- (j) Allow a greater scale of mixed use development where appropriate;
- (k) Maintain a good distinction between the mixed use sections of Old South Head Rd and residential side streets; and
- (l) Conserve and enhance those corner sites containing buildings of historic character.

14.3 Planning Controls

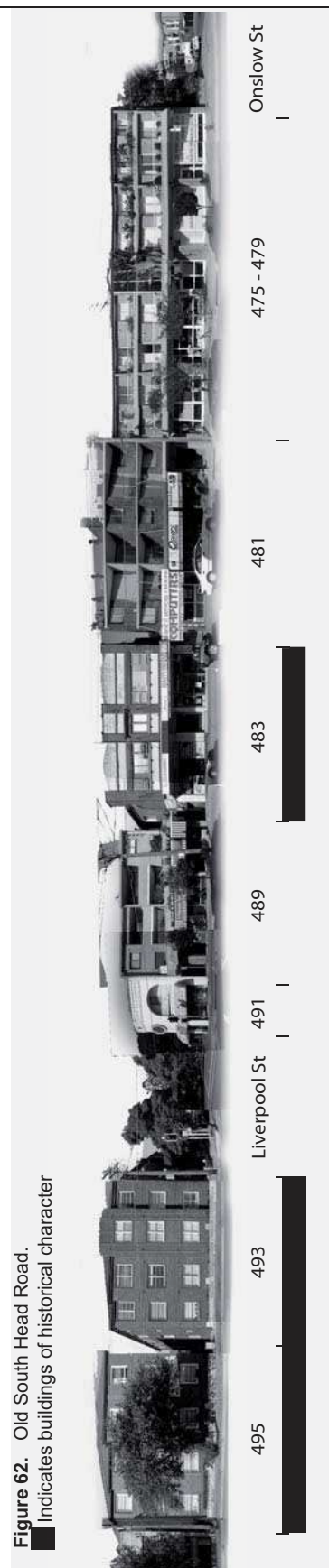
- (a) New development requiring a necessary vehicular access from Old South Head Road must incorporate a driveway pediment with a maximum clearance of 4.3m, aligned with adjacent string courses, awning, or parapet heights. Vehicle entrances are to be a maximum 3.3m in width;
- (b) New development is to facilitate cable bundling and incorporate design for the reduction of above ground services;



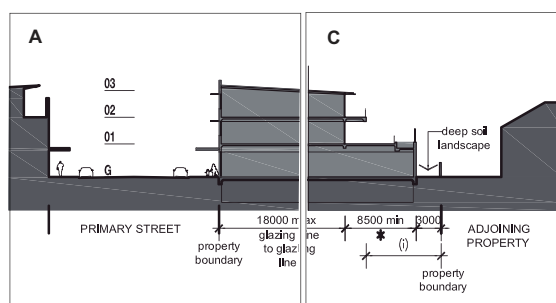
- (c) Cafes and restaurants, including fast-food take-away restaurants must not constitute more than 20% (being the combined total of the two) of shop-fronts or activities along the frontage of any part of the street between the corners of two other streets;
- (d) Lots shaded grey may conform to the following control diagrams held below at (d)(i) to (d)(viii);



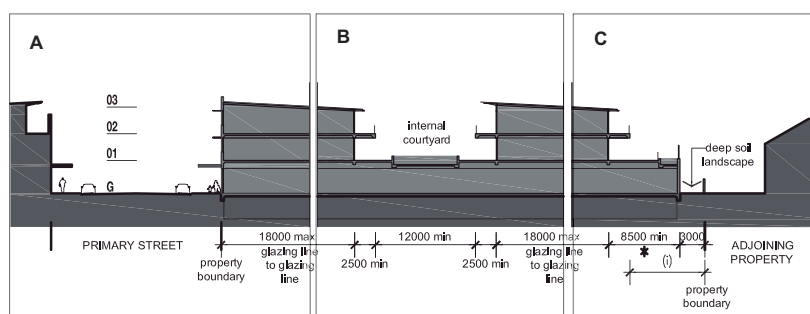
Council may give consideration to the height variation as shown in the elevations below, provided the guidelines held at Annexure F5 - 1 are also applied.
The building footprints held in control diagram 14.3(e) also apply to this variation.



- (d) (i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (d)(v) and (d)(vii).

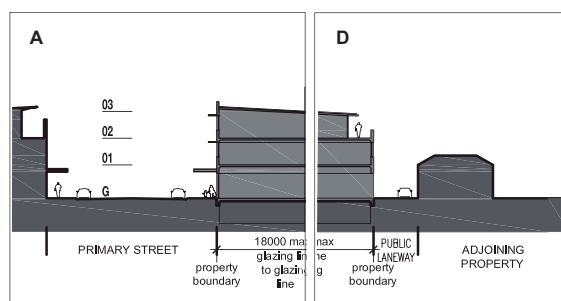


- (d) (ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (d)(v), (d)(vi) and (d)(vii).

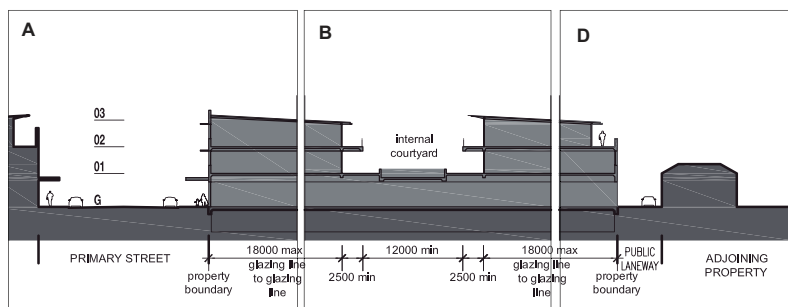


Dimension marked * may be varied where a figured dimension is given in 14.3 (m) indicating an overall dimension (i). In all other cases dimension * is a minimum.

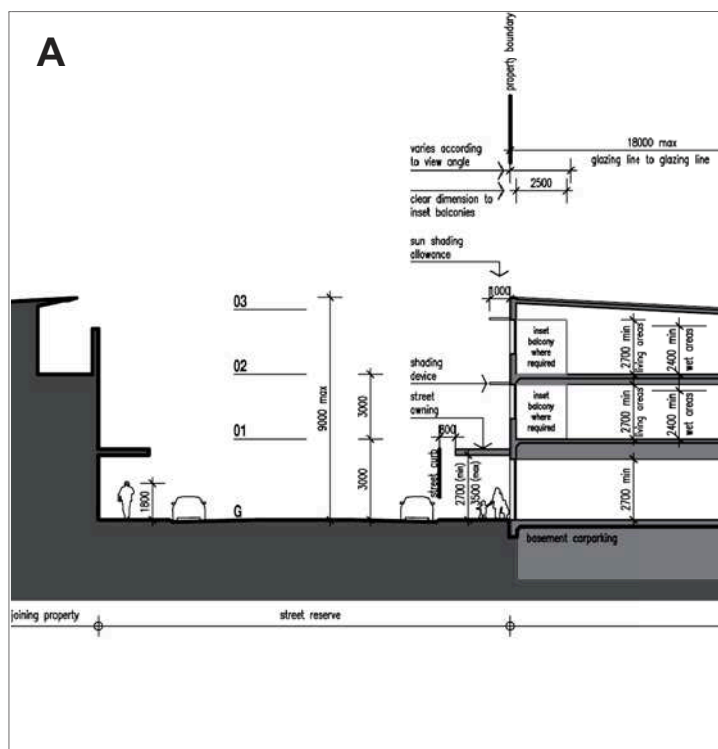
- (d) (iii) Control diagram: typical building section - dual street frontage - shallow site. Components 'A' and 'D' are detailed below at (d)(v) and (d)(viii).



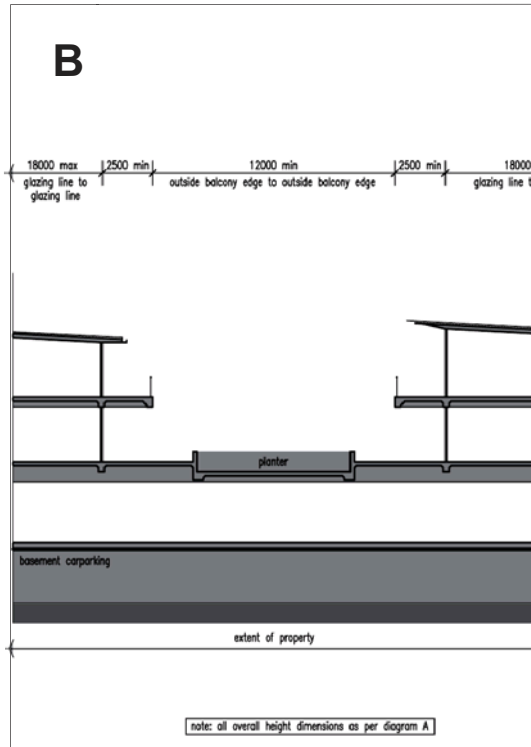
- (d) (iv) Control diagram: typical building section - dual street frontage - deep site. Components 'A', 'B' and 'D' are detailed below in (d)(v), (d)(vi) and (d)(viii).



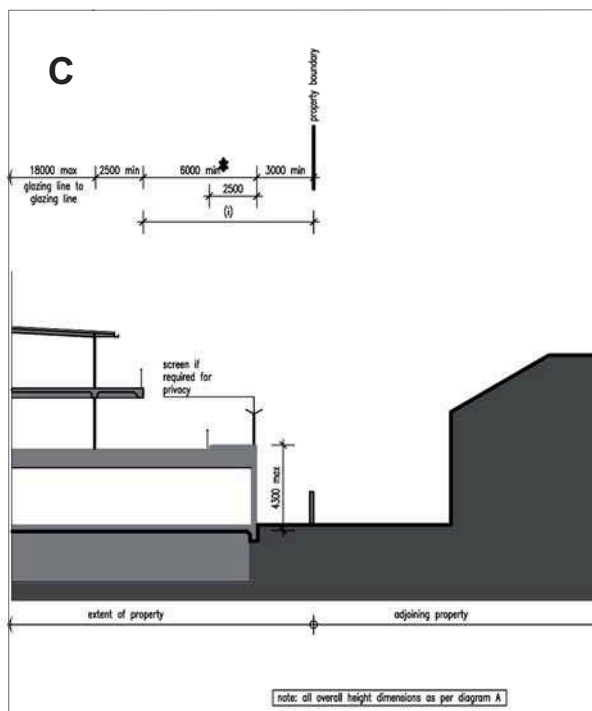
- (d) (v) Control diagram: floor to ceiling heights and other controls at the street frontage.



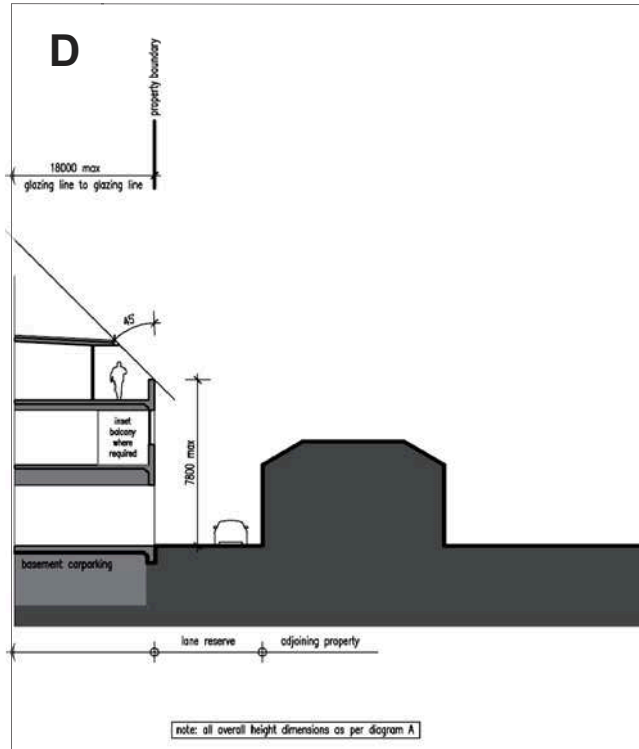
- (d) (vi) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



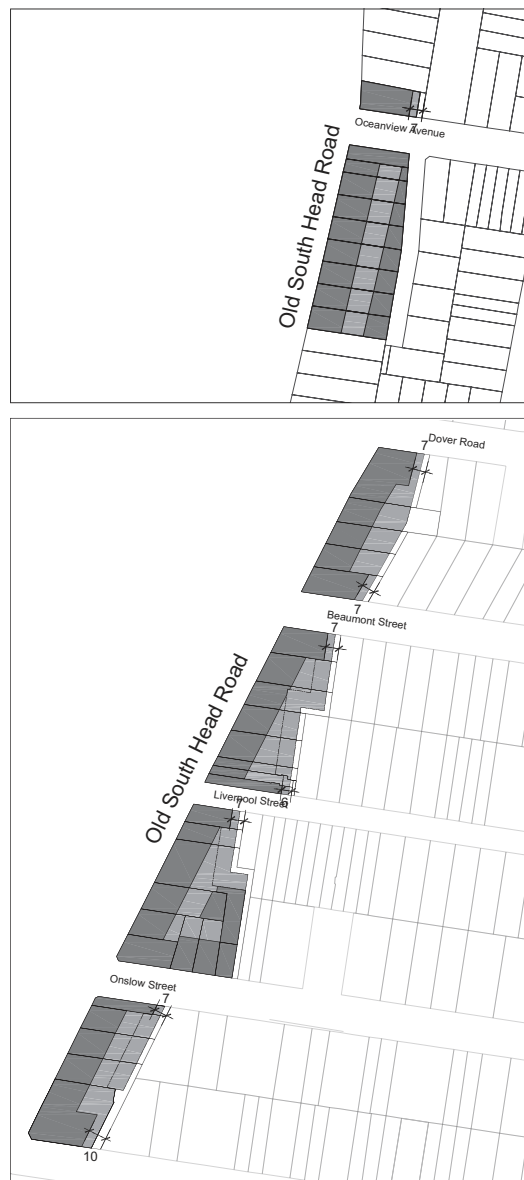
- (d) (vii) Control diagram: building depth and other controls at the rear boundary to an adjoining property.



- (d) (viii) Control diagram: building depth and other controls at the rear boundary to a laneway.



- (e) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held below in (d)(i) to (d)(viii). These footprints do alter the applicable FSR values. In a number of circumstances figured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding figures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

15.0 BLAKE STREET NEIGHBOURHOOD CENTRE



Figure 63. Local Village Centre: Blake Street, Neighbourhood Centre.

The Blake Street Neighbourhood Centre is located at the intersection of Blake Street and Military Road, Dover Heights. Refer to Figure 63 above. This section applies to the land shown in grey which is zoned 3(c) Business Neighbourhood Centre under the Waverley LEP 1996.

15.1 Existing Character & Built Form

This local village centre has several small shops and commercial uses, providing some services to the local resident community. The centre does not possess a distinctive historical or neighbourhood character, with modern buildings and renovations having occurred over time.

The building typology and the street edge definition are varied. While the scale of buildings varies, it is generally two (2) storeys in character. Some buildings in the centre possess street awnings over the footpath.

Due to its elevated location the centre enjoys prominent views west along Blake Street to the inner harbour and City skyline.

15.2 Desired Future Character Objectives

- (a) To establish and support a centre characterised by mixed use development incorporating small local shops and services for the local resident community;
- (b) To encourage new mixed use development with ground level local shops and services and upper level residential use; and



Figure 64. Military Road West.

■ Indicates buildings of historical character

- (c) Where redevelopment in the neighbourhood centre occurs, to ensure the scale of new development protects the residential amenity of adjoining and surrounding properties.

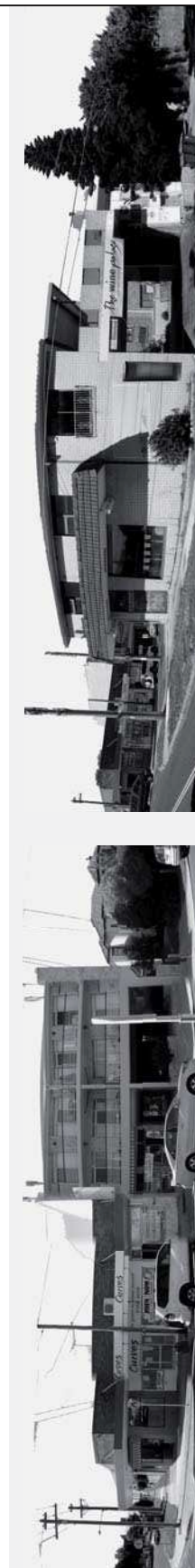
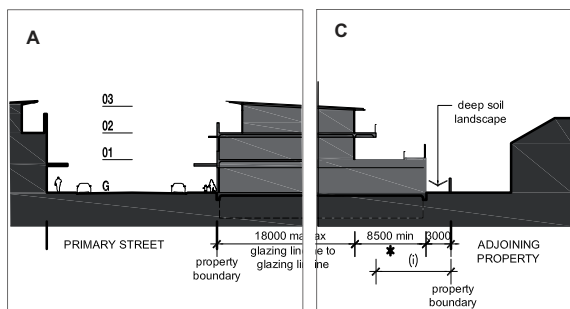
Refer to column diagrams held at Figures 64 to 65.

15.3 Planning Controls

- (a) All new development and redevelopment must include street awnings of consistent form and height, complementing those existing in the centre;
- (b) In order to retain the existing local neighbourhood shopping character the centre is restricted to one (1) only local café; and
- (c) Lots shaded grey should conform to the following control diagrams held below at (c)(i) to (c)(v).



- (c)(i) Control diagram: typical building section - single street frontage - shallow site. Components 'A' and 'C' are detailed below in (c)(iii) and (c)(v).



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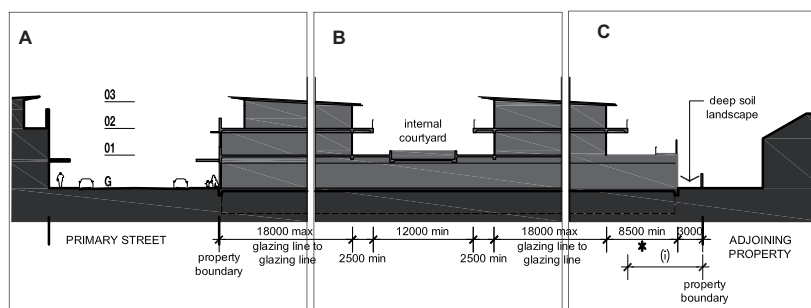
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Blake Street South

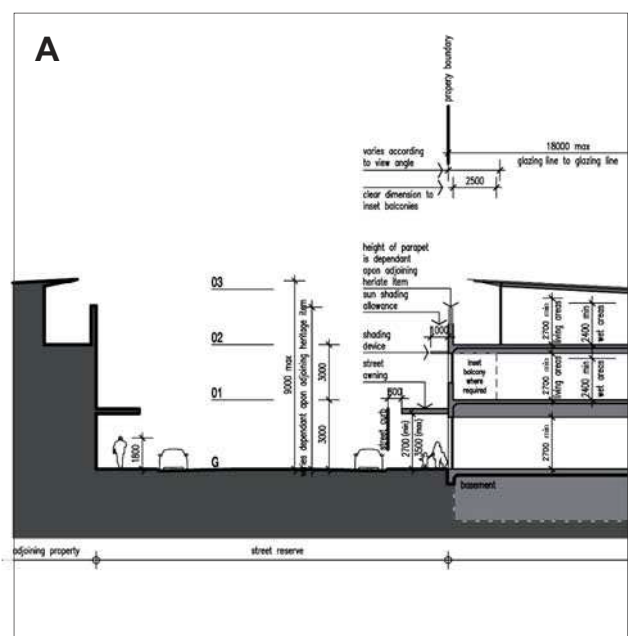
Figure 65. Military Road East.
Indicates buildings of historical character

- (c)(ii) Control diagram: typical building section - single street frontage - deep site. Components 'A', 'B' and 'C' are detailed below in (c)(iii), (c)(iv) and (c)(v).

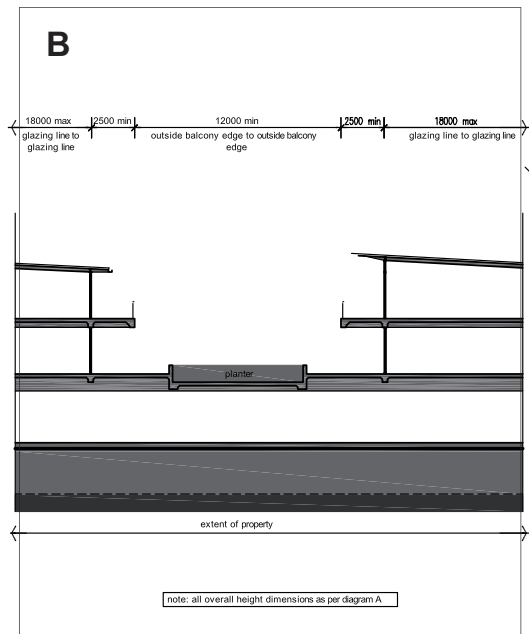


Dimension marked * may be varied where a figured dimension is given in 15.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

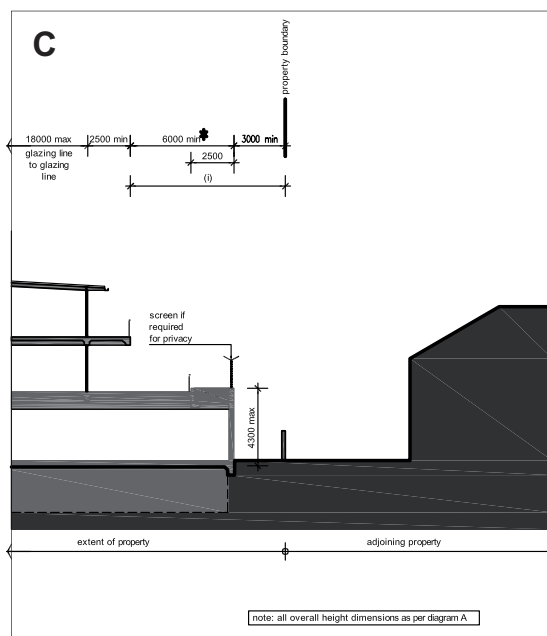
- (c)(iii) Control diagram: floor to ceiling heights and other controls at the street frontage.



- (c)(iv) Control diagram: building depth and other controls between the front and rear boundaries for deep sites.



- (c)(v) Control diagram: building depth and other controls at the rear boundary to an adjoining property.



Dimension marked * may be varied where a figured dimension is given in 15.3(d) indicating an overall dimension (i). In all other cases dimension * is a minimum.

- (d) The control diagram indicates an approximate built form footprint outcome as a result of the control diagrams held in sections (c)(i) to (c)(v). These footprints do not alter the applicable FSR values. In a number of circumstances figured dimensions are provided below (in metres) to vary setback requirements so as to achieve urban design objectives or appropriate development potential. In all other circumstances the dimensional requirements in preceding figures of this chapter apply.



- Location where ground level building footprint can occur
- Location where above ground level building footprint can occur

Annexure F5-1

Detailed provisions in respect to height and floor space ratio (FSR) development standards in WLEP 1996.

Council has prepared Part F5 for all local village centres, including those with 3(a) Business General, 3(b) Business Mixed and 3(c) Business Neighbourhood zones under WLEP 1996.

Part F5 planning controls have been developed following detailed urban design and planning analysis of each of the existing centres and establishment of desired future character objectives.

Floor space ratio (FSR) and building height controls for commercial zones are contained in clauses 27 and 28 in WLEP 1996. Part F5 - Local Village Centres includes building envelope controls by way of building elevation diagrams – which establish maximum building heights and footprints. This annexure contains guidelines to determine the proposed development that might be consistent with WLEP 1996.

Review findings in relation to building height and floor space ratio controls – proposed development.

1. The urban design and planning review of the local village centres has resulted in separate recommendations to Council regarding amendments to WLEP 1996, being:
 - Old South Head Road Neighbourhood Centre at the intersection with Blair Street and Curlewis Street – recommending changes from 9m (3 storeys) to 13m (4 storeys) and an FSR increase from 1:1 to 1.5:1;
 - Rose Bay Small Village – recommending changes from 9m (3 storeys) to 13m (4 storeys) and an FSR increase from 1:1 to 1.5:1;
 - Macpherson Street Neighbourhood Centre – recommending, at the north-western end, near Leichhardt Street, and on the southern side where the current Bronte RSL is located, changes from 9m to 13m;
 - Hall Street Town Centre – recommending an increase in height from 12m to 13m; and
 - The western end of Bondi Road Village – recommending an increase in height from 12m to 13m.
2. Some proposed development in accordance with the review findings may satisfy the aims and objectives of the development controls.
3. Each matter will be considered on its merits and whilst the findings and recommendations mentioned above in point 1 may provide some general guidance as to an acceptable solution, a full and complete consideration of such matters will be made when in receipt of a well founded objection to the development standards under State Environmental Planning Policy (SEPP) No.1.

Council, in dealing with any SEPP 1 objection will consider the following questions:

- a) Is the planning control of height and/or FSR a development standard?
- b) What is the underlying object or purpose of those standards?
- c) Is compliance with the development standard consistent with the aims of the Policy and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in 5.5(a)(i) and (ii) of the *Environmental Planning & Assessment Act 1979*?
- d) Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?
- e) Is the objection well founded?

The FSR development standards included in WLEP 1996 are:

- 3(a) max 1:1
- 3(b) max 1:1
- 3(c) max 0.5:1

The height development standards included in WLEP 1996 are:

- 3(a) max 12 metres
- 3(b) max 12 metres
- 3(c) max 9 metres

The general aims of WLEP 1996, outlined in Clause 2 are as follows:

- “(a) to replace all existing local environmental planning controls which apply to the land to which this Plan applies with a single local environmental plan;*
- (b) to provide a framework for more flexible planning controls;*
- (c) to improve the amenity, safety and environmental quality of the built and natural environment;*
- (d) to provide for the economic and efficient use of land;*
- (e) to ensure development proceeds in an ecologically sustainable and equitable manner;*
- (f) to provide the opportunity for all members of the public to participate in the planning decisions of the Council; and*
- (g) to provide an appropriate balance and distribution of land uses.”*

The specific aims of WLEP 1996 included in Clause 3(2) are as follows:

- “(2) The specific aims of this Plan in relation to commercial development are:*
 - (a) to encourage a range of activities within commercial zones;*
 - (b) to prevent the expansion of commercial zones at the expense of residential zones;*
 - (c) to maintain and improve the pedestrian environment of commercial areas; and;*
 - (d) to promote a mix of uses to satisfy the demands of commercial and residential development in commercial zones.”*

The zone objectives, under WLEP 1996 are as follows:

“Zone No. 3(a) Business General

1. Objectives of zone

The objectives of this zone are:

- (a) to allow for retail, entertainment, tourist and commercial uses;*
- (b) to allow for residential development mixed with other permissible uses so as to encourage urban consolidation and increase the vitality of localities within this zone; and*
- (c) to control the physical and functional characteristics of business centres so as to minimise their impact on neighbouring residential areas.*

Zone No. 3(b) Business Mixed

1. *Objectives of zone*

The objectives of this zone are:

- (a) to allow for a range of retails and commercial uses;*
- (b) to allow for residential development mixed with other permissible uses so as to encourage urban consolidation and increase the vitality of commercial centres; and*
- (c) to control the physical and functional characteristics of business centres so as to minimise their impact on neighbouring residential areas.*

Zone No. 3(c) Business Neighbourhood

1. *Objectives of zone*

The objectives of this zone are:

- (a) to provide a range of shops and low intensity commercial uses that serve the daily needs of adjacent residential neighbourhoods; and*
- (b) to encourage the mixing of residential development with those uses.”*

The underlying objectives of the floor space ratio and height controls are to control the bulk, scale, appearance and impacts on amenity of a development.

- 4. In considering whether to vary the relevant standard(s), Council will also need to be satisfied that the proposed development will:
 - i) be consistent with the objectives of the zone of the land under WLEP 1996, and,
 - ii) be consistent with the Desired Future Character Objectives as contained in Part F5 of Waverley DCP 2006, for the particular local village centre in which the land is located, and
 - iii) comply with all other planning controls applicable to the land, as contained in Part F5 of Waverley DCP 2006, and
 - iv) improve or contribute positively to the public domain and would achieve design excellence, and
 - v) not unacceptably impact on the amenity of residential dwellings on any adjoining land, including compliance with provisions relating to minimum solar access and visual privacy to residential properties, as contained in Waverley DCP 2006.

Annexure F5-2

Charing Cross Streetscape Study

The following map highlights the study area, as well as an extract of the Charing Cross heritage urban conservation area.

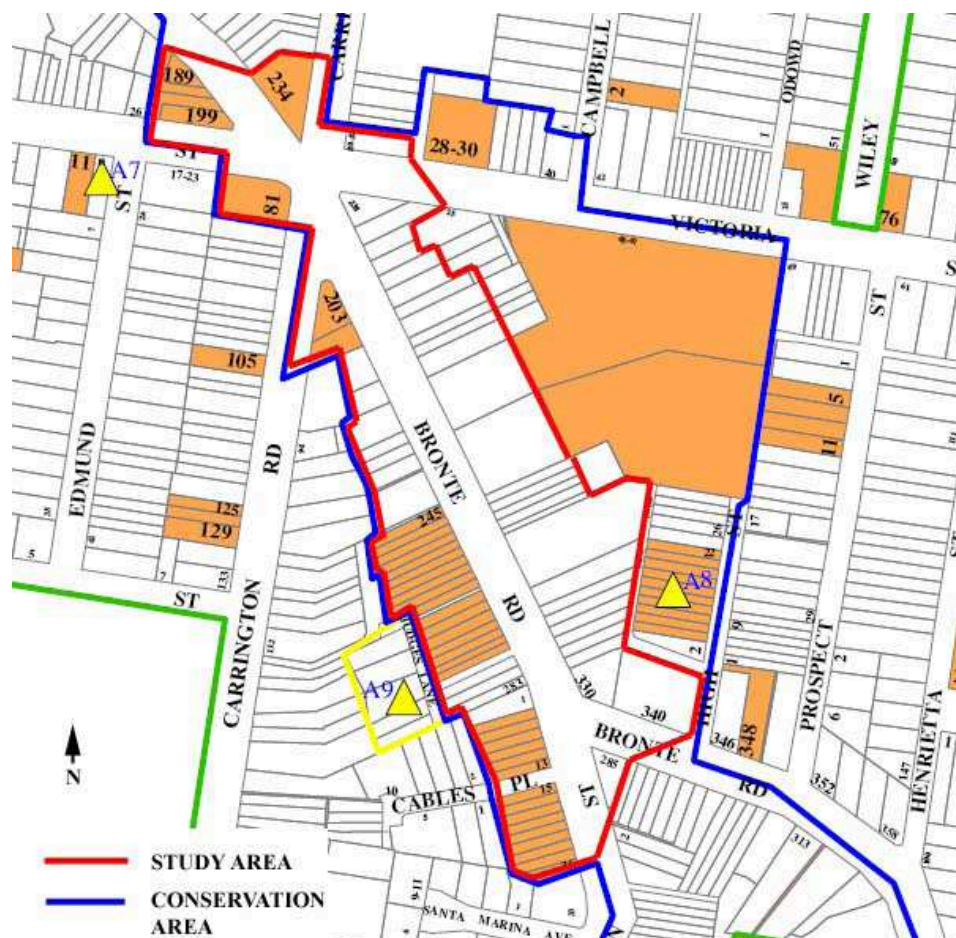


Figure 65. Study area and Charing Cross urban heritage conservation area.

Annexure F5-2 provides recommendations for future conservation opportunities as well as appropriate colour schemes for the identified properties or property groups. Furthermore, the Charing Cross Streetscape Study provides a physical description of every building or building group within the study area and general recommendations for the overall improvement of the streetscape.

All of the buildings included in the study are located in the Charing Cross heritage urban conservation area. Refer also to further controls on the Charing Cross heritage urban conservation area in Part H2 - Charing Cross Conservation Area.

Conservation of Original Fabric

A large amount of original fabric still exists in the street facades of the conservation area, particularly in the upper wall areas above the awnings. However, much of it has been compromised by later additions or is covered by unsympathetic paint schemes. It is recommended that each period of building be respected for its individual contribution to the development of the area and that future treatment will be consistent with the original character of the building.

Original shopfronts are becoming increasingly rare and remaining examples should be conserved. Partial or missing examples of original fabric can be restored or reconstructed to aid interpretation and appreciation of the streetscape, however, this must be done with care and be based on evidence, thorough research and inspection of the physical evidence on site by an experienced conservation architect.

Colour Schemes

Cleaning and repainting the facades of the buildings in the study area would be an improvement to the presentation of the street. Many individual buildings have unsympathetic colour schemes that are inconsistent with the style of the building and with the grouping in which they were built.

It is desirable that the colour scheme of each building or group of buildings be informed by the period in which it was built and by physical investigation of the early paint layers on the exterior fabric. A conservation architect or heritage practitioner could carry out paint scrapes to determine the early colours. These colours could then be interpreted in a colour scheme that suits the current owners or tenants. Correct tonal relationships (the use of light and dark colours on various elements) are more important than exact replication of hues.

The accompanying inventory sheets for each building or group of buildings contain recommended colour schemes which are based on the period, style, and current treatment of the buildings. For example, in some cases where original face brickwork has been painted over, the colour scheme provides a recommendation to paint the brickwork brown to simulate face brick. These recommended colour schemes are speculative, relying on knowledge of original colour schemes of other buildings of similar periods, and are not based on physical intervention. It is preferable to undertake paint scrapes to determine the original colour scheme of each building, however, if this is not possible, the recommended colour schemes would result in a more historically relevant appearance of the streetscape.

Colour terms used in the inventory sheets relate to the Australian Standard 2700S Colour Standards for General Purposes as follows:

Colour name	AS 2700 colour name	AS2700 code
Biscuit	Raffia	X31
Bridge grey	Light grey	N35
Bronze green	Deep bronze green	G63
Brown (to simulate brickwork)	N/A – approve by sample	
Buff	Oatmeal	Y54
Copper beech	Dark brown	X65
Cream	Sandstone	Y53
Crimson	Maroon	R65
Deep Brunswick green	Bottle green	G11
Eau-de-Nil	Palm green	G44
Forest green	Holly	G12
French grey	Storm grey	N42
Grey green	Banksia	G53
Indian red	Deep indian red	R64
Manilla	Manilla	Y45
Mid-brown	Brown	X54
Mountain blue	Blue jay	T24
Off-white	Off-white	Y35
Olive	Mist green	G54
Pale grey (to simulate render)	N/A – approve by sample	
Pink brown	Cinnamon	X45
Sea green	Lichen	G55

Colour name	AS 2700 colour name	AS2700 code
Vellum	Surf green	G43
Venetian red	Venetian red	R62
White	N/A	N/A

Recommended Finishes

All render and plaster should have a semi-gloss finish. All timber and metalwork should have a gloss finish.

Awnings


Most of the shopfronts within the study area have awnings and should be maintained in the future. Many of the older awnings have no ceilings and are supported on open steel trusses. It is recommended to improve the appearance of awnings generally. Apart from general cleaning, replacement of rusted fascias and the recommendations included in the individual inventory sheets, the following is recommended:


- Open trusses should be treated against corrosion and painted;
- Gutters and downpipes should be repaired and regularly maintained;
- A uniform lighting scheme should be developed to give the commercial areas a distinctive character, excitement and attractive atmosphere at night; and
- Advertising should be restricted to defined areas of the facades.


Inventory Sheets


The following inventory sheets are arranged in street address order as follows:



- East side of Bronte Road (even numbers) from north to south;
- Albion Street;
- Bronte Road (odd numbers) from south to north; and
- Carrington Street.


Address: 234 Bronte Road (former) Waverley Post Office	Inventory Item No:
Description: <i>Form:</i> Single storey public building <i>Style:</i> Inter-war Classical Revival <i>Roof:</i> Parapet with string course <i>Walls:</i> Face brick with painted render <i>Windows:</i> Large glazed panels, aluminium framed <i>Notable elements:</i> Building conforms to the wedge shaped site, with front entry portico fully rendered featuring Tuscan columns and entablature. Heavily moulded cornices to parapet. Interior brickwork to portico painted. View to main facades blocked by road and advertising signs. Significance: Fine example of an Inter-War Classical Revival public building, built 1923. Beautifully maintained and virtually intact. Major streetscape contribution on this historic six-way intersection. Complements hotel buildings on adjoining corners. Local Significance.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings Period of Construction <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Remove advertising banners from exterior of building. Restrict painted signs to parapet (as is currently the case). Request RTA to rationalise intrusive road signage at intersection in front of building Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - manilla Face brickwork - unpainted Original window frames and sashes - forest green Aluminium windows and doors - unpainted Other external timberwork - white	
Photograph: 	


Address: 238-242 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shops with residences above with single storey shop attached. <i>Style:</i> Victorian Italianate <i>Roof:</i> Hipped and gabled corrugated iron roof with turret feature at corner. Painted parapet to single storey shopfront adjacent. <i>Walls:</i> Painted to resemble sandstone. South gable - painted brickwork. <i>Windows:</i> Timber framed, double hung and sliding sash <i>Notable elements:</i> Bracketed eaves, moulded window sill extended as string course, and pilaster mouldings flanking first floor windows. Weatherboard applied finish on west elevation. Shop front substantially altered.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Remove faux sandstone and weatherboard wall finishes and repaint render. Replace sliding sash windows in first floor west elevation to match extant double hung first floor windows. Reconstruct window sill moulding to match remainder of first floor Re-open ground floor window in east elevation. Reduce quantity of advertising on drop-down shade blinds affixed to awning. (Shade blinds without advertising which are retracted when not required would be less intrusive.) Remove services from western and northern façades by redirecting to less prominent facades. A modest painted sign identifying the single storey shop would be appropriate to the parapet. Otherwise, signs should be restricted to the awning fascias. Reconstruct finial to pyramidal corner roof turret from physical evidence. Oxidized ridge cappings may require replacement Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - biscuit Original window and door frames - off-white Original window sashes and door leaves - Venetian red Eaves string brackets - biscuit Fascia board - manilla Gutters and downpipes - Venetian red Corrugated metal roofing - bridge grey Soffit of awning - eau-de-nile Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 244-250 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Single storey pair of shops <i>Style:</i> Edwardian <i>Roof:</i> Low parapet string course with pitched roof behind <i>Walls:</i> Rendered and painted, tiles to below awning façade <i>Notable elements:</i> Label course below parapet string course. Dropdown sunshade awnings to front facade. Glazed shopfronts with recessed door to nos. 248 and 250.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Retain form of shop fronts nos. 248 and 250 · Remove mounted air-conditioning unit above entrance door to no. 248 · Replace shopfront of no. 246 with form and materials similar to those at no's. 248 & 250. · Investigate cause of and repair cracking to parapet, particularly the areas at centre of no. 244-246, near the south awning fixing point of no. 246, and the south end of no. 250 near the label course. · Reconstruct label course to 244-246 to match those at 248 and 250. · Treat rust and repaint awning fascia to no. 250. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - manilla · Raised cornice - Venetian red · Soffit of awning - eau-de-nile · Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 252 Bronte Rd	Inventory Item No:
Description: <i>Form:</i> Single storey infill shop <i>Roof:</i> Not visible. <i>Walls:</i> Painted brick below shop window. <i>Notable elements:</i> Early 20 th century infill shop front with timber door. Awning fixed to metal bracket attached to nos. 250 and 254. Potentially a former laneway or right-of-way which was filled in by a narrow shop. Listed as a bootmaker's in the 1909 Sands Directory, but not listed in 1900.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: Retention not important to the significance of the Conservation Area. Little streetscape contribution. Could be demolished to create pedestrian laneway. Check early maps of the area for confirmation that laneway existed. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Soffit of awning - eau-de-nile · Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 254 Bronte Rd	Inventory Item No:
Description: <i>Form:</i> Two storey shop with residence above <i>Style:</i> Victorian <i>Roof:</i> Corrugated metal gable <i>Walls:</i> Sandstone <i>Windows:</i> Timber framed, double hung sash <i>Notable elements:</i> Plain bargeboard and single sandstone chimney to south side, exposed rough sandstone on north elevation. Evidence of cantilevered balcony to first floor (see historic photograph below).	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input checked="" type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Repair/restore timber framed sash and glazing to window · Inspect/repair stone chimney and facade · Do not paint sandstone walls. · Reconstruct cantilevered first floor balcony on the basis of historical photograph · Routinely paint exterior joinery. Bargeboard and window joinery require painting presently. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Face stone walls - unpainted · Original window and door frames - off- white · Original window sashes and door leaves - deep Brunswick green · Bargeboard - buff · Iron trim to bargeboard - deep Brunswick green · Corrugated metal roofing - bridge grey or natural · Soffit of awning - eau-de-nile · Façade under awning and awning fascia at owner's discretion 	Historic Photograph: 1885-86  Source: Waverley Local Studies Library, vertical file; 256 Bronte Road; 254 Bronte Road at left of image.
Photograph: 	


Address: 256-258 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shop with residence above. <i>Style:</i> Late Victorian Commercial/ Neo-classical. <i>Roof:</i> Parapet string course with central pediment <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash <i>Notable elements:</i> Moulded entablature and pilaster details. Evidence of balcony canopy above first floor windows. Ground floor shopfront substantially altered.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Opportunity to reconstruct bull nose first floor balcony on the basis of physical evidence; however the final appearance would be conjectural. · Shopfront should be reconfigured to a form similar to other period shopfronts to be more sympathetic with the age of the building. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - olive · Original window and door frames - vellum · Original window sashes and door leaves - deep Brunswick green · Soffit of awning - sea green · Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 260-264 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Pair of two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Terracotta tiles <i>Walls:</i> Face brick first floor; painted brick and tile ground floor. <i>Windows:</i> 3 bay, timber framed, double hung sash <i>Notable elements:</i> Upper part of shopfront joinery is original, as is central doorway entrance to residence above.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Clean face brick to first floor façade. Remove paint from brickwork to ground floor level. Face brick surfaces should remain unpainted. · Retain original portions of shop fronts. Other parts of shop fronts could be rebuilt to be more consistent with earlier design. · Retain first floor windows. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Face brick - unpainted · Original window frames and sashes - manilla · Eaves soffit and fascia - manilla · Gutters and downpipes - mountain blue · Brickwork below awning - manilla · Original tiling below awning - unpainted (blue) · Soffit of awning - off-white · Façade under awning and awning fascia at owner's discretion 	
Photograph: 	



Address: 266 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Single storey shop with former residence (façade only extant) above. <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapet with string course <i>Walls:</i> Rendered and painted <i>Windows:</i> semi-circular, timber framed, double hung sash <i>Notable elements:</i> String courses, arches with keystones and fluted pilasters. Air-conditioning unit above awning. Shop front substantially altered and first floor behind facade removed.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Rebuild first floor behind facade · Relocate air-conditioning unit away from front facade Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls, generally - manilla · Raised mouldings - as existing (indian red) · Original door and window frames - off- white · Original door leaves and window sashes - indian red · Soffit of awning - manilla · Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 268-270 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet with central semi-circular pediment and four panels of roughcast render. <i>Walls:</i> Rendered and painted brickwork (originally unpainted) <i>Windows:</i> Timber framed, boxed sash in projected shingled bay <i>Notable elements:</i> Elaborate parapet decoration including pilasters, ball finials and date (1903) on central pediment. Original shopfronts.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Consider stripping paint from that part of the façade that was originally face brickwork. Retain original shop fronts and restore where necessary. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - biscuit Date on pediment - crimson Bay window frames and door frames - cream Original door leaves and window sashes - deep Brunswick green Bay shingles - deep Brunswick green Soffit of awning - cream Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 272-274 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Pair of two storey shops with residences above. <i>Style:</i> : Late Victorian Commercial/ Neo-classical. <i>Roof:</i> Parapet with string course, pediment to no. 274 <i>Walls:</i> Rendered and painted <i>Windows:</i> Paired segmental arch (no. 272) with timber sashes (no. 274 openings modified and aluminium framed) <i>Notable elements:</i> Hood mouldings with label course over. Two covered vents to no. 272 above awning façade, and original shop front with brass glazing bars, recessed entrance door and kickboards. No. 274 shop front substantially altered. No 274 has rendered pediment on parapet.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reconstruct segmental arch windows to no. 274 to match the form of those at no. 272. Reinstate glazing to bottom sashes of no. 272's windows. Reconstruct pediment on no.272. Retain original shop front to no. 272 and reconstruct shop front to no. 274 to match. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - brown pink Original window frames and door frames - off- white Original door leaves and window sashes - Venetian red Aluminium windows - unpainted Soffit of awning - vellum Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 276-278 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Three storey building with shops on ground floor and residences above. <i>Style:</i> Twentieth century modern <i>Roof:</i> Flat with timber fascia <i>Walls:</i> Cream face brick <i>Windows:</i> Aluminium framed, sliding sash <i>Notable elements:</i> Vertical division in two bays and concrete awning to front and side (south) facades. Recessed balconies on first and second floors with face brick balustrades, ornamental timber bards, cement planter boxes, accessed by aluminium framed sliding doors.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: - The Draft DCP recommends extensive refurbishment of the facades. However, the building in its present form relates to the height and setback of the adjoining Victorian building at no. 274, and it is not considered essential to substantially alter 276-278 to improve its streetscape contribution. Recommended Colour Scheme: - As existing	
Photograph: 	


Address: Former Minamurra Cottage & Parish House 280-282 Bronte Road		Inventory Item No:
Description: <i>Form:</i> Two storey former residence (no. 280) and single storey former residence now used as a café (no. 282) <i>Style:</i> Reproduction Victorian Italianate? <i>Roof:</i> Wide gable frontage attached to a large hip roofed addition. Slate and corrugated iron. <i>Walls:</i> Rendered and painted <i>Windows:</i> Tripartite form with narrow side openings flanking a centre opening and timber framed double hung sash with centre mullions. <i>Notable elements:</i> Fretwork bargeboards, moulded render to gable vents, window heads and sills. Later additions set back from the main frontage with timber balustrades to open verandahs.		Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Significance (no. 280): Waverley Heritage Assessment (Draft), 2004/5 states that this "large residence at 280 Bronte Rd is a rare surviving example of the large Victorian residences constructed along Bronte Road ridgeline between the Tea Gardens and Charing Cross. The former residence constructed in Victorian Italianate style records the style detail and form of Victorian Italianate villas which once dominated the central ridgeline of Waverley. The building, together with 282 Bronte Road, records significant historic stages of settlement in Charing Cross." Close inspection, however, reveals that the building is no more than a façade on a modern building and the majority of fabric has been substantially reworked in recent years.		
Significance (no. 282): Likewise this is noted in the Assessment as a "narrow Victorian vernacular cottage combines elements of Victorian stylistic movements notably the Victorian Italianate and Victorian Gothic." But the only part of the building fabric that appears old is the front verandah. It is not known how much authentic fabric exists in either of these buildings.		
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		Heritage Status: <input checked="" type="checkbox"/> Individually Listed (draft) <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> More research is needed to understand the recent renovations or rebuilding of this property. The recommended treatment would depend on that understanding. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - off-white Original window frames and door frames - crimson Original door leaves and window sashes - crimson Bargeboard capping, finial, etc. - crimson Slate roofing - unpainted Verandah ironwork - deep Brunswick green Other external timberwork - off-white 		
Photograph: 		

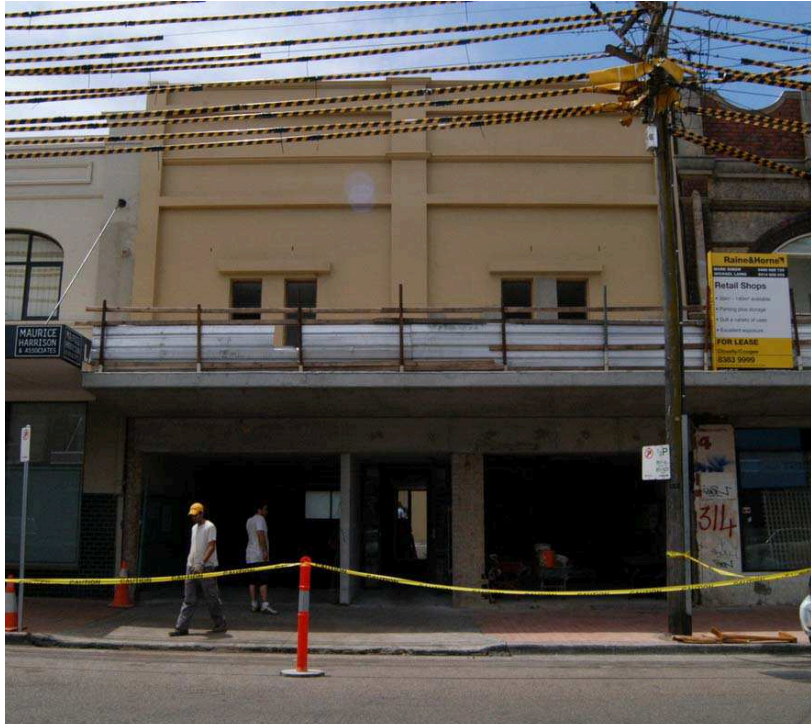
Address: 284-294 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Late Twentieth century contextual modern <i>Roof:</i> Parapet string course <i>Walls:</i> Painted bagged brickwork except no. 284 - painted rusticated render <i>Windows:</i> <i>Notable elements:</i> Contextual façade detailing. Recessed balconies to first floor with window styled openings and accessed by set of glazed doors. New shop fronts to ground floors in the form of Victorian shopfronts. Individual building element on north end (no. 284) with imitation rustication, and recessed corner balcony to front and side (north) facades.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: · No recommendations Recommended Colour Scheme: · As existing ·	
Photographs: <div style="display: flex; justify-content: space-around;"> <div data-bbox="236 1120 497 1630">  <p>Elevational view of 284 Bronte Rd</p> </div> <div data-bbox="571 1093 1337 1630">  <p>General view of 284-294 Bronte Road</p> </div> </div>	

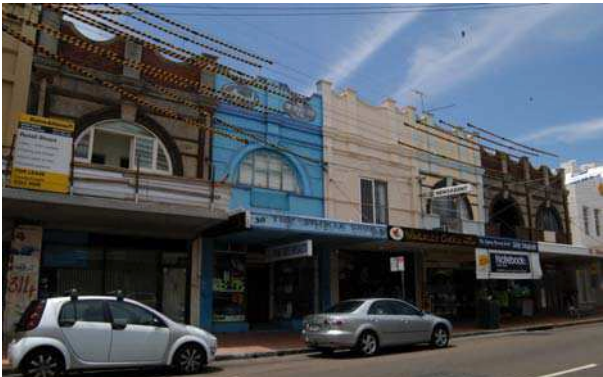
Address: 296-302 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Federation period commercial building <i>Roof:</i> Parapet with dentilated string course <i>Walls:</i> Painted brickwork (originally fair-faced) <i>Windows:</i> Timber framed, double hung windows in brick bays with corrugated metal canopies above. <i>Notable elements:</i> Original shop fronts with brass glazing bars and recessed entrance doors to nos. 296 and 298.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Existing paint colours and super graphics on first floor facades detract from the appearance of the building and should be removed. Retain and restore original shop fronts to nos. 296 and 298. Remove window mounted air-conditioning unit to no. 300 Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Painted face brick and rendered walls - off-white Original window and door frames - vellum Original door leaves and window sashes - bronze green Eaves timbers to bay windows - off-white Exposed gutters and downpipes - bronze green Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 304-306 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shop with residences above. <i>Style:</i> Modern contextual <i>Roof:</i> Parapet with string course <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed? <i>Notable elements:</i>	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · No recommendations Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Face brick walls and rendered walls - grey green · Door and window frames - vellum · Window sashes and door leaves - bronze green · Façade under awning and awning fascia at owner's discretion · Soffit of awning - vellum 	
Photograph: 	


Address: 308 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shop and through-vehicle access with residences above. <i>Style:</i> Federation <i>Roof:</i> Arched parapet <i>Walls:</i> Magnesium face brick <i>Windows:</i> Replaced with aluminium frames? <i>Notable elements:</i> Rendered doric verandah columns and string course with brick dentils. Rendered panels on parapet for signage. Original shopfront	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Retain and restore original shop fronts. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Face brick work - unpainted Rendered panels - as existing (cream) External columns - as existing (copper beech) Soffit of awning - manilla Façade under awning and awning fascia at owner's discretion Walls within recessed verandahs - off- white Door frames and doors to verandah - copper beech 	
Photograph: 	


Address: 310-312 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet skillion <i>Walls:</i> Rendered and painted brickwork. <i>Windows:</i> Original arched verandah openings filled-in with aluminium windows. <i>Notable elements:</i> Decorative rendered parapet. Ground floor shop fronts are sympathetic in form and detailing.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · None Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - grey green · Door and window frames - vellum · Window sashes and door leaves - bronze green · Façade under awning and awning fascia at owner's discretion · Soffit of awning - vellum 	
Photograph: 	


Address: 314 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey shops with residences above. <i>Style:</i> Modern infill with Federation details <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> None at time of inspection <i>Notable elements:</i> Engaged pilasters and horizontal string courses. Under development at time of inspection.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · No recommendations Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - off-white · Window and door frames, window sashes and door leaves - Venetian red · Façade under awning and awning fascia at owner's discretion · Soffit of awning - vellum 	
Photograph: 	


Address: 316-326 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> Federation <i>Roof:</i> Parapet with capped pilasters <i>Walls:</i> Red face brick with roughcast render panels; brickwork has been painted on nos. 318-322 <i>Windows:</i> Some original arched verandah openings infilled with timber framed double hung and sliding sashes (no. 316 and 318 respectively) <i>Notable elements:</i> Central pair (nos 320 & 322) have raised parapets and form the centre-piece of the group. Moulded and gauged semi-circular brick arched verandahs with rendered key stone, accessed by two French doors, infilled except no. 324, which remains intact. Modern signs attached to parapet of no. 318 and projecting sign to no. 324. Original shop fronts on no. 318 and 324, including brass glazing bars, recessed door entry and kick plates, other shop fronts substantially altered. This is an architecturally distinctive group of buildings with one intact example from which to restore the others.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> No. 316: replace concrete slab awning with awning to match the existing. Re-open first floor verandahs if possible. Remove projecting signs. Retain original shop fronts. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): No's. 316, 324, 326: <ul style="list-style-type: none"> Existing face brickwork - unpainted Painted roughcast panels - cream Main cornice, rendered parts of piers, keystone, etc. - off-white Infill window at first floor level (if any) - off-white Soffit of awning - vellum No. 322: <ul style="list-style-type: none"> Recessed roughcast - cream Unpainted brickwork - unpainted Raised strings, piers, etc. - off-white Painted brickwork - cream Security grille - mid-brown Soffit of awning - cream No's. 318, 320: <ul style="list-style-type: none"> Recessed roughcast panels - cream Raised strings, piers, sills - off-white Balustrade (no. 318) - off-white Painted brickwork - cream Soffit of awning - cream Security grille and window (no. 320) - mid-brown Window frame (no. 318) - mid-brown All: <ul style="list-style-type: none"> Façade under awning and awning fascia at owner's discretion 	
Photograph: 	


Address: 330 Bronte Road	Inventory Item No:
Description: <i>Form:</i> One and two storey bank building. <i>Style:</i> Art Deco <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Recessed, timber framed, double hung sash <i>Notable elements:</i> Characteristic Art Deco vertical fin features on pilasters. Awning and shop fronts substantially altered.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Replace awning with thinner construction more in keeping with other buildings in the street. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - manilla · Window and door frames - cream · Window sashes and door leaves - cream · Façade below awning at owner's discretion · Fascia to awning - manilla · Awning soffit - cream 	
Photograph: 	


Address: 1 Albion Street	Inventory Item No:
Description: <i>Form:</i> Two storey shop with residence above. <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapeted skillion form <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed to ground floor <i>Notable elements:</i> Moulded rendered parapet with central anthemion motif. First floor balcony with carved timber posts, a cast iron lacework balustrade and concave corrugated iron roof accessed by three French doors. Shop front substantially altered.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings DATE OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Provide more sympathetic security measure to ground floor shop windows than the current gates. · Remove metal roller shutter door to first floor south French door. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - pink brown · Door frames - off-white · Door leaves - crimson · Motif on parapet - crimson · External timberwork - off-white · Balustrade rails and cast iron - crimson · Roof to balcony - striped in pink brown and crimson · Soffit to balcony - eau-de-nile · Façade below awning and awning fascia - at owner's discretion · Soffit to awning - vellum 	
Photograph: 	


Address: 3-13 Albion Street Deluca	Inventory Item No:
Description: <i>Form:</i> Two storey row of six (shops with residences above). <i>Style:</i> Victorian Boom <i>Roof:</i> Balustraded parapet topped with pediments and urns. <i>Walls:</i> Rendered and painted <i>Windows:</i> Paired timber framed, double hung sash, segmental arch <i>Notable elements:</i> Rendered decoration floral garlands (festoons) and Classical motifs similar to 15-31 Albion Street and 275-277 Bronte Road. Name 'DELUCA' in each pediment. Alterations to No. 11 (original windows and decorative mouldings removed). Most shop fronts substantially altered. Significance: "A good row of a late nineteenth century commercial/residential terrace, with a reasonable intact above awning facade. Together with nos. 15-31 Albion Street it has a good contribution to the streetscape and is of local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reconstruct awning, windows and moulding details to No. 11 Albion Street to match no. 13. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - French grey Raised strings, festoons, pediment moulds, sills, pilasters, cornice brackets, cornice, balustrade coping and other raised mouldings - vellum Window frames and sashes - bronze green Soffit to awnings - vellum Façade below awning and awning fascia - at owner's discretion 	
Photograph: 	


Address: 15-31 Albion Street	Inventory Item No:
Description: <i>Form:</i> Two storey row of nine (shops with residences above). <i>Style:</i> Victorian Boom style <i>Roof:</i> Parapet string course, nos. 15 and 17 have balustrade in parapet which has been removed from others. <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash, some replaced in aluminium. <i>Notable elements:</i> Decorative plasterwork motifs similar to 1-13 Albion Street and 275-277 Bronte Road. Alterations to nos. 17, 23 and 25 shopfronts, and new aluminium windows to first floor windows. Most shops retain original shop front with opaque highlight glass and recessed doors. Significance: "A good row of a late nineteenth century commercial/residential terrace, despite alterations to above awning facade. Together with nos. 3-13 Albion Street it has a good contribution to the streetscape and is of local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reconstruct windows and moulding details to nos. 15, 19, 23, 25, 27, and 31 Albion Street to match those at no. 17. Remove security grilles from window of no. 29 and roller shutter from window of no. 27. Remove projecting sign from no. 29. Replace balusters missing from parapet of no. 17 and reconstruct balustrade on nos 19 - 31. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - biscuit Window frames - off-white Window sashes - deep Brunswick green Soffit of awning - eau-de-nile Façade below awning and awning fascia - at owner's discretion 	
Photograph: 	

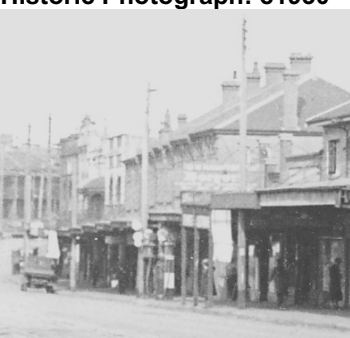

Address: 285 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey rendered commercial building with Residences behind (Bronte Road Frontage) and above <i>Style:</i> Edwardian style <i>Roof:</i> Parapet with skillion. <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sashes on ground floor, first floor windows and shop front mainly replaced. <i>Notable elements:</i> Roughcast rendered panel course and fluted pilasters in parapet. Once had a wrap-around awning. The two-storey verandah to Bronte Road elevation is of original configuration with bullnosed roof but timber balustrades have been replaced. New timber fold-back window openings to ground floor to Bronte Road and Albion Street. Rear courtyard with new timber fence to Albion Street and rear access stair to residence above.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · If the opportunity arises, install cantilevered awning to balance the corner streetscape and relate the building to the rest of the commercial development. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Rendered walls - vellum · Window and door frames - off white · Door leaves and window sashes - bronze green · Verandah timbers - grey green · Edge of verandah floor - bronze green · Balustrade rail - bronze green · Balustrade slats - vellum · Gutter and downpipes - bronze green · Verandah roof - bridge grey · Soffit of balcony and soffit of balcony floor - eau-de-nile 	
Photograph: 	


Address: 279-283 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of three (shops with residences above). <i>Style:</i> Federation <i>Roof:</i> Brick parapet string course with plasterwork scroll pediment on top and brick corbels and motifs - missing on no.281. <i>Walls:</i> Originally face brickwork, however, this remains only on no. 283. Painted brickwork to no. 279. Painted rendered walls to no. 281. <i>Windows/doors:</i> Original French doors with highlights and side lights to no. 279. New French door and sidelights to no. 283, aluminium door and window ensemble to no. 281. <i>Notable elements:</i> Engaged pilasters, gauged brickwork string courses and semi-circular verandah openings to above awning facade. Cast iron lacework balustrade to nos. 279 and 283 is unusual for this date of building but may have been an anachronism or later uninformed 'restoration'. 1930s style ground floor shopfronts to nos 279 and 283.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Strip paint to restore face brickwork facade to no. 279 and paint render on 281 dark colour to blend with brickwork. Remove aluminium door and window ensemble to nos. 281 & 283 and replace with joinery to match no. 279 Check evidence of original balustrade detail and restore so that all are consistent. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> No. 279: <ul style="list-style-type: none"> Painted brickwork - brown to simulate brickwork Rendered copings - manilla to match no. 283 Balustrade and french door assembly - bronze green No. 281: <ul style="list-style-type: none"> Unpainted face brickwork - unpainted Rendered and painted brickwork - brown to simulate brickwork Balustrade - bronze green Recessed infill to verandah - bronze green </div> <div style="width: 48%;"> No. 283: <ul style="list-style-type: none"> Face brickwork - unpainted Rendered coping - manilla Cast iron balustrade - bronze green Door assembly - bronze green All: <ul style="list-style-type: none"> Soffit of awning - vellum Façade below awning and awning fascia - at owner's discretion </div> </div>	
Photograph: 	


Address: 275-277 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Victorian Italianate <i>Roof:</i> Parapet with skillion roof <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, double hung sash (aluminium on 277). <i>Notable elements:</i> Decorative plasterwork motifs similar to 1-13 and 15-31 Albion Street. Shopfronts now substantially altered. Significance: "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-273), from a streetscape point of view. Local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reconstruct windows to no. 277 to match those at no. 275. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - manilla Raised piers, cornice, festoons, label moulds, pediment mouldings, sills and skirts - off-white Metal window frames - unpainted Timber window frames and sashes - manilla Façade below awning and awning fascia - at owner's discretion Soffit of awning - off-white 	
Photograph: 	


Address: 269-273 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of three (shops with residences above). <i>Style:</i> Victorian Italianate. <i>Roof:</i> Parapet with skillion roof. <i>Walls:</i> Rendered and painted <i>Windows/doors:</i> Timber framed, double hung sash, arched windows with arch fanlight above single door to nos. 271-273, casement window and single door with fanlight to no. 269. <i>Notable elements:</i> Rendered Italianate decoration to parapet. Cantilevered balcony to first floor of nos. 271-273 with moulded timber posts on no.271, a cast iron lacework balustrade and convex corrugated iron roof. Accessed by a single door. No. 269 has Juliet balcony to first floor window and door and retains original shop front on ground floor. Significance: "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. Local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Remove Juliet balcony to no 269 and reconstruct verandah with turned posts and cast iron to match no. 271. Reconstruct window and door to no. 269 first floor to match no. 271 Retain original shop front of no 269. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - biscuit Original window and door frames - off-white Original window sashes and door leaves - Venetian red Verandah posts, beams, and floors - biscuit Cast iron - bronze green Gutters and downpipes - bronze green Roof to balcony - striped in bronze green and biscuit Façade below awning and awning fascia - at owner's discretion Soffit of awning - eau-de-nile 	
Photograph: 	



Address: 265-267 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Edwardian <i>Roof:</i> Brick parapet and skillion. <i>Walls:</i> Painted brickwork with rendered details <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Gauged brickwork arch above bricked-up balcony. Original lead-light glazing and recessed doorway to no. 267 shop front. Significance: "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. Local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reinstate first floor verandah openings. If this is impossible, replace aluminium windows with more sympathetic timber framed casement windows and express arched opening (by filling with glazing or by painting recessive colour). Retain original shop front facades. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Recessed roughcast - cream Raised mouldings, cornices, keystones, piers - off-white Face brickwork - cream Metal window frames - unpainted Façade below awning and awning fascia - at owner's discretion Soffit of awning - cream 	
Photograph: 	



Address: Heads Building 245-263 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of ten (shops with residences above). <i>Style:</i> Victorian Italianate <i>Roof:</i> Pitched corrugated iron with hipped ends, except concrete tiles to no. 245. (Originally probably slate.) <i>Walls:</i> Rendered and painted <i>Windows:</i> Timber framed, semi-circular arched, double hung sashed. New opening and aluminium framed to no. 245. <i>Notable elements:</i> Bracketed eaves, quoined pilasters and architrave mouldings to windows. Centred nameplate pediment 'HEAD'S BUILDINGS 1887' (between nos. 253 and 251), engaged chimneys and original form of stepped awning. Significance: "One of the best surviving, late nineteenth century, commercial terraces in the Waverley Council area (with no. 245-277), from a streetscape point of view. It is a good example of a long and consistent row. Local significance." (State Heritage Inventory)	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reconstruct window openings and corrugated iron roof to no. 245 to match no. 263. Remove window mounted air-conditioning unit at no. 247. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Rendered walls - off-white Raised mouldings, window hoods, sills - grey green Eaves soffit and fascia - grey green Original window and door frames - off-white Original window sashes and door leaves, raised lettering at centre gable - bronze green Mouldings at centre gable, Raised mouldings to chimneys, rusticated piers - grey green Façade below awning and awning fascia - at owner's discretion Roofing to awning - bridge grey Soffit of awning - vellum 	Historic Photograph: c1930  Source: Waverley Local Studies Library, vertical file, Charing Cross, no. 6399 (detail)
Photograph: 	


Address: 243 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Single storey two car garage <i>Style:</i> Twentieth Century <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> None <i>Notable elements:</i> Double roller garage doors marked with graffiti and small telegraph pole attached to parapet.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> · Opportunity to demolish and rebuild shop single or two storey shop, sympathetic to streetscape. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> · Walls - vellum · Beam over roller shutters - olive · Roller door and frame - off-white 	
Photograph: 	



Address: 239-241 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Pair of single storey shops <i>Style:</i> Edwardian <i>Roof:</i> Brick parapet string course <i>Walls:</i> Painted brickwork with rendered panels and mouldings <i>Windows:</i> Large glazed shopfronts <i>Notable elements:</i> Pilasters projecting above facade, and relief with painted vents in parapeted facade. No apparent entrance doors to shopfront.	Type of Item: <input type="checkbox"/> Single building <input checked="" type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Brickwork requires repointing and some repair of cracking. Strip paint from previously fair-face brickwork. Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Walls above awning, generally - cream Recessed panels - off-white Walls above dado under awning - cream Tiled dado and dwarf walls - strip paint or paint eau-de-nile Window frames - off-white Soffit of awning - vellum Roof of awning - bridge grey Fascia of awning - at owner's discretion 	
Photograph: 	


Address: 237-235 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Single storey shop <i>Style:</i> Mid 20 th Century <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Modern shopfront and signs attached to above awning facade.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: · Opportunity to add second storey sympathetic to streetscape. Recommended Colour Scheme: · As existing	
Photograph: 	


Address: 233-229 Bronte Road		Inventory Item No:
Description: <i>Form:</i> Pair of two storey buildings (shops with residences above). <i>Style:</i> Federation <i>Roof:</i> Pitched with terracotta tiles <i>Walls:</i> Face brickwork <i>Windows:</i> Lead-light casement <i>Notable elements:</i> Original shop fronts with central recessed 15 panel-glazed door. Rendered and painted brickwork sill above and below first floor windows. Lead-light to first floor south windows removed.		Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Reinstate lead-light to first floor south windows. Retain shopfront. Recommended Colour Scheme: <ul style="list-style-type: none"> As existing 		Historic Photograph: c1930  Source: Waverley Local Studies Library, vertical file, Charing Cross, no. 6399 (detail)
Photograph: 		



Address: 223-227 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Two storey row of shops with residences above. <i>Style:</i> 20 th century Classical Revival <i>Roof:</i> Cement render parapet with central pediment <i>Walls:</i> Face brickwork and cement render above awning facade. Rendered and painted below awning. <i>Windows:</i> Paired double hung sash windows <i>Notable elements:</i> Cement rendered string course Shop fronts to nos. 275 and 277 generally intact with recessed entrance door. Shopfront to no. 273 substantially altered. Judging from historic photograph, the rendered pediment seems to have been added later.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input checked="" type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Inspect/repair awning and awning roof Repair first floor windows. Clean cement render details to above awning facade Reconstruct shopfront to no. 273 to match no. 275 Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <ul style="list-style-type: none"> Face brickwork - unpainted Unpainted rendered parapet - unpainted Painted render surrounds and panels - painted to simulate render (pale grey) Window frames and windows - off-white Roof to awning - bridge grey Soffit of awning - bridge grey Façade below awning and awning fascia at owner's discretion 	Historic Photograph: c1930  Source: Waverley Local Studies Library, vertical file, Charing Cross, no. 6399.
Photograph: 	

Address: Eastern Suburbs Legions Club 221-211 Bronte Road	Inventory Item No:
Description: <i>Form:</i> Three storey commercial building. <i>Style:</i> Late 20 th century <i>Roof:</i> Flat <i>Walls:</i> Rendered blank facade with vertical feature in aluminium cladding and slate façade at ground level. <i>Windows:</i> Aluminium frame, combination of shapes and sizes <i>Notable elements:</i> Awning over southern entrance only and advertising signs along ground floor facade.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input checked="" type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: · No recommendations Recommended Colour Scheme: · As existing	
Photograph: 	

Address: Robin Hood Hotel 203-209 Bronte Road		Inventory Item No:
Description: <i>Form:</i> Two storey hotel <i>Style:</i> Ocean Liner style, featuring Art Deco detailing and motifs <i>Roof:</i> Parapet with skillion behind. <i>Walls:</i> Light face brickwork with darker brick and rendered decorative bands <i>Windows:</i> Double hung sash, timber <i>Notable elements:</i> Building conforms to the wedge shaped site with a rounded corner facade. Characteristic horizontal lines with vertical feature element on corner. Original tiles below awning and original Art Deco coloured lettering on parapet. Corner balcony recently enclosed. Significance: "Excellent example of a modern commercial building in an Ocean Liner/International style, also featuring Art Deco motifs and detailing. Essentially intact and beautifully maintained. Characteristic streamlining makes a powerful streetscape contribution on this prominent corner. Complements "Charing Cross Hotel" on adjoining corner, which has much in common stylistically. Local significance." (State Heritage Inventory)		Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Retain all existing details including ceramic wall tiles. Replace awning fascia with ribbed profile similar to that shown on historic photograph. Add sympathetic lettering on awning. Remove banner from corner parapet. Recommended Colour Scheme: <ul style="list-style-type: none"> As existing 		Historic Photograph: 1949  Source: Waverley Local Studies Library, vertical file, Hotels - Robin Hood Hotel, no. 2751.
Photograph: 		

Address: 195-199 Bronte Road	Inventory Item No:		
Description: <i>Form:</i> Two storey building containing shops with residences above. Semi-basement at rear. <i>Style:</i> Victorian Italianate. <i>Roof:</i> Parapet and skillion. <i>Walls:</i> Rendered and painted with neo-classical decoration. <i>Windows:</i> Timber framed, segmental arch, double hung sash <i>Notable elements:</i> Elaborate rendered façade decoration including festoons, bracketed cornice and rusticated quoins. Cantilevered balcony to south facade with concave corrugated iron roof, accessed by three French doors. Four window-mounted air conditioning units. Ground floor shop fronts substantially altered.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings		
Significance: "Fine example of a Late Victorian commercial pair. Important streetscape element on a key corner site, in the heart of Charing Cross. Together with Post Office and Hotels contributes to an outstanding townscape grouping. Essentially intact above awning facades. Special historic interest as the Bank of NSW's first Waverley branch. Local significance." (State Heritage Inventory)	OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input checked="" type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present		
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area		
Recommendations: <ul style="list-style-type: none"> Reconstruct balcony posts and balustrade to south façade Recommended Colour Scheme (see report for correlating Australian Standard 2700S colours): <table border="0"> <tr> <td> <ul style="list-style-type: none"> Rendered walls - biscuit Raised string courses and brackets, panel borders, coping, hood moulds, rendered sills, etc. - mid-brown Original window and door frames - manilla Original door leaves and window sashes - mid-brown Other external timberwork - biscuit Raised mouldings to external timberwork - mid-brown Verandah posts and beams - off-white </td> <td> <ul style="list-style-type: none"> Gutters and downpipes - mid-brown Altered facade under awning at owner's discretion Rear face of blank windows - off-white Fascia to awning at owner's discretion Awning roofing - bridge grey Chimneys and parapet finials - biscuit Raised moulding to chimneys - mid-brown Soffit to awning - manilla Corrugated metal roofing to balcony - striped in biscuit and mid-brown. </td> </tr> </table>		<ul style="list-style-type: none"> Rendered walls - biscuit Raised string courses and brackets, panel borders, coping, hood moulds, rendered sills, etc. - mid-brown Original window and door frames - manilla Original door leaves and window sashes - mid-brown Other external timberwork - biscuit Raised mouldings to external timberwork - mid-brown Verandah posts and beams - off-white 	<ul style="list-style-type: none"> Gutters and downpipes - mid-brown Altered facade under awning at owner's discretion Rear face of blank windows - off-white Fascia to awning at owner's discretion Awning roofing - bridge grey Chimneys and parapet finials - biscuit Raised moulding to chimneys - mid-brown Soffit to awning - manilla Corrugated metal roofing to balcony - striped in biscuit and mid-brown.
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Photograph: 			

Address: 78-82 Carrington Road	Inventory Item No:
Description: <i>Form:</i> Single storey building but equivalent to two storeys in height <i>Style:</i> Contemporary minimalist <i>Roof:</i> Parapet <i>Walls:</i> Rendered and painted <i>Windows:</i> Aluminium framed <i>Notable elements:</i> Signs and two flagpoles attached to facades.	Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input type="checkbox"/> Early 20 th Century 1901-1939 <input checked="" type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input type="checkbox"/> Key element <input type="checkbox"/> Contributes <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Detracts	Heritage Status: <input type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: · No recommendations Recommended Colour Scheme: · As existing	
Photograph: 	

Address: Charing Cross Hotel 81-83 Carrington Road		Inventory Item No:
Description: <i>Form:</i> Two storey hotel. <i>Style:</i> Inter-War, Art Deco <i>Roof:</i> Hipped, terracotta tiles, broken by parapets <i>Walls:</i> Rendered and painted (originally mainly face brick) <i>Windows:</i> Timber framed, double hung sash with horizontal glazing bars <i>Notable elements:</i> Distinctive Art Deco facade with characteristic vertical fins stepped above the parapet, horizontal bands, recessed balconies, ornamental balcony grilles and wave and parallel line motif. Original pressed metal ceiling below awning. Significance: "Good example of an Inter-War, Art Deco style hotel. Unaltered except for rendering and painting. Property also has historic interest as the site of the area's first hotel. In continuous use as a hotel since 1857. Local significance." (State Heritage Inventory)		Type of Item: <input checked="" type="checkbox"/> Single building <input type="checkbox"/> Group of buildings OF CONSTRUCTION <input type="checkbox"/> Mid Victorian 1860-1880 <input type="checkbox"/> Late Victorian 1881-1900 <input checked="" type="checkbox"/> Early 20 th Century 1901-1939 <input type="checkbox"/> Mid 20 th Century 1940-1960 <input type="checkbox"/> Late 20 th Century 1961-present
Streetscape Contribution: <input checked="" type="checkbox"/> Key element <input type="checkbox"/> Contributes <input type="checkbox"/> Neutral <input type="checkbox"/> Detracts		Heritage Status: <input checked="" type="checkbox"/> Individually Listed <input checked="" type="checkbox"/> Within Conservation Area
Recommendations: <ul style="list-style-type: none"> Retain original wall tiles and awning soffit Retain name of hotel. Remove projecting advertising sign. Recommended Colour Scheme: <ul style="list-style-type: none"> As existing 		Historic Photograph: 1949  Source: Waverley Local Studies Library, vertical file, Hotels - Charing Cross Hotel, no. 5723.
Photograph: 		

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