

# D1 Dwelling House and Dual Occupancy Development

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## **1.0 INTRODUCTION**

This Part applies to all dwelling house, dual occupancy, semi-detached and terrace-style dwellings throughout the Waverley Local Government Area (LGA).

### **1.1 Relationship to other Parts**

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

- Part B – Submitting a Development Application;
- Part C – Advertising and Notification;
- Part F1 – Bondi Junction Centre;
- Part F2 – Bondi Beach;
- Part G1 – Site Waste Minimisation and Management;
- Part G2 – Solar Access;
- Part G4 – Water Management;
- Part H1 & Part H2 – Heritage Conservation, as applicable; and
- Part I1 – Land Use and Transport.

### **1.2 Objectives of this Part**

- (a) Ensure that the scale of dwelling-house and dual occupancy development is appropriate for allotment sizes and in relation to other dwellings in the vicinity.
- (b) Ensure that dwelling-houses and dual occupancy development do not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- (c) Ensure that alterations to existing dwellings do not significantly detract from the amenity, privacy and views of other dwellings and public view corridors.
- (d) Ensure Council has regard to the principles of ecologically sustainable development when assessing applications to construct or make alterations and additions to dwellings.
- (e) Ensure that alterations and additions to dwellings are sympathetic in form and character with dwellings in their vicinity.
- (f) Maximise the water and energy efficiency of dwellings, reduce the generation of waste from dwellings, reduce the impact of excessive water run-off from land on which dwellings are situated and maximise permeable surfaces and to assist in the reduction of crime through design.
- (g) Encourage dwellings to have high design standards.
- (h) Maintain and enhance the distinct built form and unique characteristics exhibited Residential Character Study Areas.
- (i) Encourage Crime Prevention through Environmental Design.

### **1.3 Strategic Context**

The areas of Bronte, Dover Heights and Queens Park have been identified as areas that have unique physical qualities and an intrinsic residential character that should be preserved. Generic Strategies and Controls contained in this Part are not necessarily appropriate to achieve a desired future character for these areas.

Residential Character Studies were developed that outline the desired future objectives and design guidelines to ensure that the unique character of each of the areas is maintained or enhanced.

#### **1.4 How to use this Part**

This Part contains guidelines for dwelling-house and dual occupancy development. It must be used in accordance with WLEP 1996 and WLEP (Bondi Junction Centre) 2010 (as appropriate), as well as other relevant Parts of WDCP 2010.

This Part also objectives, performance criteria, strategies, and controls for dwelling house and dual occupancy development set out under various headings in the following sections. Each strategy relates to a particular control or set of controls.

#### **1.5 Residential Character Studies**

Sections 2.0, 3.0 and 4.0 contain Residential Character Studies for Dover Heights, Queens Park and Bronte. The Residential Character Studies ensure the design of dwelling houses and dual occupancies within the study areas result in development that achieves Council's Desired Future Character Objectives. The Performance Criteria should be used to achieve Council's objectives for the desired future character.

When proposing a development, applicants need to address the Strategies and Controls contained from Section 5.0, onwards as well as address the Performance Criteria held in Sections 2.0 to 4.0 for the relevant character area. Where there is any discrepancy the character study performance criteria will prevail.

#### **1.6 Generic Controls**

Sections 5.1 to 5.10 prescribe the objectives, performance criteria, strategies and controls for: building height; building size and bulk; setbacks; streetscape and visual impact; fences; privacy and noise control; vehicular access and parking; landscaped open space; and laneway development and ancillary buildings. These controls apply to all dwellings and dual occupancy development.

#### **1.7 Protection of Aboriginal Objects and Places**

There may be a number of undiscovered and/or unrecorded Aboriginal objects and places within Waverley LGA. As a result of this limitation, and the fact that all Aboriginal objects and places are protected under the *National Parks & Wildlife Act 1974*, when undertaking excavation persons should proceed with caution and must report any findings of possible Aboriginal objects and places to Council's Planning & Environmental Services Department before proceeding with further works.

## 2.0 DOVER HEIGHTS RESIDENTIAL CHARACTER STUDY

### 2.1 Land to which the Character Study applies

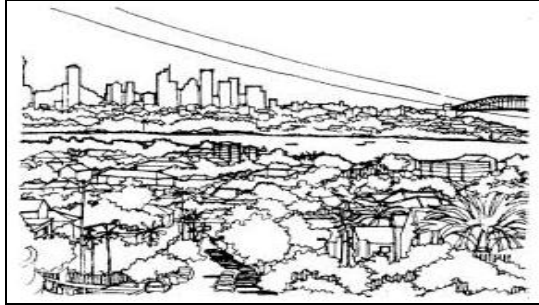
The Dover Heights Character Study Area is bounded by Lancaster Road to the north, Gilbert and Hardy Streets to the west, Macleay Street, Loombah Road and Military Road to the south, and the Pacific Ocean to the east (refer to Figure 1).

**Figure 1.** Dover Heights Residential Character Study Area



## 2.2 Existing Character Elements

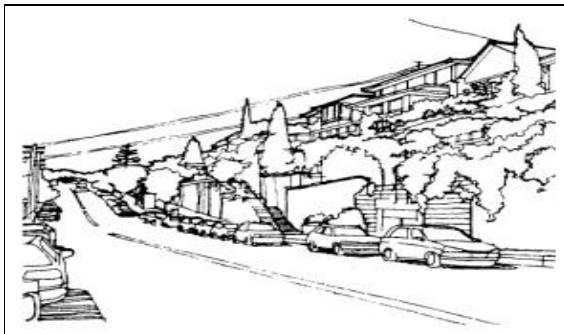
Dover Heights is almost exclusively residential and contains many substantial detached houses. The area's elevated position allows panoramic views of the Pacific Ocean, coastal cliffs and the surrounding and distant districts i.e. the harbour and City (refer to Figure 2).



**Figure 2.** Western view corridors open to the Harbour Bridge and city skyline. Topography and public and private landscaping, together, contribute to the established landscape views.

### 2.2.1 Physical Setting – Topography and Subdivision

Dover Heights is situated on a plateau in the northern part of the Waverley LGA. Sandstone cliffs to the Pacific Ocean form the boundary to the east. The area generally slopes gently to the west and south, becoming steeper towards the edge of the study area. The natural sandstone bedrock is exposed on the eastern sea cliff wall and part of Hardy Street (on the western side of the study area) separating the eastern part from the lower Hardy Street level (refer to Figure 3).



**Figure 3.** The western edge of the study area (Hardy Street) is defined by its natural topographic platform.

Streets in the area are typically arranged in a rectangular grid pattern with the long axis in the north south direction. The area has a mostly uniform subdivision pattern consisting of large (typically 500m<sup>2</sup> - 700m<sup>2</sup>) rectangular lots. The lots predominately have an east-west orientation, allowing maximum access to significant views to the west.

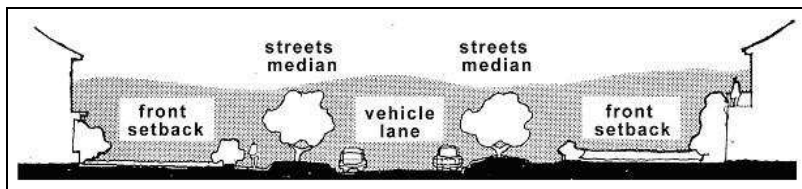
Along the eastern edge of the area a number of blocks have the long axis running in an east-west direction, the streets forming cul-de-sacs where they meet the sea cliffs. Here lots, still of similar size, tend to have a north-south orientation. In the very southern end of the area, the street layout and subdivision pattern is more irregular, reflecting the local topography. Large sites and uniform subdivision pattern form a framework for the established detached villa dwelling (refer to Figure 4).



**Figure 4.** Detached villa style of dwelling is the typical character of Dover Heights.

### 2.2.3 Open Spaces

Hugh Bamford, Dudley Page and Rodney Reserve and Caffyn Park are significant public open space, contributing to the open character of the area and providing panoramic views (refer to Figure 5).



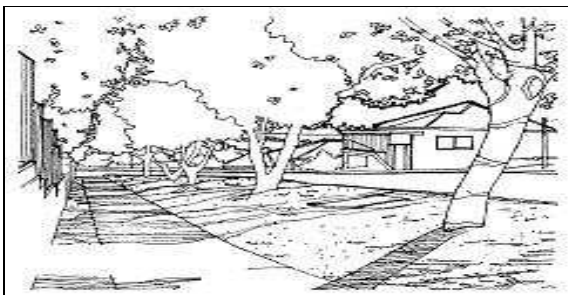
**Figure 5.** Typical street section.

### 2.2.4 Views and Vistas

The area enjoys panoramic views to the west, east and south from both public and private domains. The east-west street corridors are an important view axis providing an important mechanism that contributes to the appreciation of the overall Dover Heights character. The view corridors to the west extend to the Harbour Bridge and city skyline. The eastern view corridors open to the sea. Dead end streets framing ocean views are a typical feature of the eastern edge of the Dover Heights platform. The southern end of Dover Heights enjoys views and vistas over the Bondi basin, Bondi Beach and the coast line beyond.

### 2.2.5 Landscaping

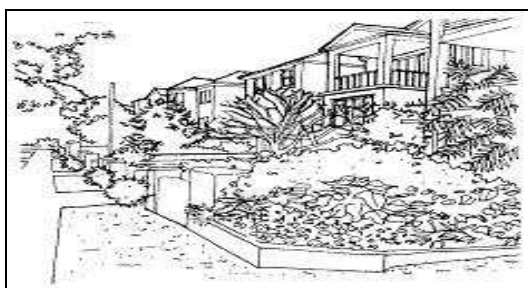
The area is generally void of any remnant native vegetation apart from some low coastal shrubs and grasses along the eastern sea cliffs. The area is characterised by wide streets and verges with diverse medium scale and scattered tree plantings. Grass is a dominant ground cover on the verges and prominent public open space, contributing significantly to the general open landscape character of the area. In the private domain, front, side and rear landscaping is generally low to the ground, important in maintaining views and contributing to the area's overall landscape character. On steep sites, landscaping is often used effectively to form a soft transition from the street to elevated houses (refer to Figure 6).



**Figure 6.** Wide grassed verges and medium scale trees are the typical of the landscape character of the street.

## 2.2.6 Residential Character – Streetscape

Dwellings tend to have a uniform front setback, enhancing the prominent wider street corridor and open landscape character. On sloping sites, front and side setbacks tend to highlight the significant landform of the sites. In other locations, setbacks and landscaping are designed to enhance public view quality. Front fences are predominantly low and/or open in style. This allows excellent surveillance and a visual transition from the street to dwellings. This provides a sense of integration of space, contributing to the 'open' character of the area. Wide garage doors on the front property boundary limit the potential for soft landscaping and the integration of the dwelling with the streetscape. At street level the bulky nature of this type of development detracts from the street's open character (refer to Figure 7).



**Figure 7.** A low fence is a dominant character in Dover Heights providing surveillance and contributing to a wider street corridor.

## 2.2.7 Architectural Style

The area is comprised of a mix of architectural styles, including older style single and double storey detached dwellings with pitched roofs and contemporary 3 storey flat roofed cascading buildings (refer to Figure 8).



**Figure 8.** Single storey detached dwellings are one of the oldest architectural characters of Dover Heights.

The older style dwellings have a simple geometric lay out, pitched roofs, substantial masonry walls, and fine modulation (refer to Figure 9).



**Figure 9.** Older style dwellings are characterised by simple geometry, pitched roofs and substantial masonry.

Variations in the older style dwelling include the use of semi circular bay windows and round fillet wall corners with high parapet walls which are influences from the art deco period. These contribute to a consistent bulk and scale (refer to Figure 10).



**Figure 10.** Art Deco is among the most formative built character in Dover Heights. Bay windows with semi circular or round fillet corners are the character influenced by the Art Deco period.

Recent developments have introduced a 3 storey cascading dwelling style with wider modulation, wider garage doors, flat roofs, double storey columns, high beams, large front balconies, and large areas of transparent glass for doors, windows, and balcony balustrades. These contemporary developments are alien to the established character of older style dwellings. Some newer dwellings introduce complex geometric elements and freely curved lines, departing significantly from the established streetscape character (refer to Figure 11).



**Figure 11.** Contemporary architectural styles create a contrast to the older character.

### 2.2.8 Colour Scheme

The characteristic colour scheme of the area consists of a single, bright, or pastel colour, or white. A contrasting trim colour is often used to lift the colour scheme.



Some older style dwellings feature face brickwork in red and dark colours. Roofs are terracotta or dark, natural colours.

### 2.3 Objectives Specific to the Dover Heights Residential Character Study area

In addition to the objectives set out from Section 5, the table below outlines the desired future objectives and performance criteria relevant to the Dover Heights Residential Character Study Area.

Desired Future Character Objectives	Performance Criteria
<b>1. Views and Vistas</b>	
1.1 Minimise the impact of new development on views and vistas from the public and private domains.  1.2 Reinforce public views and vistas in street corridors.	1.1 Where a site exposes a view, reinforce the established view through a sensitive building envelope that minimises view obstruction.  1.2 Avoid view obstruction, a flat roof solution can be used where its appearance is in keeping with the architectural style of building and built form of the street.  1.3 Appropriate landscape species and plantings are used to reinforce and frame existing vistas, particularly the typical view corridor in the eastern area of Dover Heights.  1.4 Tree planting is designed to retain the established view quality in the area, including the use of medium height species and diverse spacing.
<b>2. Streetscape</b>	
2.1 Preserve the established scale, open character and view quality of streets.  2.2 Retain consistent front, side and rear setbacks so as to define a coherent street corridor and reinforce the established detached dwelling character.  2.3 Prevent or mitigate the negative impact at street level of wide garage doors on the property boundary.	2.1 Development exhibits a single detached dwelling house character.  2.2 The high quality of established streetscape is supplemented by extensive landscaping using low plantings of shrubs and trees. Such landscaping does not obscure building form and augments the visual continuity of the street.  2.3 Developments incorporate a setback (including garage setbacks), consistent with the predominant character of the street, to enhance street surveillance and to avoid unattractive facades at the street level.  2.4 Substantial rear setbacks are provided where they contribute significantly to the streetscape, view character and amenity of the neighbourhood.  2.5 On side-street, setback and landscaping

	<p>ensure the established scale and character is preserved.</p> <p>2.6 Where the natural topography allows car access on site, presentation of garage doors at street level should be avoided. Where the topography restricts car access onto the site refer to criteria 2.7-2.9.</p> <p>2.7 Where having the garage door face the street is inevitable, openings are to be minimised, and designed with similar proportions to openings in the main dwelling. Garages should not dominate the street façade.</p> <p>2.8 For sites with double street frontages, garage openings should address the less prominent public street. Where a garage faces a different street than the main house, the garage should be part of the main house, rather than on its own.</p> <p>2.9 Where the site is sunken below the street level and the garage faces the street, a semi open garage is encouraged to enable visual connection between the house and the street.</p> <p>2.10 The landscape character of the street is retained with a coherent planting theme and appropriate spacing of tree planting.</p> <p>2.11 Front fences are consistent with adjoining fences, to give continuity to the streetscape. These will typically be low or open style fencing to complement the street's wide verges and provide excellent surveillance (refer to Figure 12). Full masonry fences should not be higher than 600mm.</p>	
<b>3. Landscaping</b>		
<p>3.1 Reinststate a coherent landscape theme and enhance the existing landscape character.</p> <p>3.2 Integrate the private and public domains through appropriate landscape design.</p> <p>3.3 Encourage the planting of native species and in particular substantial species in appropriate locations.</p> <p>3.4 Actively discourage hard landscaping.</p>	<p>3.1 Substantial plantings, low plantings and soft landscaping are provided in appropriate proportions to the built and paved surfaces.</p> <p>3.2 Where tall plants are to be used for the purpose of visual screening, they are consistent with the established street character.</p> <p>3.3 Suitable ground cover and relief is used to assist integration between the front of dwellings and the street verge. Grass is used as a dominant ground cover when consistent with the street's verge (refer to Figure 13).</p> <p>3.4 Front and side landscaping should be designed in compatible colours and themes to the street's landscape and pedestrian experience. Large garage openings and</p>	

	<p>massive areas of pavement are not desirable and conflict with the established landscape character of this area.</p> <p>3.5 Soft landscaping provides a harmonious transition between hard surfaces (e.g. natural rustic stone to clean rendered wall) and contributes to streetscape character.</p> <p>3.6 On steep sites, setbacks, fences, building and landscape design combine to enhance sandstone walls or outcrops on the street.</p>	
<b>4. Architectural Style</b>		
<p>4.1 Encourage a coherent architectural style as compatible with the established character of the street.</p> <p>4.2 Reinforce the existing 'two storey detached villa with pitched roof' style of housing as the predominant building typology.</p>	<p>4.1 Encourage a coherent architectural style as compatible with the established character of the street.</p> <p>4.2 Reinforce the existing 'two storey detached villa with pitched roof' style of housing as the predominant building typology.</p> <p>4.3 A simple geometric layout consistent with the older architecture is encouraged. Anomalous use of shapes and vocabulary, which detract from the coherency of the street, is to be avoided (refer to Figure 14).</p> <p>4.4 Three storey dwellings with flat roofs are not a desirable architectural style unless a specific topographic setting or adjoining architectural style results in minimum impact.</p> <p>4.5 Building height, bulk and scale should respect adjacent sites. Setback, vertical and horizontal modulation and scale are articulated to relate to the buildings on adjacent sites. Other façade elements such as garages, entrances or balconies can also serve this purpose (refer to Figures 15, 16 and 17).</p> <p>4.6 Landscape and external building elements such as ramps, stair-way access, balconies, balustrades, pergolas, gateways, entrances or additional structures are designed so as not to detract from the established street character nor dominate the main architectural and landscape design (refer to Figure 18). Double height elements, e.g., columns or windows, are to be avoided where they detract from the immediate adjacent character (refer to Figure 19).</p> <p>4.7 Modulation is used to articulate a building in appropriate scale to the street. Unmodulated walls should not be longer than 8 metres to be consistent with the established detached dwelling scale and typology. Garage doors should not exceed more than a third of the width of the main building.</p>	

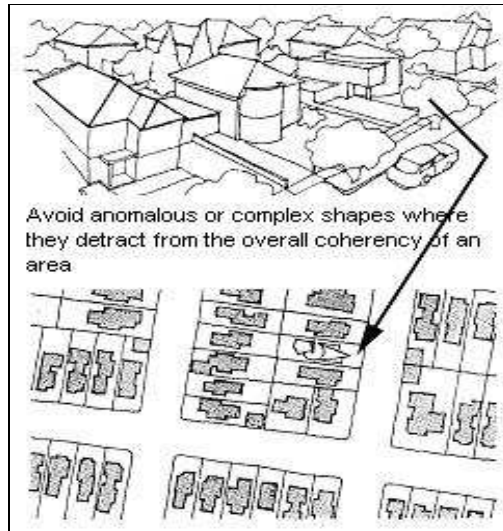
	<p>4.8 The established streetscape character is contingent on a balance of masonry and glass in the design of building facades.</p> <p>4.9 The use of massive glass finishing is to be avoided where it creates a contrast to the typical character of the existing streetscape.</p> <p>4.10 Roof materials and angles are consistent with the established streetscape character.</p> <p>4.11 Where the site is sunken below the street level and the roof is significantly exposed to the street, present a roof form, coherent in height, angle, material and colour. Avoid additional dormer windows, service structures (such as hot water systems, exhaust fans, etc) where their placement may degrade the visual quality or coherency of the street.</p>
<b>5. Colour Scheme</b>	
<p>5.1 Promote a coherent colour scheme for dwellings compatible with the existing colours of dwellings in the vicinity.</p> <p>5.2 Reinforce a single bright, natural or pastel colour as the dominant base colour in the area.</p>	<p>5.1 Promote a coherent colour scheme for dwellings compatible with the existing colours of dwellings in the vicinity.</p> <p>5.2 Reinforce a single bright, natural or pastel colour as the dominant base colour in the area.</p>



**Figure 12.** High fences are not a desirable landscape character, nor is overly dense planting. High fences and/or dense planting are not desirable as they prohibit surveillance to the street.



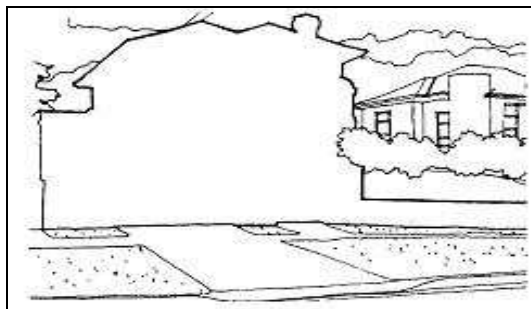
**Figure 13.** Landscaping is carefully designed so as to facilitate better visual integration to the street. Coherent ground cover provides excellent landscape integration with the street.



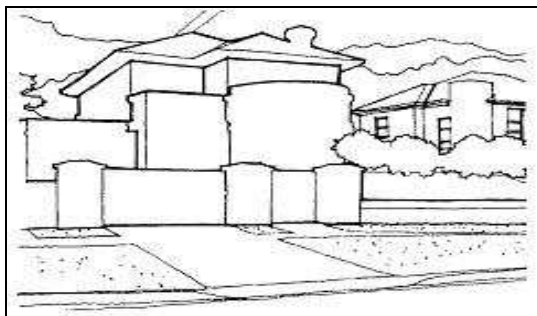
**Figure 14.** A simple geometric layout and built envelope is desirable if it is consistent with the dominant character of the street.



**Figure 15.** Facade elements are used to break the building bulk into appropriate modulation and scale.



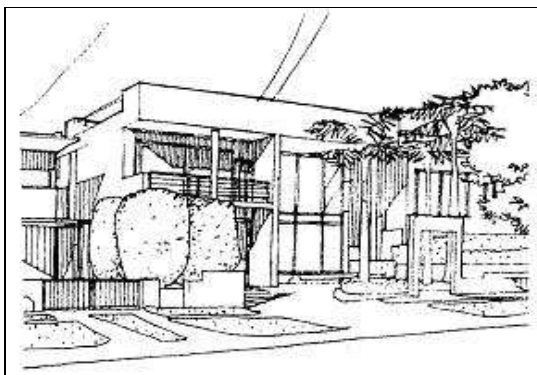
**Figure 16.** The absence of modulation and scale increases the bulk of a building.



**Figure 17.** Fences, entrances, balconies and roof lines are used to break the bulk of the building.



**Figure 18.** Other individual landscape elements break the coherency of the street. Gateway structures are unnecessary where they detract from the rest of the street's character.

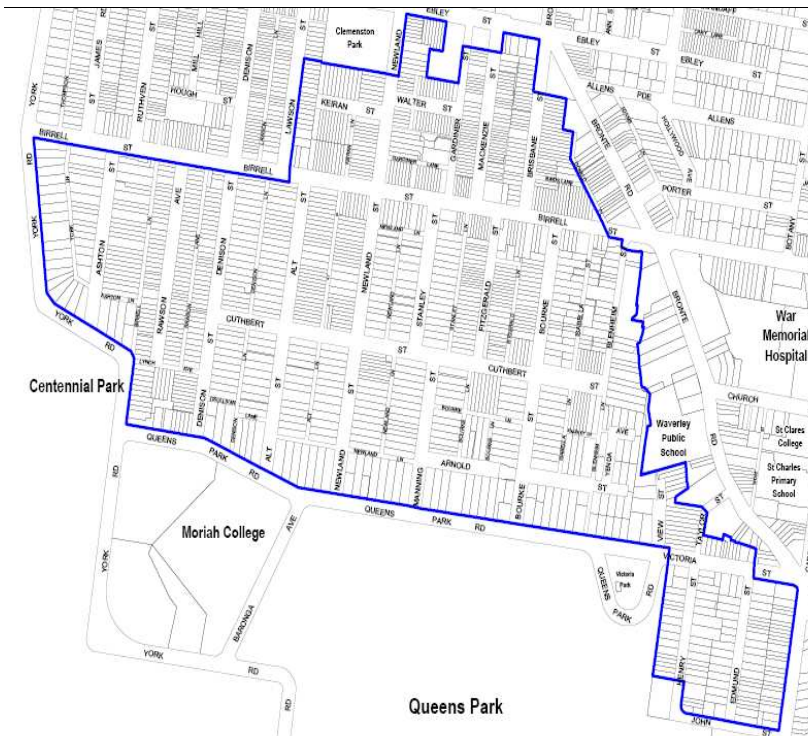


**Figure 19.** Contemporary buildings without sensitive modulation and scale can detract from the coherency of the street. Avoid double storey columns and windows, and high beams/parapets where they detract from the character.

### 3.0 QUEENS PARK RESIDENTIAL CHARACTER STUDY

#### 3.1 Land to which the Queens Park Residential Character Study applies

The Queens Park Character Area is bounded by (but does not include) Bondi Junction Commercial Centre and the Mill Hill Conservation area to the north, Bronte Road and Charring Cross to the east and Queens Park and Centennial Park to the south and west (refer to Figure 20).



**Figure 20.** Queens Park Residential Character Study Area.

### 3.2 Existing Character Elements

The Queens Park area contains a collection of predominantly nineteenth century and early twentieth century architectural styles and should be read in the context of the history of urban development in Bondi Junction, Mill Hill, Centennial Park and surrounding areas. The village character of this area is created through a collage of features and artefacts that are still reflective of the era the area was developed.

#### 3.2.1 Physical Setting – Topography

The study area slopes down from Bondi Junction in the north and east, to Queens Park in the south and Centennial Park in the west. The area, while generally gently sloping, tends to be steeper towards the eastern end. Here, distinctive natural sandstone outcrops form part of the eastern edge of the park and also appear in the split level platform of Cuthbert Street and Arnold Street.

#### 3.2.2 Subdivision

Streets in the area are arranged in a grid pattern with most blocks containing internal rear service lanes. The subdivision pattern features three categories of lot size, reflecting the type of dwellings in the area.

Small sized lots (typically 100m<sup>2</sup> to 250m<sup>2</sup>) dominate the north-eastern portion of the study area. These lots typically contain Victorian terraces and other attached dwelling styles (refer to Figure 21). In the central and southern part of the area, lots tend to be larger (typically 200m<sup>2</sup> to 400m<sup>2</sup>) reflecting the semi detached and detached villa dwelling typology (refer to Figure 22). The largest lots (500m<sup>2</sup> to 800m<sup>2</sup>) are present on the western and southern edges of the area, fronting onto Queens Park Road and York Road. These lots contain bungalow style dwellings with a deep set back, and a small number of residential flat buildings (refer to Figure 23).



**Figure 21.** Example of Victorian terraces in the area.



**Figure 22.** Example of semi-detached dwellings in the area.



**Figure 23.** Example of the detached bungalow dwelling style in the area.

### 3.2.3 Views and Vistas

North-south street axes provide important view corridors to Queens Park. Formal tree plantings in these streets frame views to the open parkland in the distance. Properties in the upper eastern portion of the area enjoy distant views of parklands and the city to the west.



### 3.2.4 Open Space

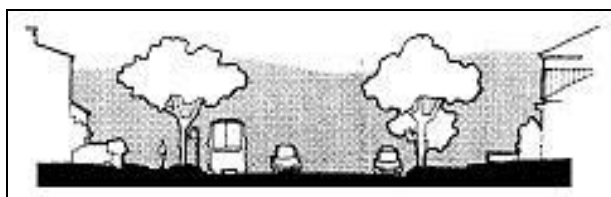
Queens Park and Centennial Park are expansive areas of open space bordering the study area to the south and west respectively. These parklands are significant landmarks and provide a contrast to the compact residential character of the study area.

### 3.2.5 Landscaping

Vegetation is an element of paramount importance to the character of this area. Formal plantings of mature fig trees are the most distinguishing characteristic of the inner residential streets and provide a unifying theme throughout the study area. The sense of enclosure created by avenues of mature trees is in contrast to the openness of the parkland bordering the area to the south and west.

### 3.2.6 Residential Character – Streetscapes

Three distinct types of streetscape character are found within the study area. Streets which carry larger volumes of local through traffic (e.g., Birrell Street, Queens Park Road, York Road), inner residential streets (e.g., Manning Street, Alt Street, Ashton Street) and rear access lanes. The streets with higher volumes of through traffic have a wider carriageway, relatively narrow verges and smaller scale and less dense street plantings. These features contribute to a wider, more open and brighter streetscape (refer to Figure 24).



**Figure 24.** Typical section of a street with high volumes through traffic.

Inner residential streets are characterized by mature trees forming a canopy. These streets are foliage shaded, with a cooler microclimate, and wider verges (refer to Figures 25 and 26).

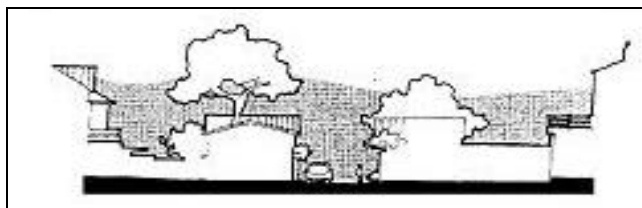


**Figure 25.** Typical section of an inner residential street with a terrace dwelling typology.



**Figure 26.** Typical section of an inner residential street with a detached dwelling typology.

The narrow, corridor like rear access lanes are dominated by garage doors, high fences and walls, landscape screening, and a variety of building setbacks (refer to Figure 27).



**Figure 27.** Typical section of a rear access lane.

A variety of front fence styles and setback conditions typify the range of dwelling styles represented in the area. Shallow setbacks with cast iron fences are part of the original character of Victorian terraces. While most remain intact, some have been replaced with higher, rendered brick fences. Detached and semi-detached dwellings typically have deeper front setbacks, with low brick or timber picket fences the most common styles. Low, staggered brick fences are used on steeper sites and where no rear lane access is provided, garage doors and sloped landscaping face the street (refer to Figures 28 and 29).



**Figure 28.** Example of low and transparent fences which correspond to the established character principles. Fences, stairs, landscaping and roofs play an important role in the rhythm of the street.



**Figure 29.** Sloping fences on steeper sites.

### 3.2.7 Architectural Style

The Queens Park study area is one of the oldest precincts in the Municipality, containing many man made and natural heritage items, including remnants of walls, stables, buildings, caves and trees. Any development must be sensitive to these items.

A variety of architectural styles reflect the various eras of development in the study area. These include the Victorian Terrace, sandstone Post

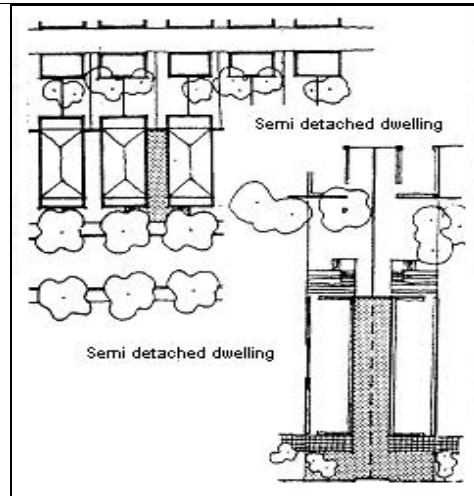
Regency cottage, Victorian Gothic, Edwardian and Federation semi-detached dwellings and larger Federation, Californian and Modern bungalows. Most dwellings are clustered in groups of similar style. Repetition of building elements such as shingled gables, chimneys, doors and windows, terraces, entrances, fences, etc. establishes a coherent streetscape character based on detail and rhythm. Recent development has increased the vocabulary of the character of the area ranging from minor dormer windows to contemporary architecture.

### 3.3 Objectives Specific to the Queens Park Residential Character Study area

In addition to the objectives set out from Section 5, the table below outlines the desired future character objectives and performance criteria relevant to the Queens Park Residential Character Study Area.

Desired Future Character Objectives	Performance Criteria
<b>1. View and Vista</b>	
1.1 Reinforce existing views in the north-south street corridors.	1.1 Appropriate landscape species and plantings are used to reinforce and frame existing vistas, particularly in the typical north-south street corridors.
<b>2. Streetscape</b>	
2.1 Reinforce existing street categories, through appropriate dwelling facade, building setback, fence and landscape gestures.	2.1 New development and alterations and additions to existing dwellings should be compatible and consistent with development both in the immediate vicinity and in the overall context of the street.
2.2 Encourage dwelling styles that integrates with the established front, rear and side streetscapes.	2.2 Where properties have side street or rear lane frontages, alterations and additions reinforce the desirable side or rear streetscape.
2.3 Maintain streetscape character through consistent building setback, particularly where a building is part of a row of identical buildings.	2.3 Building setbacks, terraces, balconies and rooflines are consistent within the defined street corridor and provide uniformity to a group of terraces, or mirror an attached semi.
2.4 Promote fencing design which is consistent with the original style of the dwelling and character of the street, while providing for surveillance and promoting a wider ambience for pedestrians.	2.4 Where side setbacks between two dwellings result in two narrow paths, shared access and removal of side fences is encouraged, to widen and improve the functionality of the space.
2.5 Progressively improve the existing cluttered character of rear access lanes.	2.5 Low fences are desirable, especially where setbacks are close to the street. This provides surveillance to the street, and a wider ambience for pedestrians, and gives a better scale to the building façade.
	2.6 Front fences are to be of a low or

	<p>transparent style. Masonry fences are to be no higher than 600mm, while transparent fences may not exceed 1200mm in height.</p> <p>2.7 Where rear lane access is provided, garages and driveways are to be located at the rear.</p> <p>2.8 Where no rear lane access is provided, garages are to be set back from the street. The width shall be minimised and landscaping used to unify the garage and dwelling with the landform.</p> <p>2.9 In rear access lanes, a single car width garage door is encouraged where it contributes to the coherency of the street (refer to Figure 30).</p> <p>2.10 Where rear lanes are characterized by varied building forms and setbacks, vegetation and screen plantings are to be used to enhance the streetscape.</p> <p>2.11 Rear fences should be between 1.8m and 2m in height.</p>	
<p><b>3. Landscaping</b></p> <p>3.1 Conserve the existing inner residential street landscape character and view corridors which have been established by the colonnades &amp; canopy of existing fig trees.</p> <p>3.2 Establish soft landscaping at the front of dwellings which is compatible with dwelling style and setback.</p> <p>3.3 Promote landscaping at the rear of dwellings, to soften the visual impact of buildings on rear access lanes.</p>	<p>3.1 Overly dense landscaping or large trees are not desirable in the front of dwellings as they darken the street corridor and undermine the character of the existing street tree plantings.</p> <p>3.2 On steeply sloping or split level sites landscaping is used to provide a visual connection between the building facades and the street.</p> <p>3.3 Soft landscaping is used to reinforce important character elements in the front of dwellings, especially detached dwellings and larger sites.</p> <p>3.4 Unless fronting a rear lane, garage doors are not to be presented as the dominant landscape character of the street.</p> <p>3.5 Medium to tall tree plantings and landscape screen treatment is highly regarded where it neutralizes varied building setbacks and built form on rear access lanes.</p>	



**Figure 30.** Shared access is one alternative, which aesthetically and functionally improves a narrow side setback corridor.



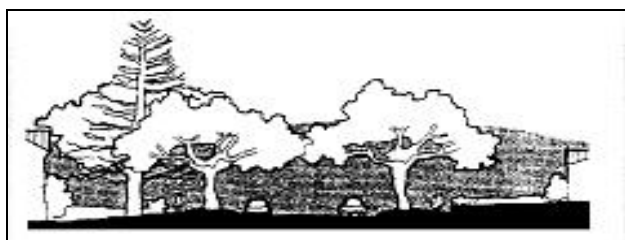
**Figure 31.** Side setbacks and fences are used to articulate view corridors. Low fences contribute to surveillance, as well as creating a wider ambience and better proportion and scale to the building.



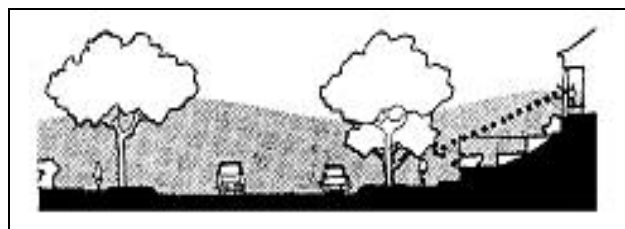
**Figure 32.** Low fences are desirable, especially where setbacks are minimal.



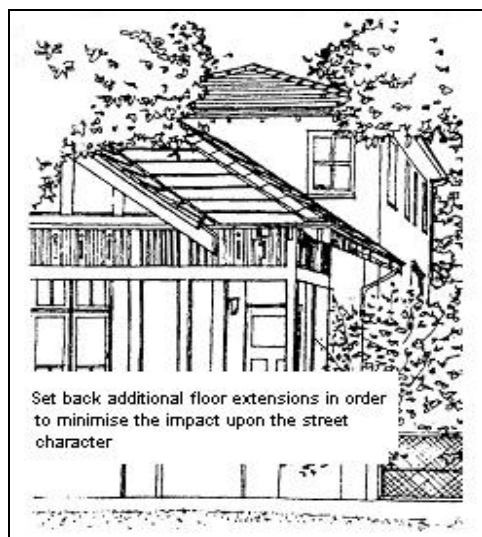
**Figure 33.** Vegetation and planting is encouraged to screen the cluttered image of rear access lane and soften the streetscape. Vegetation is used to soften rear fences and other hard surfaces. A consistent rhythm of single garage doors and gable roofs is a desirable rear lane character.



**Figure 34.** Where mature street trees exist, avoid high and over-dense landscaping in the front of dwellings. Over-dense landscaping is not a desirable character, especially where there is a limited front setback.



**Figure 35.** A visual connection to the street is important to cultivate surveillance and is in keeping with the established character. A visual connection with the street provides excellent surveillance.



**Figure 36.** An example of alterations and additions which are sensitively undertaken with the existing envelop. Integrate the extension with the existing dwelling in a way that maintains the architectural integrity of the main dwelling.

Desired Future Character Objectives	Performance Criteria	
4. Architectural Style		
4.1 Reinforce the various established architectural styles of dwellings through sensitive alterations and additions and appropriate new developments.	4.1 Where the existing building or structure contributes to a historical or coherent theme of the street, re-use or refurbishment of the existing building is encouraged.	
4.2 Emphasise balance and symmetry in alterations and additions to detached, semi detached and attached dwellings.	4.2 Alterations and additions to existing dwellings incorporate appropriate or compatible architectural vocabulary, consistent with the period of the building's original development (refer to Figure 36). The incorporation of garages, carports or other areas to accommodate motor vehicle parking within the building envelope of existing dwellings is considered to detract from the neighbourhood character and is not supported.	
4.3 Reinforce the existing pitched roofscape as the desired character of the area and promote consistency in roofing materials.	4.3 Where a building sits in a row with identical architectural style and similar details, e.g., gable, roofscape, entrance, terrace roof, chimney, windows, door, fences, etc. the bulk and rhythm are maintained (refer to Figure 37).	
	4.4 New dwelling development is sympathetic to the established architectural style in the vicinity and preserves the area's village character.	
	4.5 Where terraces and semi detached dwellings sit in a group of identical style, consistent building setback, balcony, roofline and other elements used to provide uniformity to the group.	
	4.6 Where terrace and semi detached dwellings have a small front setback, their façade detail and building elements, such as doors, windows, balustrades, moldings or tiles are sensitively integrated with the streetscape character.	
	4.7 Flat roofs are to be avoided where they detract from the established roof character of the locality. Where they are visible from the street, roofing materials and details shall be compatible with the established streetscape character.	



**Figure 37.** Rhythm is achieved through repetition of identical architectural elements.

Desired Future Character Objectives	Performance Criteria
<b>5. Colour Scheme</b>	
<p>5.1 Promote building materials and colours which are sensitively integrated to and respect the existing character of the streets.</p>	<p>5.1 Light and natural base colours are desirable as they contribute to a brighter street atmosphere, particularly where dense tree canopies filter the sunlight in the street.</p> <p>5.2 Face brick work or sandstone is a desirable material where it presents an original or coherent theme to the existing building or streetscape.</p> <p>5.3 On existing terraces and semi detached dwellings, colour schemes and materials are sensitively designed to be sympathetic to the attached dwelling.</p> <p>5.4 Modern high-tech building materials and dark colours are to be avoided where they are incompatible with the existing streetscape.</p> <p>5.5 Contemporary colours and building materials are to be sensitively integrated and respect the existing character of the streets.</p>



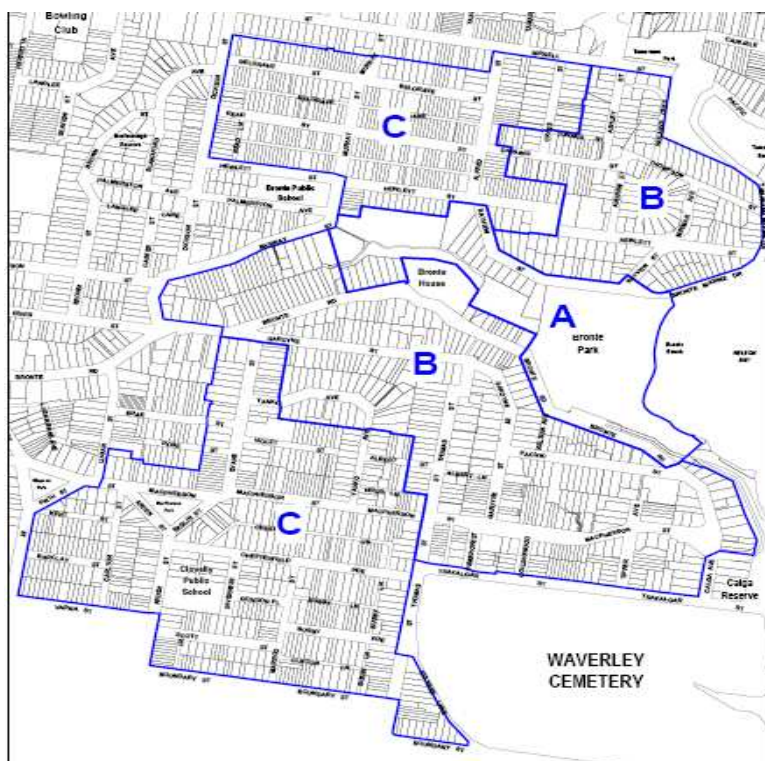
## 4.0 BRONTE RESIDENTIAL CHARACTER STUDY

### 4.1 Land to which the Bronte Residential Character Study applies

The Bronte Character Study Area is bounded by:

- Belgrave Street and Birrell Street to the north;
- Dickson Street, Murray Street, Evans Street and Leichhardt Street to the west;
- Varna Street and Boundary Street to the south; and
- Waverley Street Cemetery and the Pacific Ocean to the east.

The Bronte Residential Character Study Area is divided into three precincts Bronte Valley Floor, Bronte Terraces and Bronte Plateau, as shown in Figure 38.



**Figure 38.** Bronte Residential Character Study Area is divided into three precincts:

- A) Bronte Valley Floor – Bronte Park and the adjoining gully.
- B) Bronte Terraces – the escarpments and areas with curvilinear streets hugging the hill side.
- C) Bronte Plateau – the gently sloping areas with a grid street pattern.

### 4.2 Distinctive Characters of Bronte

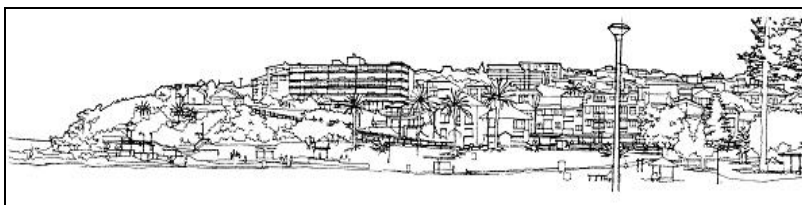
Separate controls have been prepared for the Bronte Terraces and Bronte Plateau areas. Specific objectives and design criteria are identified for each area. As no residential property is located on the valley floor, this document does not include a character study for that area. However, some specific controls address properties adjoining the park and the gully. They can be found under the 'Bronte Terraces' section. Bronte has three distinct characters, shaped by its natural landform. These include Bronte Valley Floor, Terraces and Plateau.

#### 4.2.1 Bronte Valley Floor (Precinct A of Figure 38)

This landmark includes Bronte Park and the adjoining gully. While there are no residential properties on the valley floor, the visual and spatial relationship between the park and neighbouring residences determines much of the residential character. Because the relationship between is a particular concern, the desired future character of the Valley-Terrace Transition is separately addressed.

#### 4.2.2 Bronte Terraces (Precinct B of Figure 38)

The terraces have steep slopes with wide, panoramic views of the Pacific Ocean and surrounding areas. The landform has given rise to curvilinear streets with stone wall terraces, one of the strongest landscape features in the study area. This area includes Gardyne Street, Pacific Street, the eastern end of Hewlett Street, Macpherson Street, and other areas of similar character. The building typology is predominantly two (2) storeys, detached dwellings. There are a small number of residential flat buildings and various other building forms. Seen from a distance the view of Bronte terraces juxtaposes the layers of built form, roofscape and vegetation (refer to Figure 39).

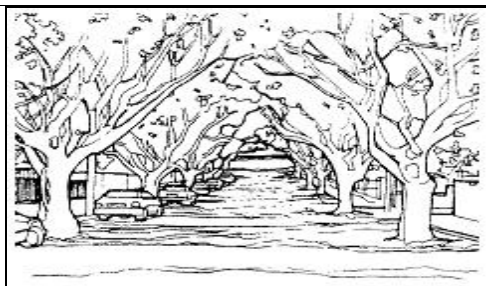


**Figure 39.** The unique south Bronte terraces seen from Bronte Park.

#### 4.2.3 Bronte Plateau (Precinct C of Figure 38)

Undulating plateau areas, in the north and south of the study area are flatter than the Bronte Terraces. The topography, combined with the built form, brings a sense of enclosure to the street character.

A grid street pattern and a single or double storey built form define the general character of these streets. The building typology is predominantly detached and semi detached dwellings with a small number of terraces and residential flat buildings. Chesterfield Parade is a landmark of the southern plateau. This street is distinguished by its mature fig trees (refer to Figure 40). Waverley Cemetery is another landmark, marking the southern edge of the LGA.



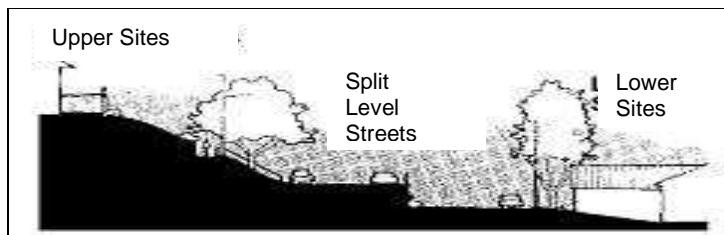
**Figure 40.** Chesterfield Parade: the street's unique character is established by its colonnade of mature fig trees.

#### 4.3 Bronte Terraces existing Character Elements

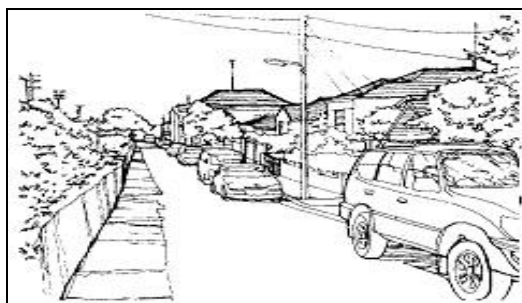
The character of the Bronte Terraces is highlighted by its landform, with wide panoramic and ocean views towards the east. This natural 'amphitheatre' has a curvilinear street pattern with irregular shaped residential lots. Stone retaining walls, exposed bedrock, and landscaping on sloping ground are important elements of the streetscape. These features separate the upper and lower parts of the streets (refer to Figures 41 and 42).

Upper and lower sites have produced their own specific design opportunities and constraints. These are described below:

- (a) The upper Bronte Terrace sites
  - (i) The upper sites mostly have panoramic local and ocean views with the street in the foreground. Typically, a built retaining wall and garage door face the street, landscape follows the sloping ground surface with stairs leading to the house. The natural bedrock is often exposed on these sites.



**Figure 41.** Split level street, a typical Bronte street section.



**Figure 42.** A split level street, a typical Bronte Terraces street character.

- (ii) In some sites, where dual major street frontages exist, the rears

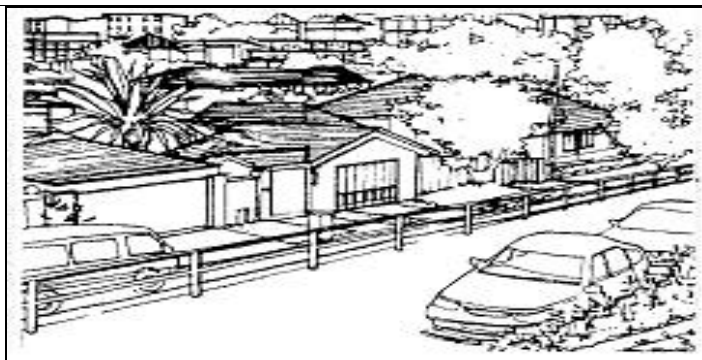
of upper sites have typical lower site characteristics. Examples of these are Bayview Street/ Bronte Marine Drive, the end of Bronte Road/Gardyne Street, and the end of Bronte Road/Pacific Street.

- (iii) The landform and absence of a rear lane makes car access problematic for most of the upper Bronte Terrace sites. Recent developments have introduced excavation and cuttings into the existing stone walls, to accommodate garages adjacent the street. Unsympathetic design solutions often degrade the original street character, creating a 'fortress wall' effect along the street. This trend is not encouraged.
- (iv) The residential types are rich and diverse. They include the predominant double storey detached dwelling and small numbers of residential flat buildings (e.g. Andrew St). With the exceptions of Harlow Place and Andrew Street, the existing building height controls and steeply sloping sites have resulted in a variety of building heights from one to three storeys. An emerging 3 storey style is creating a more consistent vertical modulation over the upper sites of Bronte Terraces.
- (v) In general terms the typology is comprised of three elements: the base, the body and the top. The base is formed by the stone wall or built garage structures facing the street. The main house and first floor roof deck becomes the body. The top floor (in some cases setback) and the roof are the top. Light weight pergolas and balustrades articulate this modulation (refer to Figure 43). This framework serves to unify diverse styles, colours and architectural detail.



**Figure 43.** Upper sites residential character: vertical masonry forms topped with gabled tiled roofs relieved by the light framing of pergolas and balustrades.

- (b) The lower Bronte Terrace sites
  - (i) The fronts of lower sites commonly present a single storey or roofscape façade to the street, with a low front fence and sloping landscaping. As with the upper sites, the absence of rear lane access results in a light structure/open pergola or garage facing the street (refer to Figure 44). Most are built on a raised platform and linked to or integrally designed with the main house. Very few garages are separate structures.



**Figure 44.** Most lower sites have garage doors and fences facing the street.

- (ii) The topography of the lower sites has resulted in a modulated multi storey building envelope towards the rear. Rear setbacks vary between one site and another, as does exposure to the street. Where the rear of lower sites abuts a second street frontage, dense rear landscaping tends to minimise site differentiation compared to the typical upper site streetscape. Overlooking and privacy at the rear of adjacent sites is the most common concern associated with the landform.
- (iii) The streetscape character of the lower sites is created by elements including garage structures and doors, car access ways and low set, rear building facades. The street façades often become of secondary importance, marginalized in design, scale and proportion. A further concern is that garage doors often dominate the overall composition of the streetscape and individual site frontages.



**Figure 45.** Where buildings sit on a site with double street frontages modulation of the building envelope towards the rear of the site is important to the streetscape character.

- (iv) The most common architectural styles on both the upper and lower sites are Federation, Californian Bungalow and Contemporary. In some cases, they stand individually, and in others, are clustered in a group. Roof-scapes also vary, according to the architectural style. On some lower sites where views from public space are important, flat roofs minimise view obstruction. This can be seen in Tipper Avenue.

#### 4.4 Objectives specific to the Bronte Terraces Area

In addition to the objectives set out from Section 5, the table below outlines the desired future character objectives and performance criteria relevant to the Bronte Residential Character Area.

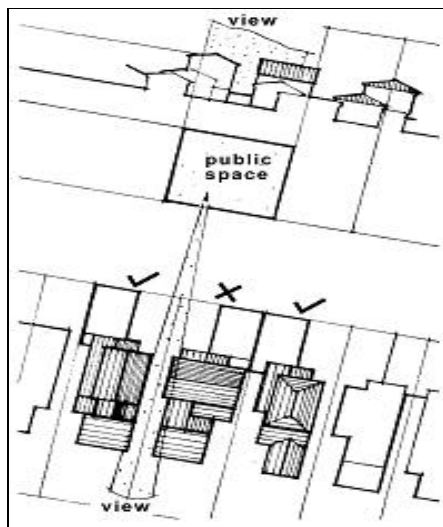
Desired Future Character Objectives	Performance Criteria
<b>1. Views and Vistas</b>	
1.1 Minimise the impact of new development on existing public and private views and vistas, especially panoramic landscapes and ocean views.	<p>1.1 Where views exist from public space (including street enclosures such as Andrews Street, Gardyne St and Tipper Ave) through the gaps provided by side setbacks between buildings, a building's length and roof should be oriented towards the view in order to minimise view obstruction (refer to Figure 46).</p> <p>1.2 Where a site drops below the street and a view is exposed in the background, reinforce the established view through a sensitive building envelope which minimises view obstruction. The built form should allow views to the beach, ocean and/or park by using open carports, low walls and open slatted gates.</p> <p>1.3 Buildings on steeply sloping sites should adjust the relative level and height of the envelope to follow the natural topography of the site.</p> <p>1.4 Avoid view obstruction, a flat roof can be used where its appearance is in accordance with its architectural style. Otherwise roof type selection shall refer to the character of the streetscape.</p>
<b>2. Landscaping</b>	
2.1 Emphasise the natural topography and distinguishing landscape character.	2.1 Minimise excavation or land fill needed for construction of the building.
2.2 Retain and emphasise existing landscape features such as sloping ground, sandstone or bedrock walls and mature plants, so as to reinforce the site and street's distinctive character.	2.2 On higher level sites, minimise elimination of sloping landscaping and cutting into the street's stone wall by avoiding excavation.
2.3 Protect existing	2.3 On lower sites, minimise elimination of sloping landscaping on sites by avoiding raised garage platforms and landfill.
	2.4 Where excavation or land infill is inevitable, the work should minimise the loss of sloping landscaping, exposed bedrock, sandstone retaining walls and important remnant mature landscape species.
	2.5 Where a sandstone wall significantly contributes

<p>sandstone cuttings, divided road walls, retaining walls, fences and old sandstone garages in the area.</p> <p>2.4 Retain and emphasise sandstone retaining walls to reinforce the site's and the street's distinctive character.</p> <p>2.5 Enhance the established mix of hard and soft-surfaced street landscaping through the contribution of private landscape planning, particularly with regard to selection of ground cover and building materials and finishes that best fit the established street character.</p>	<p>to the streetscape, building alterations and additions that significantly modify the wall are generally not supported.</p> <p>2.6 Where private landscaping contributes to the green canopy in the Bronte Terrace's view from distant vantage points, retain this landscape feature.</p> <p>2.7 Where a site is sunken below street level, minimise landscaping which can obstruct surveillance to the street.</p> <p>2.8 Where a site is sunken or below the street and minimum setbacks and unattractive roofs are exposed to the street, landscaping and fence design should be used to improve the streetscape.</p>	
<p><b>3. Valley Terrace Transition</b></p>		
<p>3.1 Where residential properties directly adjoin the park and the gully, provide a transition that sensitively integrates the built and natural landscape character.</p>	<p>3.1 Building setbacks, fences, retaining walls and vegetation should be used to create a continuous transition between the terraces and valley floor.</p> <p>3.2 Landscaping in the rear of properties adjoining the park or gully designed to facilitate visual integration of the dwelling with the character.</p> <p>3.3 Rear fences should be constructed in such a way and from materials that allow a visual connection between the park and private landscaping in the rear of the dwellings.</p> <p>3.4 Rear fencing which incorporates some vegetation or planting as part of its design is encouraged.</p>	
<p><b>4. Streetscape and Architectural Style</b></p>		
	<p>4.1 Where varied setbacks are presented as a result of a non standard site layout or building siting, a building's orientation should match the predominate façade orientation of the street (refer to Figure 47).</p> <p>4.2 Buildings are to reinforce the typical bulk and scale of those representing the established street</p>	

<p>(3) building typology that fits the established built form of the street.</p> <p>4.2 Encourage individual expression where the site is irregular in shape and has unique characteristics, without undermining the established character of the street</p>	<p>character.</p> <p>4.3 Building bulk and envelope is to be consistent with the street's established setback, height and typology.</p> <p>4.4 Retain the street's established scale shaped by building modulation (Note: where a site is located on sloping ground, vertical modulation is measured from the natural ground level).</p> <p>4.5 Where a balcony substantially adds to the bulk of the building, its size and design should be compatible with the character of the street.</p> <p>4.6 Alterations and additions to existing buildings should maintain the integrity of the design and style of the existing building. Where there is a difference in architectural style between the established character of the street and the existing building, priority is given to the integrity of the existing building's design.</p> <p>4.7 Where a site is sunken below street level, and the roof is significantly exposed to the street, present a coherent roof form, height, angle, material and colour. Avoid additional dormer windows, service structures (such as solar hot water systems, exhaust fans, etc) where their placement may degrade the visual quality or coherency of the street.</p> <p>4.8 Where the natural landform allows car access onto the site, garage doors facing the street should be avoided. Where the landform restricts car access onto the site refer to criteria 4.9. to 4.12.</p> <p>4.9 For both upper and lower sites, single car width garage door openings are preferred. Where possible shared access is encouraged (particularly for semi detached and multi unit housing).</p> <p>4.10 Where the placing of a garage door facing the street is inevitable, the 'fortress wall' effect on the street can be minimised by consistent garage siting, modulation of material finishes (sandstone walls where relevant), sensitively designed garage doors, gates/stair openings and fences. Single width garages assist to reduce the scale and intrusion of the garage openings on the streetscape.</p> <p>4.11 For sites with double street frontages, garage openings should be located on the less prominent street, if there are existing garages off that street.</p> <p>4.12 Where the garage faces the street, a semi-open garage is encouraged to enable visible connection with the street. Council encourages single car crossings. Tandem garages/parking with single car width street access is preferable to double width crossings and double garages (the bulk of a tandem</p>	
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garage could be broken up, e.g., gable roof, garage or carport with a pergola carport in front). Where there is no opportunity to provide for tandem parking, only single car accommodation is allowed.



**Figure 46.** Building mass and roof orientation should sensitively enhance the public view corridor (to the left)



**Figure 47.** Façade orientation reinforces the coherence of the street's established character (to the right).

#### 4.5 Bronte Plateau existing Character Elements

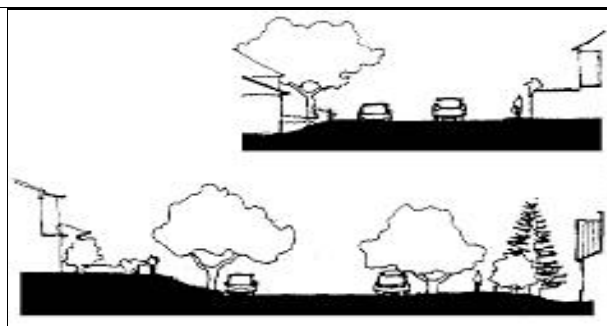
Bronte Plateau is split into two areas. The northern plateau is approximately bounded by Belgrave Street to the north, Dickson Street and Murray Street to the west, Hewlett Street to the south and Alfred Street to the east. The southern plateau is approximately bounded by Violet Street to the north, Thomas Street to the east, Boundary Street to the south and Leichardt Street to the west (refer to Figure 48).



**Figure 48.** Bronte plateau is split into two areas, north (C1) south (C2) by Bronte Park and Bronte Terraces.

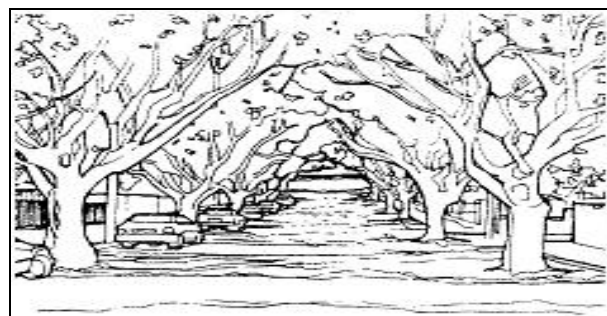
The two plateau areas are flatter than the upper terrace's platform. Ridges run along Macpherson Street, and Belgrave Street, gently sloping towards the south. The streets and subdivisions are in a grid pattern with rear car access provided for most of the area. With the exception of St Thomas Street mainly occupied by larger detached dwellings the area has a predominance of semi-detached dwellings on sites smaller than those in the Bronte Terraces area. The built forms vary between 1 and 3 storeys. There are three types of street: (1) Those which carry through traffic; (Murray Street, Macpherson Street, Arden Street); (2) inner residential streets; and (3) rear lanes.

The topography and built form bring a sense of enclosure to the streets, limiting the view exposure to surrounding landscape. The scale of the street corridor is a major character element that differentiates the Bronte plateau from the Bronte terraces. View openings and vistas exist in some of the street corridors, e.g., Marroo St, Thomas St, Busby Parade, Carlton St and Dickson St. The streets vary in width as do the depth of front building setbacks. The predominantly 1 and 2 storey dwellings with low front fences establish the scale (refer to Figure 49).



**Figure 49.** Two examples of typical sections of South Bronte streets with variation in width and building setback.

Chesterfield Parade is a landmark of the south Bronte Plateau. The street is distinguished by colonnades of mature fig trees which frame the vista towards Waverley Cemetery at its eastern end. The trees are identified as of landscape conservation significance (refer to Figure 50). Another distinctive landscape feature of south Bronte plateau is the group of exotic palm trees in Macpherson Park.



**Figure 50.** Chesterfield Parade: the street's unique character is established by its colonnade of mature fig trees.

Detached and semi detached dwellings give rise to the predominant residential character. There are a small number of terraces and residential flat buildings in some areas of the plateau. The architectural styles are rich and diverse. Consequently there is a general lack of consistency in architectural style. In some smaller street sections, groups of buildings with identical or similar architectural styles can still be found (refer to Figure 51). The styles include Federation, Californian bungalow and contemporary. The Californian bungalow is the most obvious, marked by its low double gable roof, thick masonry verandah posts and timber decorated gable trim.



**Figure 51.** Despite the generally diverse character, groups of similar architectural style can still be found in some parts of the area.

**4.6 Objectives of Bronte Plateau Area**

<b>Desired Future Character Objectives</b>	<b>Performance Criteria</b>
<b>1. Views and Vistas</b>	
1.1 Maintain the street corridor experience and enhance public vistas.	<p>1.1 Setbacks, fences, building envelopes and landscaping are coordinated to enhance the street's established corridor. Low fences should be used on all street frontages to encourage view sharing between public and private areas as well as to allow view corridors through properties.</p> <p>1.2 Where a site drops below the street and a view is exposed in the background, reinforce the established view through a sensitive building envelope which minimises view obstruction.</p>
<b>2. Landscaping</b>	
<p>2.1 Enhance the environment through a street's pedestrian ambience.</p> <p>2.2 Enhance distinctive natural features on sites through appropriate landscape design.</p> <p>2.3 Conserve the unique character of Chesterfield Parade established by the "colonnades" formed by distinctive street trees.</p> <p>2.4 Provide soft and hard surface private landscaping, in keeping with the character of the street.</p>	<p>2.1 Use private landscape to complement the pedestrian ambience by providing low scale and semi transparent fences, ground cover planting or greenery views.</p> <p>2.2 Private landscaping designed to enhance the existing remnant landscape features, such as sandstone walls/outcrops, exotic street tree plantings, or specific topographical features.</p> <p>2.3 Avoid overly dense planting of large trees in front of dwellings where it may undermine the importance of character created by the street trees (e.g. Chesterfield Pde).</p> <p>2.4 Hard stand car parking spaces, carports and other hard surfaces will not be permitted where they detract from the street's character.</p>
<b>3. Streetscape &amp; Architectural Style</b>	
3.1 to enhance and establish scale and sense of containment of the street corridor	<p>3.1 Retain and reinstate consistent setbacks, envelope height and low scale fences, to preserve the street's established character.</p> <p>3.2 Retain and reinstate vertical and horizontal</p>

<p>through consistent bulk, scale, set back and height of building envelopes.</p> <p>3.2 Where a site is located in a street that has a coherent architectural theme, alterations and additions are to preserve this theme.</p> <p>3.3 For alterations and additions to existing dwellings to maintain the integrity of the original architectural style.</p> <p>3.4 To avoid garage doors facing onto the street where rear lane access is provided. In cases where rear lane access does not exist, avoid a 'fortress wall' impact on the street as a result of insensitive garage design.</p> <p>3.5 To improve the cluttered character of the rear lanes through consistent fencing and garage co-ordination.</p>	<p>modulation of buildings that are in-keeping with the street's character.</p> <p>3.3 Avoid over-development through undertaking building alterations and additions if not in keeping with the street.</p> <p>3.4 Where building is a significant component of the street's character, enhance the theme by retaining the significant elements of the building that contribute to the character. This includes features such as fences, garages, decks, entrances, windows, roof form and architectural detail and ornamentation.</p> <p>3.5 Where a site drops below the street and the roof form is visible from the street level, present a coherent roof form, material and colour. Avoid the location of dormer windows and service structures (such as solar hot water systems or ventilation systems), where they visually degrade the coherency of the roof.</p> <p>3.6 Alterations and additions to an existing building must integrate the existing style and architectural features. A mix of different and incompatible architectural styles in one building has to be avoided, particularly for semi-detached dwellings.</p> <p>3.7 Alterations and additions do not undermine or obscure the legibility and the hierarchy of the original architectural design.</p> <p>3.8 Where a single-storey dwelling alteration and addition is undertaken in the context of predominant single-storey street, a full 2-storey addition is avoided by providing a substantial front setback to the first floor addition.</p> <p>3.9 Where a different architectural style is presented, the imitation or copying of elements of architectural character in the street is not encouraged without considering its integration to the style of the building.</p> <p>3.10 Where a site is served by rear lane access, garages are to be located at the rear.</p> <p>3.11 Open or semi-open garage structures are preferred to minimise view obstruction.</p> <p>3.12 Where rear lane access is not provided and a garage faces the street encourage: (1) semi-open garage structures where they fit into the character of the street or, (2) set the garage back from the property boundary (only if it does not detract from the dwellings or garages immediately adjacent or from the rest of the street's character); and, (3) limit the width to single car width garage door so as to</p>	
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not dominate the overall building façade or affect the character of the street.

3.13 Fences and garage doors on rear lanes should be consistent in height and modulation, and constructed of compatible materials and colours, to improve visual coherence.

## 5.0 GENERIC CONTROLS

Sections 5.1 to 5.10 prescribes the objectives, performance criteria, strategies and controls that apply to all dwelling house, dual occupancy, semi-detached and terrace-style dwellings. Note: In the preparation of an application on a battle-axe site, detached dual occupancy controls are to be applied.

### 5.1 Building Height

This Section applies to land covered by WLEP 1996.

For land covered by WLEP (Bondi Junction Centre) 2010, the building height provisions are held within the Building Height Map and accompanying written instrument.

#### Objectives

- (a) Ensure the height and scale of development relates to the topography with minimal cut and fill;
- (b) Minimise loss of views from other dwellings;
- (c) Minimise loss of privacy to other dwellings;
- (d) Maintain acceptable solar access to dwellings and adjoining open-space;
- (e) Minimise bulk-related impacts of dwelling-house and dual occupancy development;
- (f) Ensure buildings enhance the predominant neighbourhood and street character; and
- (g) Ensure visual impacts of the scale of dwelling-house and dual occupancy development are acceptable.

#### Other matters

Nothing in this Part restricts Council's ability to require the overall height of a building or an external wall of a building to be less than the height as specified in this Section. Council will exercise discretion having regard to the following matters, the:

- impact(s) of the proposal by way of overshadowing;
- loss of light, impact on views or excessive bulk;
- submissions made by the public; and
- impact of the proposal on the streetscape and its compatibility with the established character of the locality.

Council may consider varying the height control in circumstances:

- the proposed departure from the control will result in a better environmental outcome than that which could have been achieved had the control been complied with; and

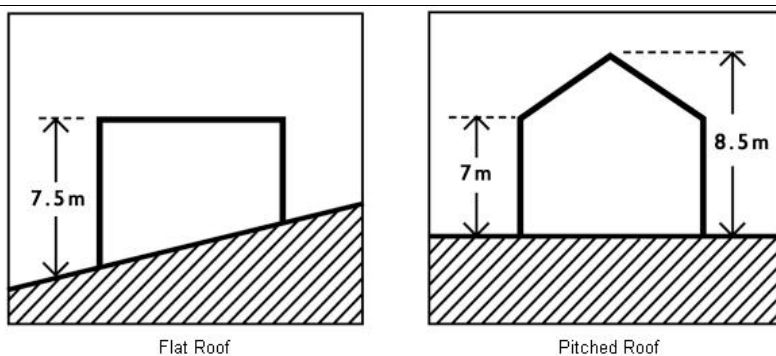
- the proposal will be in the public interest, consistent with the strategy and objectives expressed in the relevant Section.

A better environmental planning outcome shall be achieved by demonstrating that the relevant control is unnecessary because of unusual site characteristics or comprises either high design quality or social benefit to the community.

### 5.1.1 Single Dwellings

The building height objectives are not achieved unless complying with the following strategy and controls:

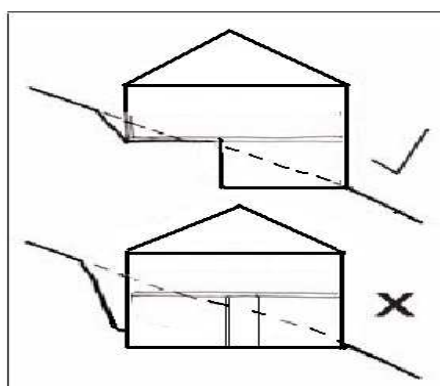
Strategy	Control
5.1.1(a) Dwelling-houses are not to be excessive in height and scale and should be compatible with the existing character of the location.	<ul style="list-style-type: none"> <li>• Maximum external wall height is 7.0m.</li> <li>• For a building with a flat roof the maximum overall building height is 7.5m (refer to Figure 52).</li> <li>• For a building with a pitched roof the maximum overall building height is 8.5m (refer to Figure 52).</li> <li>• Attics may be incorporated within the roof form where Council is satisfied it will not add to the building bulk.</li> <li>• Buildings on steep sites are stepped down to avoid high columns, elevated platforms and large undercroft areas (refer to Figure 53).</li> <li>• Minimise cut and fill on sloping sites and to encourage good quality internal environments, any habitable room of a dwelling must have at least one external wall fully above existing ground level (refer to Figure 54).</li> <li>• Fill shall not be used to raise the ground level.</li> <li>• Excavation does not exceed 3 metres in depth and 50% of the building footprint including a garage.</li> <li>• Where excavation is proposed for development at or near cliff faces or on sloping sites that have a slope of 25% or more, a geotechnical report which address the stability of the site and surrounding properties must be submitted. The geotechnical report must confirm that the site is suitable for the proposed development and list relevant conditions.</li> <li>• Excavation should generally only occur within the footprint of the building, except where access to a basement car park is required. Excavation should not occur within a 1m setback from side boundaries.</li> <li>• Excavation is to be limited to encourage good quality internal environment to areas used for habitable and special use purposes; to minimise impact on the amenity of adjoining premises; and to minimise alterations to the existing or natural topography of the site and immediate area.</li> </ul>



**Figure 52.** Building heights for flat and pitched roofs, for land excluded by Waverley Local Environmental Plan (Bondi Junction) 2008.



**Figure 53.** Dwelling-houses stepping down steep sites.



**Figure 54.** Habitable rooms are to have at least one external wall fully above existing ground level.

### 5.1.2 Dual Occupancy Dwellings

The building height objectives are not achieved unless complying with the following strategy and controls:

Strategy	Control
5.1.2(a) Dual occupancies do not impact on the visual outlook, privacy or access to sunlight of adjoining properties and also is not excessive in height and scale, should be compatible with the existing character of the location.	<p>For both attached and detached dwellings, the front height is to be assessed in accordance with controls within Section 5.1.1.</p> <p>In the case of a detached dual occupancy, the dwelling furthest from the street is restricted to a maximum external wall height of 3.0 metres measured from natural ground level.</p> <p>Note: The other provisions contained within this Part also apply and are required to be met.</p>



## 5.2 Size and Bulk

For land covered by WLEP 1996, refer to this Section for controls. For land covered by WLEP (Bondi Junction Centre) 2010, refer to the Floor Space Ratio Map and related written instrument.

### Objectives

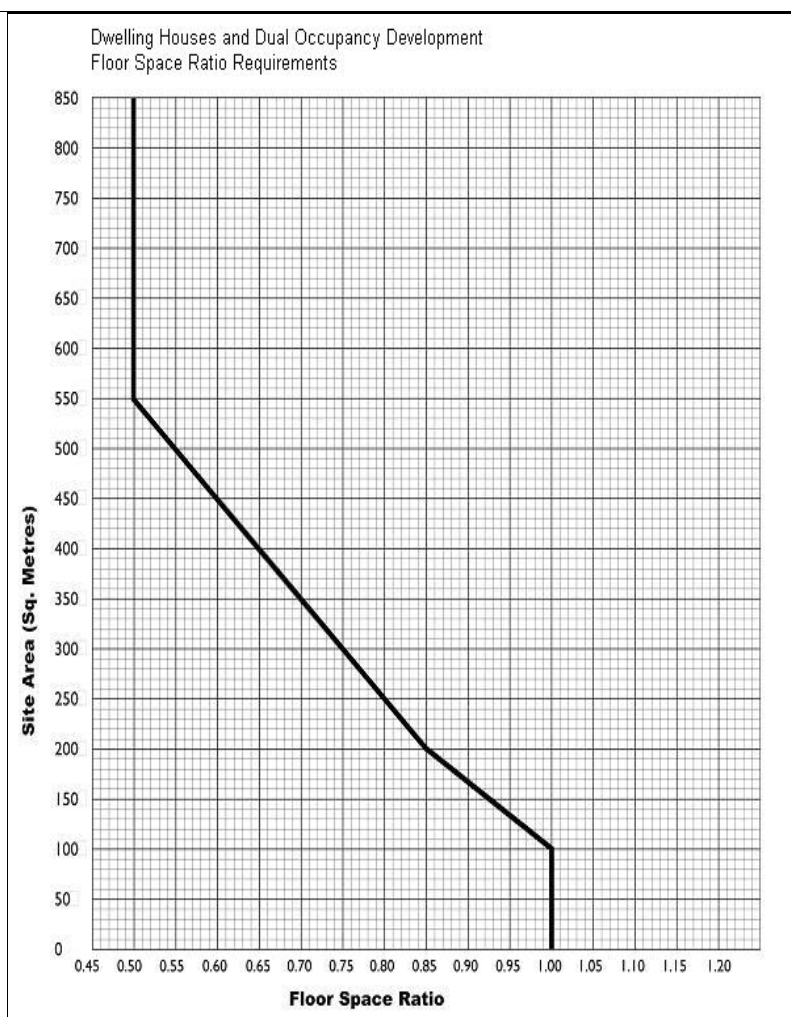
- (a) Ensure new dwellings and alterations and additions to existing dwellings are of an acceptable size and bulk in relation to the size and shape of the allotment;
- (b) Ensure there is no overdevelopment of sites and any negative impacts on residents living in buildings on adjoining or nearby allotments are minimised and where ever possible, eliminated;
- (c) Ensure that development adds to and does not detract from the existing streetscape and character of the area; and
- (d) Ensure the bulk of dwellings is in character with surrounding development.

The objectives for building size and bulk are not achieved unless an application complies with the following strategies and controls:

Strategy	Control
5.1.3(a) Building bulk should be compatible with surrounding built forms and must minimise adverse effects of bulk on adjoining properties and streetscape.	The floor space ratio of a dwelling-house or dual occupancy development should not exceed the amount shown in the table at Figure 55 or the sliding scale in Graph 1.

Site Area (Sq metres)	Floor Space Ratio
100	1.00:1
150	0.92:1
200	0.85:1
250	0.80:1
300	0.75:1
350	0.70:1
400	0.65:1
450	0.60:1
500	0.55:1
550	0.50:1
>550	0.50:1

**Figure 55.** Floor Space Ratio Requirements for Dwelling Houses and a Dual Occupancy Development (excludes land covered by Waverley Local Environmental Plan (Bondi Junction Centre) 2008).



**Graph 1.** Graph showing the floor space ratio requirements for dwelling-houses and dual occupancy development (excludes land covered by Waverley Local Environmental Plan (Bondi Junction Centre 2008).

### 5.2.1 Additional controls for Dual Occupancy Dwellings

The objectives for building size and bulk are not achieved unless complying with the following strategy and controls:

Strategy	Control
5.2.1(a) Dual occupancy development is carried out on appropriate sized allotments.	The allotment size is to have an area of: <ul style="list-style-type: none"> <li>• 450m<sup>2</sup> or more where the two dwellings are attached, or</li> <li>• 600m<sup>2</sup> or more where the two dwellings are detached.</li> <li>• In the case of a detached dual occupancy, the dwelling furthest from the street is restricted to a single storey and maximum gross floor area of 110m<sup>2</sup> (excluding garages to a maximum of 30m<sup>2</sup>).</li> </ul>
5.2.1(b) The size and bulk of dual occupancy development is	

compatible with the character of the surrounding area.	Note: Other provisions contained within this section also apply and are required to be met.
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### 5.3 Setbacks

The setback objectives are below while the strategies and controls are held in Sections 5.3.1, 5.3.2 and 5.3.3 (as relevant).

#### Objectives

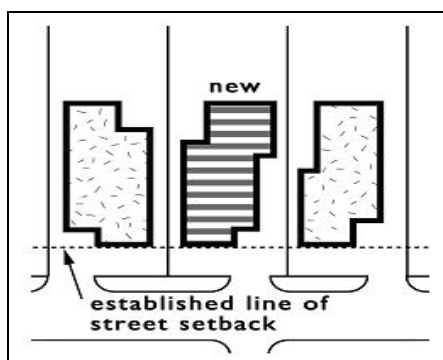
- (a) Ensure the distance between buildings on adjacent properties allows adequate solar access, ventilation and privacy;
- (b) Ensure the amenity of front and rear yards is protected;
- (c) Permit flexibility in the siting of dwelling-houses;
- (d) Ensure the siting of dwelling-houses is in visual harmony with surrounding buildings and the streetscape; and
- (e) Ensure significant views and view corridors from the public domain are retained.

#### 5.3.1 Single Dwellings

The objectives are not achieved unless:

Strategy	Control
5.3.1(a) The distance between dwellings on adjoining properties allows adequate solar penetration and privacy and minimises visual and other bulk-related impacts.	<ul style="list-style-type: none"> <li>The rear building-line of dwelling-house development is built to the predominant rear building-line of buildings in its vicinity.</li> <li>Side setback for a 1 or 2 storey dwelling is 900mm.</li> </ul> <p>Note: If the height of a dwelling exceeds the standards in Section 5.1, the minimum side setback should be increased to 1200mm. Balconies shall not encroach upon the side setbacks.</p> <ul style="list-style-type: none"> <li>Side setback for a 3-storey dwelling (or dwelling having a rise of 3 storeys) is 1500mm.</li> <li>The side setbacks may be reduced if the proposed dwelling or alteration adjoins another dwelling without a setback along the shared boundary. This applies only to that section of the boundary which the neighbouring dwelling is built to.</li> </ul>
5.3.1(b) The distance between dwellings on adjoining properties allows the retention of significant views corridors.	<ul style="list-style-type: none"> <li>The side-setbacks may be reduced if the proposed dwelling or alteration adjoins another dwelling without a setback along the shared boundary. This applies only to that section of the boundary which the neighbouring dwelling is built to.</li> <li>The location of dwellings does not obstruct significant views and view corridors.</li> </ul>

	Note: Council may require the setbacks to be increased to retain significant views and view corridors, and retain adequate solar access
5.3.1(c) Dwelling-houses maintain setbacks from the street that ensure they are consistent with other buildings in the streetscape.	<ul style="list-style-type: none"> <li>Significant views and vistas from the public domain including but not limited to ocean, city and parks views should be maintained where possible by the design of buildings.</li> <li>Where the property is adjacent to a Council park or reserve, no portion of the proposed development including the footings, gates, roof eaves and fences are to encroach over the Council land.</li> </ul>
5.3.1(d) Council may require the setbacks to be increased to retain solar access to adjoining properties to the south in respect to development on allotments that run in an east-west direction.	<ul style="list-style-type: none"> <li>The front building line of any dwelling house proposal shall be built to the predominant front building-line of buildings in its vicinity (refer to Figure 56). Where no predominant building line can be identified, the front building line shall achieve the objectives for setbacks outlined above.</li> </ul>



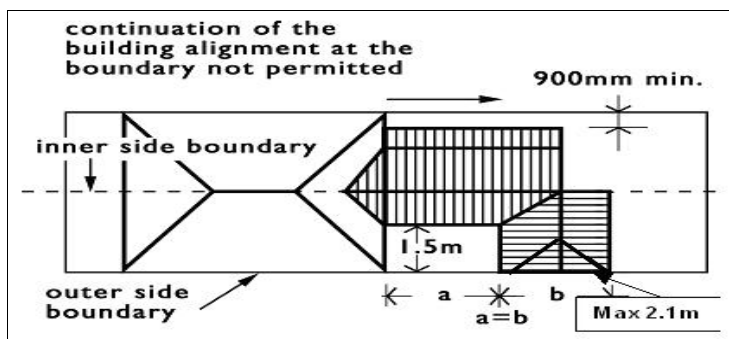
**Figure 56.** Established line of street setback.

### 5.3.2 Semi-Detached and Terrace-Style Dwellings

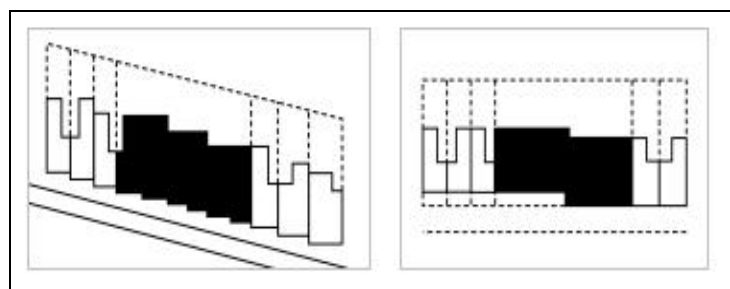
The objectives for setbacks are not achieved unless complying with the following strategy and controls:

Strategy	Control
5.3.2(a) The distance between dwellings on adjoining properties allows adequate solar penetration and privacy.	<p>The part of the shared boundary between a pair of semi-detached or terrace-style dwellings that is not a shared wall has a light-well at least 900mm wide.</p> <p>Note: This requirement is mandatory under the Building Code of Australia where there is a window along the affected boundary).</p> <p>Extensions along the shared boundary between terraces or semi-detached dwellings are separated from that part of the building sharing a common boundary wall by a courtyard of at least 1.5m in width</p>

	and of at least the same depth as that of the extension (refer to Figure 57). This is a mandatory requirement under the Building Code of Australia where there is a window along the affected boundary. The height of walls on the shared boundary between terraces or semi-detached dwellings (shown as 'b' in Figure 57) shall not exceed 2.1m.
5.3.2 (b) Dwelling-houses maintain setbacks that ensure they are visually harmonious with the other buildings in the streetscape.	The front building-line is built to the predominant front building-line of buildings in the vicinity. Where no predominant building line can be identified, the front building-line must achieve the objectives outlined above.
5.2.3 The amenity of rear yards, their function as open space and their visual and landscape contribution to the surrounding area should be retained.	<p>The rear building-line of any dwelling-house proposal shall be the same as the predominant rear building-line of buildings in its vicinity (refer to Figure 58).</p> <p>A landscaped area shall be provided between the dwelling and the rear property boundary or building fronting a rear lane.</p> <p>Note: The other provisions contained within this section also apply and are required to be met.</p>



**Figure 57.** Courtyards along boundaries between semi-detached and terrace-style dwellings.

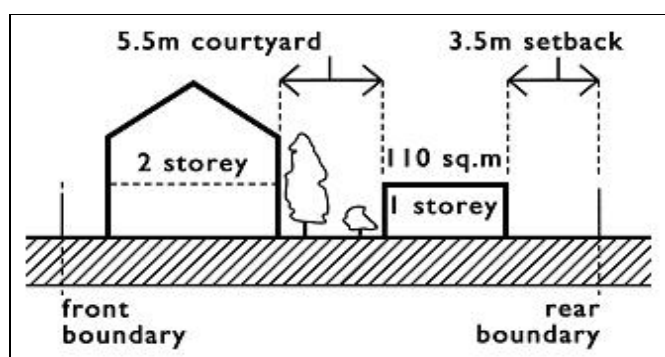


**Figure 58.** Established building line.

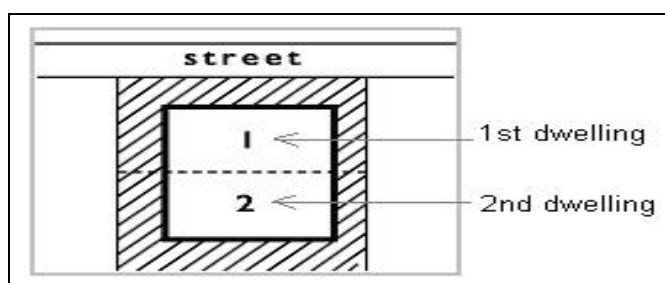
### 5.3.3 Dual Occupancy Dwellings

The objectives for setbacks are not achieved unless:

Strategy	Control
5.3.3(a) The location of dual occupancy development in the rear yard allows adequate solar penetration, visual outlook and privacy to the rear yards of adjoining properties.	<ul style="list-style-type: none"> <li>A detached dual occupancy dwelling shall have a minimum 3.5m setback from the rear boundary (refer to Figure 59).</li> <li>Although the development of attached front and back dual occupancies are discouraged, the provisions of detached rear houses will apply (refer to Figure 60).</li> </ul> <p>Note: The other provisions contained within this section also apply and are required to be met.</p>



**Figure 59.** Minimum setbacks for a detached dual occupancy.



**Figure 60.** Front and back-attached dual occupancy.

### 5.4 Streetscape and Visual Impact

The streetscape and visual impact objectives are below while the strategies and controls are held in Sections 5.4.1, 5.4.2, 5.4.3, 5.4.4 and 5.4.5 (as relevant).

#### 5.4.1 Objectives

- (a) Encourage development of high-standard, incorporating good building design and detail; and
- (b) To be visually sympathetic to other buildings in its vicinity and to the streetscape it belongs to.

#### 5.4.1 Single Dwellings

The objectives are not achieved unless:

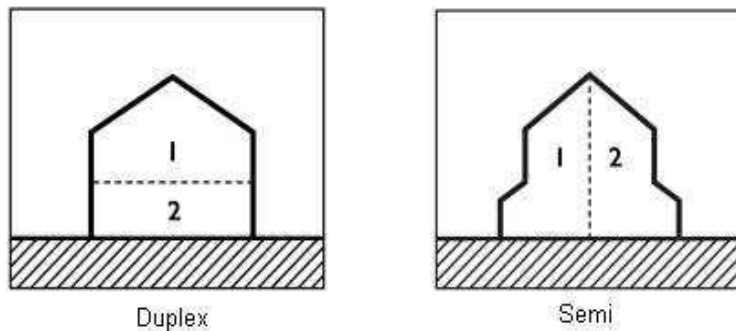
Strategy	Control
5.4.1(a) Alterations and additions are sympathetic to the architectural style and character of existing dwellings in the vicinity.	<ul style="list-style-type: none"> <li>• Typical architectural styles, other than the more modern styles, are outlined in Annexure 1. Applications relating to older style dwellings should identify the existing style, using Annexure D1-1. The Statement of Environmental Effects should outline how the proposal relates to the existing architectural style.</li> <li>• Existing verandas fronting the street are not to be enclosed unless the applicant can demonstrate to Council that this is appropriate to the style of the dwelling.</li> <li>• Building materials used for alterations and additions complement and/or match the materials of the existing dwelling-house. Proportions of proposed wall openings (windows and doors) complement and/or match those of the existing building.</li> </ul>
5.4.1(b) New dwellings are visually harmonious with other dwellings in their vicinity.	<ul style="list-style-type: none"> <li>• Façade design of new dwellings shall reflect an interpretation of the positive characteristics found in the design of surrounding dwellings. In particular the following elements should be considered: <ul style="list-style-type: none"> <li>○ modulation and articulation of building parts;</li> <li>○ roof shape and pitch;</li> <li>○ form and positioning of verandas and balconies; and</li> <li>○ window shape.</li> </ul> </li> <li>• Facades incorporate bays or units in their design structure through vertical lines such as blade walls and changes in the Horizontal lines set by such things as window and door heads of surrounding dwellings shall be reflected in the design of facades for new buildings.</li> <li>• The size and proportions of door and window openings shall be in scale with those evident in surrounding dwellings. Ceiling heights and roof heights evident in surrounding dwellings are to be reflected in the design of new buildings.</li> </ul>

	<ul style="list-style-type: none"> <li>• The bulk, scale and proportions of new dwellings shall be consistent with existing surrounding dwellings.</li> <li>• The use of contemporary design may be acceptable provided it addresses the character of the locality in respect to: <ul style="list-style-type: none"> <li>○ bulk and scale of adjoining development;</li> <li>○ siting pattern; and</li> <li>○ character of the established streetscape.</li> </ul> </li> </ul>
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#### 5.4.2 Dual Occupancy Dwellings

The objectives are not achieved unless:

Strategy	Control
5.4.2(a) Dual occupancies are visually consistent with the predominant form of surrounding residential development and do not detrimentally impact on the streetscape.	<p>Attached dual occupancy developments have the appearance from the street of a single dwelling (refer to Figure 61).</p> <p>Note: The other provisions contained within this section also apply and are required to be met.</p>



**Figure 61.** Dual occupancy dwellings.



### 5.4.3 Semi-detached Dwellings

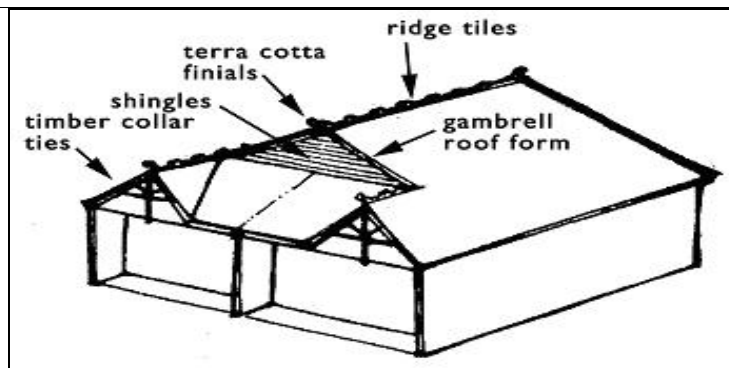
The objectives are not achieved unless:

Strategy	Controls
<p>5.4.3(a) Semi-detached dwelling-house development maintains the design integrity of existing semi-detached dwellings and ensures that they visually present as pairs or groups of dwellings.</p> <p>Note: Provisions contained within this section also apply and are required to be met.</p>	<ul style="list-style-type: none"> <li>Extensions to the roof-form of an existing semi-detached dwelling are designed on the assumption that the other dwelling in the pair will incorporate extensions of a similar nature. Development Applications for such extensions may include a plan of how the building would appear if both dwellings were extended in this way.</li> </ul>

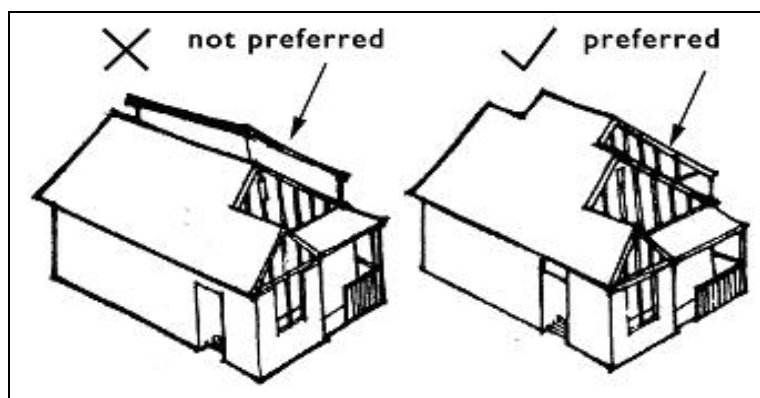
### 5.4.4 Semi-Detached and Attached Dwellings

The objectives are not achieved unless:

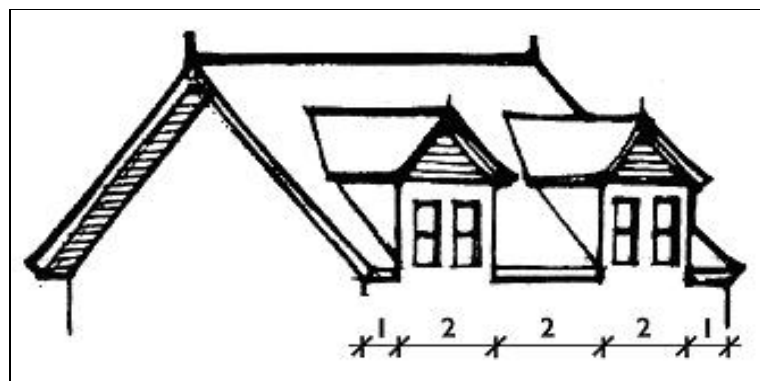
Strategy	Control
<p>5.4.4(a) Extensions or additions to an existing semi-detached dwelling:</p> <ul style="list-style-type: none"> <li>are visually and stylistically integrated with the existing roof-form;</li> <li>are appropriate in their streetscape context; and</li> <li>do not contribute excessively to the bulk of the building.</li> </ul> <p>Note: Provisions contained within this section also apply and are required to be met.</p>	<ul style="list-style-type: none"> <li>The style and pitch of the roof matches, complements and extends the existing roof form. Characteristic features of the existing roof-form are incorporated, where possible, in extensions. Details such as terracotta ridge tiles and finials, shingles and timber collar ties are incorporated where this will continue the style of the existing roof-form (refer to Figure 62).</li> <li>First floor level additions or extensions do not result in the creation of a blank dividing wall along the boundary between semi-detached dwellings (refer to Figure 63).</li> <li>Extensions to the rear of an existing semi detached dwelling are to be no higher than the existing ridge.</li> <li>The roof-pitch of an extension to a semi-detached dwelling matches that of the existing dwelling.</li> <li>Single dormer windows to semi-detached dwellings do not exceed one-third of the facade width. The ratio of paired dormers is 1-2-2-2-1 as shown in Figure 64.</li> </ul>



**Figure 62.** Architecture features of semi-detached dwellings.



**Figure 63.** No blank dividing wall between semi-detached dwellings.



**Figure 64.** Spacing of paired dormer-windows.

### 5.4.6 Terrace-Style Dwellings

The objectives for streetscape and visual impact are not achieved unless:

Strategy	Control
5.4.5(a) Alterations and additions are appropriate to the architectural style of the existing terrace-house.	<ul style="list-style-type: none"> <li>Any first floor level extension to a single-storey terrace-style dwelling is set behind the line of the ground-floor veranda (if applicable).</li> <li>Previous alterations and additions that are unsympathetic to the original architectural style should be removed and the original character reinstated where possible. For example, if there are existing balcony enclosures that were not part of the original building, and if significant alterations and additions are proposed, the balcony enclosures should be removed.</li> </ul>
5.4.5(b) Alterations and additions to terrace-style dwellings maintain the cohesiveness of the terrace group.	<ul style="list-style-type: none"> <li>Where there is a mix of 1 and 2 storey terrace-style dwellings within a terrace group, additions to one of the single-storey terrace-style dwellings may be acceptable if the new storey reflects the character and detail of the ground floor facade.</li> <li>Extensions to the rear of an existing single storey terrace are to be no higher than the existing ridge.</li> </ul>
5.4.5(c) Attic conversions should maintain the existing roof-form and not contribute excessively to the bulk of the building	<ul style="list-style-type: none"> <li>The main roof envelope of the existing dwelling shall remain intact. Attics shall not extend past the ridge of the roof. Attics are not to incorporate balconies, however in-roof balconies facing the street may be acceptable in certain circumstances.</li> <li>Front attic dormer windows must be proportioned at a ratio of 1.5:1 measured from sill to ceiling of the window frame, and be constructed of material to match the existing dwelling.</li> <li>In terrace houses, attic windows may be permitted to the front of the roof of the existing buildings if the window is a traditional dormer style with a single vertically proportioned window. A rear skillion dormer may be permitted at the rear of the roof, provided the existing ridge capping is retained, the addition is set below the ridge and a side setback of minimum 600mm is maintained. In addition, the rear skillion dormer is not to extend beyond the rear gutter line.</li> </ul>

### 5.5 Fences

The objectives, strategies and controls for fences applying to single dwellings, dual occupancies, semi-detached, attached and terrace-style dwellings are held in this Section.

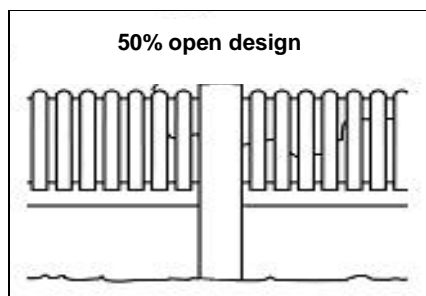
#### Objectives

- (a) Avoid visual impacts from the creation of high blank walls to the street by encouraging fencing styles that contribute positively to the streetscape;
- (b) Promote a streetscape where dwelling-houses are visible from

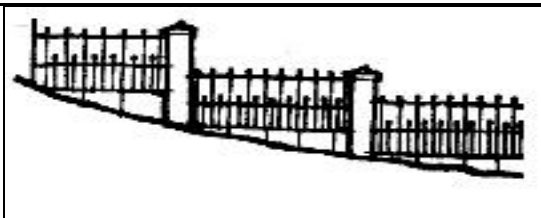
- the street;
- (c) Ensure front fences do not dominate the streetscape; and
- (d) Ensure that side and rear fences are not of excessive heights.

The objectives are not achieved unless:

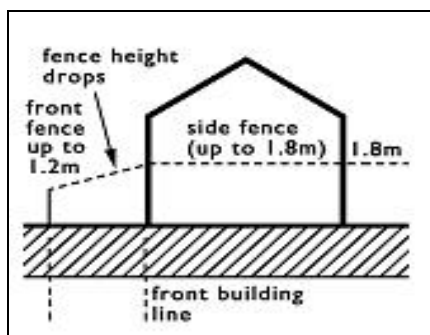
Strategy	Control
5.5.1 Fence heights are not excessive in their streetscape context and do not cause unacceptable impacts to the amenity of neighbouring dwellings. Front fences are designed in accordance with the principles of reducing crime through environmental design.	<ul style="list-style-type: none"> <li>Front fences generally do not exceed 1.2m in height and should be visually acceptable and in character with the rest of the street.</li> <li>Arched gates, piers and the like can exceed 1.2m in height Where a fence exceeds 1.2m in height, it should be of an open design, with a minimum open area of at least 50%, for visibility to and from the site (refer to Figure 65).</li> <li>Council encourages new fences have an open design.</li> <li>On sloping sites, the height limit is averaged so that the fence steps down the slope (refer to Figure 66).</li> <li>Side and rear boundary fences do not exceed 1.8m above the existing ground level of adjoining properties.</li> <li>Privacy and safety issues should be considered in determining the appropriate height of fences on top of retaining walls.</li> </ul>
5.5.2 Fences are visually acceptable.	<ul style="list-style-type: none"> <li>Side fences should taper down from the front building line to match the height of the front fence at the front boundary (refer to Figure 67).</li> <li>New brickwork increasing the height of brick fences matches the existing wall.</li> <li>Decoration and/or architectural relief are provided to masonry fences, avoiding expansive blank walls facing the street.</li> </ul>
5.5.3 Front fences clearly define property boundaries.	No part of a fence, including its footings, encroaches on the street alignment or adjoining properties. Gates and/or doors do not open into the street alignment.



**Figure 65:** Open design with a minimum open area of at least 50%.



**Figure 66:** Fence height limit is averaged on sloping sites.



**Figure 67:** Side fences should taper down from the building line.

## 5.6 Privacy and Noise Controls

The objectives, strategies and controls for privacy and noise applying to single dwellings, dual occupancies, semi-detached, attached and terrace-style dwellings are held in this Section. Note, privacy and noise controls relating to swimming pools are held in this section.

### Objectives

- Minimise the extent of overlooking from development to internal areas and open spaces of other dwelling-house development;
- Ensure development minimises overlooking impacts upon the existing dwelling from other buildings; and
- Ensure development minimises noise impacts to an acceptable level.

The objectives are not achieved unless:

Strategy	Controls
5.6.1 People in a dwelling can not easily look into other dwellings or the useable open space of other dwellings. Their own dwelling and its useable areas of open space can not be easily	<ul style="list-style-type: none"> <li>Windows in dwelling-house development do not directly face windows and/or balconies of other dwellings.</li> <li>Where a window can not feasibly be located to avoid privacy impacts, narrow windows or translucent or obscured glass are to be considered.</li> <li>Where windows from a habitable room directly overlook the windows and/or open space of another dwelling, windows with a sill-height of 1500mm are to be considered.</li> </ul>

looked into	<ul style="list-style-type: none"> <li>Where a courtyard or deck is visible from other dwellings, privacy screening, landscaping and vegetation is to be used in combination to minimise this impact. However, existing and/or proposed vegetation is not to be relied upon exclusively for screening.</li> <li>Swimming pools are generally located in the rear yard to minimise adverse impacts on adjoining properties.</li> </ul>
5.6.2 Noise generation and loss of privacy arising from the use of terraces should be minimised.	<ul style="list-style-type: none"> <li>Elevated external decks are generally less than 10m<sup>2</sup> in area and have a depth not greater than 1.5m so as to minimise privacy and noise impacts to surrounding dwellings.</li> <li>Decks along side boundaries are generally not permitted;</li> <li>Balconies and verandas along side boundaries are discouraged.</li> <li>Rear decks, balconies and verandahs above ground level which result in over-looking to internal areas and open spaces of other dwelling-house development are discouraged.</li> <li>Recreation facilities such as swimming pools and barbecue areas are located away from the bedroom areas of adjoining dwellings.</li> <li>Swimming pools and barbecue areas should not be located at the side of dwellings.</li> <li>Noisy walking surfaces such as external metal decks should be avoided.</li> <li>Elevated side passages should be avoided.</li> <li>High internal ceilings with clerestory windows, built along the side boundary are to be avoided due to the potential for noise.</li> <li>Roof tops are not to be capable of being used as entertainment areas.</li> <li>New buildings and alterations and additions to existing buildings shall, where practicable, incorporate all sewerage, water pipes, ducting, cables, fans, vents and other utilities within the building envelope.</li> <li>Roof terraces are generally not permitted throughout the Waverley LGA. Small roof terraces (area of less than 15m<sup>2</sup>) may be permitted only in areas where the predominant character includes roof terraces and the proposed roof terrace will not result in unreasonable amenity impacts on the surrounding neighbourhood</li> </ul>
5.6.3 Light spillage and the loss of amenity arising from it should be minimised	<ul style="list-style-type: none"> <li>External lighting should be designed to minimise glare.</li> </ul>

## 5.7 Vehicular Access and Parking

The objectives, strategies and controls for vehicular access and parking are held in this Section. These apply to single dwellings, dual occupancies, semi-detached, attached and terrace-style housing. For further details refer Part I1.

### Objectives

- (a) Ensure that the design and size of off-street carparking facilities does not unreasonably detract from the appearance and quality of the dwelling-house or streetscape;
- (b) Maximise pedestrian and vehicular safety;
- (c) Minimise loss of on-street carparking; and
- (d) Minimise loss of views from the public domain.

If the proposed off-street parking facilities or associated works will unreasonably detract from the appearance of the dwelling, streetscape or landscape, or from the heritage quality, or adversely impact on the pedestrian environment, or reduce the availability of on street car parking, a zero parking requirement may be imposed.

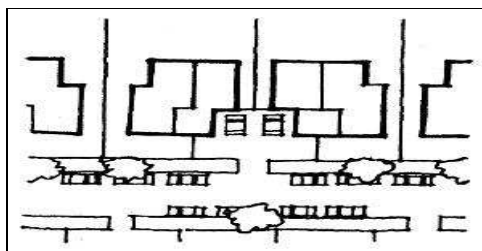
Note: The characteristics of some sites may mean that car parking should not be provided on site.

The objectives are not achieved unless:

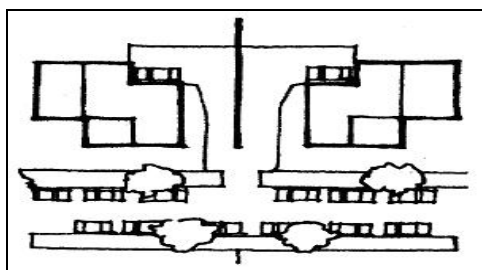
Strategy	Controls
5.7.1 The amount of off-street car parking provided is sufficient to meet the increased demand arising from the development.	<ul style="list-style-type: none"> <li>For new dwelling-house and dual occupancy development off-street car-parking is provided at the rate of one space for a dwelling of three bedrooms or less, and two spaces for a dwelling of four bedrooms or more.</li> </ul> <p>Note: Car parking including any internal access to this parking and storage in excess of 30m<sup>2</sup> combined, shall be included in the calculation of Gross Floor Area.</p>
5.7.2 Garages and car-ports are designed not to detract from the architectural integrity of the dwelling.	<ul style="list-style-type: none"> <li>Garage/carport design is integrated with the design of the dwelling.</li> <li>Sites are not to be excavated to accommodate garages/carports that are not integrated into a dwelling.</li> <li>No part of the street façade of a building is to be altered or demolished primarily to accommodate car accommodation.</li> </ul>
5.7.3 Garages do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Where the site allows, double garages/carports do not front the street.</li> <li>All car accommodation is to be located behind the front building line.</li> <li>Garages/carports are not located in elevated and highly prominent positions on site.</li> <li>The location of garages within the building</li> </ul>

	<p>facade: single garage widths (up to 3m) are preferred to double garage widths. Double garage widths may be acceptable where the existing streetscape reflects this kind of development.</p> <ul style="list-style-type: none"> <li>Existing sandstone walls and natural rock faces are generally not to be removed for the purpose of car accommodation and ancillary residential development.</li> </ul>
5.7.4 Design of off-street car-parking spaces and driveways allows efficient and easy access and does not endanger the safety of pedestrians.	<ul style="list-style-type: none"> <li>Garages, carports and hardstand areas have minimum internal dimensions of 5.5m x 2.5m per vehicle.</li> <li>Access ways and driveways enable vehicles (the 85 percentile vehicle as identified by the RTA Guidelines for Traffic Generating Development) to enter the parking space in a single movement, and to leave the space in a maximum of two turning movements. Driveways are at least 3m wide and have an internal radius of four metres at the point where there is a change of direction.</li> </ul>
5.7.5 Consideration has been given to the provision of dual access driveways and vehicular crossings to minimise the number of crossings and to maximize on-street parking.	<ul style="list-style-type: none"> <li>No vehicle crossing or off-street parking (other than from rear lanes) are permitted in heritage conservation areas where there will be an adverse impact on existing streetscape, the character of the built form or landscape setting.</li> </ul> <p>Note: Where an allotment has no existing off-street parking, and off-street parking is not characteristic of the streetscape, vehicular access from the street is not allowed.</p> <ul style="list-style-type: none"> <li>Vehicular crossings to off-street car parking are located so they may provide access to adjacent properties (refer to Figures 68 and 69).</li> <li>Vehicle crossings for dwelling houses are to be of single vehicle width. Vehicle access should be provided from rear lanes if possible.</li> <li>Note: The site analysis should indicate how the proposal maximises the retention of on-street parking.</li> </ul>
5.7.6 The extent of impervious area is minimised.	<ul style="list-style-type: none"> <li>Wheel strips are to be used in place of full width driveways or alternatively porous materials are to be used.</li> </ul>





**Figure 68:** Dual access off-street parking at front.



**Figure 69:** Dual access off-street parking at rear.

## 5.8 Landscaped Open Space

The objectives for landscape open space are prescribed below, together with the strategies and controls. These apply to single dwellings, dual occupancies, semi-detached, attached and terrace-style housing.

### Objectives

- Enhance the amenity of the site, streetscape, and surrounding neighbourhood;
- Retain and increase remnant populations of endemic flora and fauna;
- Maximise on site stormwater infiltration and minimise off site stormwater runoff;
- Maximise outdoor space to allow for soft landscaping including tree planting and maintenance of existing vegetation; and
- Protect buildings from structural impacts caused by vegetation.

The objectives are not achieved unless:

Strategy	Controls
5.8.1 Dwelling-houses and dual occupancy developments provide sufficient useable open space to meet household on-site recreation needs and service functions.	<ul style="list-style-type: none"> <li>Minimum of 40% of the total site area is provided as landscaped area.</li> <li>Minimum of 15% of the total site area is provided as soft landscaping (this area is included in the total landscape area</li> </ul>

	<p>requirement).</p> <ul style="list-style-type: none"> <li>Each dwelling has a minimum of 25m<sup>2</sup> of private open space capable of being used for recreation. This is to include an area which is relatively level and has minimum dimensions of 3m x 4m.</li> </ul>	
5.8.2 Landscaping con-tributes to streetscape character, with significant vegetation retained.	<ul style="list-style-type: none"> <li>Minimum of 50% of the area between the front of the building and the street alignment should be landscaped.</li> <li>Minimum of 50% of the landscaping provided at the front of the site is to be soft landscaping.</li> <li>Existing significant vegetation is retained unless this is unfeasible.</li> </ul> <p>Note: Council's Tree Preservation Order must be complied with. Land covered by the WLEP (Bondi Junction Centre) 2010, must be consider provisions.</p> <ul style="list-style-type: none"> <li>The landscaping provided on a site should relate in scale, thematic consistency and available area, to the landscaping provided by adjoining development.</li> <li>Landscape areas, backyards and private open space should complement each other to create continuous belts of vegetation.</li> <li>Council encourages the use of native endemic plant species in soft landscaping and the use of porous surfaces for driveways and courtyards.</li> <li>Areas above underground floor space can only be calculated as soft open space if soil depth is at least 1m.</li> <li>If an applicant can demonstrate that there will be no adverse impacts on adjoining residents, up to 25% of the landscaped area can be provided above ground level by means of verandas, roof gardens, balconies, and terraces.</li> <li>Soft landscaping is to be capable of supporting new endemic tree species that are</li> </ul>	

	<p>typically expected to reach a mature height of 10m with a minimum of one endemic tree per site.</p> <ul style="list-style-type: none"> <li>• The minimum tree numbers may include existing endemic trees and proposed new endemic trees.</li> <li>• Development must maximise the retention and protection of vegetation including trees and understorey vegetation, other than species not requiring consent for removal under Council's Tree Preservation Order.</li> <li>• Only virgin excavated natural material (VENoM) is to be used in any filling operations.</li> <li>• Species should be retained, selected and placed in order to help achieve the following: <ul style="list-style-type: none"> <li>• Cool buildings in summer;</li> <li>• Intercept glare from hard surfaces;</li> <li>• Allow sun into living rooms in cooler months;</li> <li>• Channel cooling air currents into the dwelling in summer; and</li> <li>• Provide windbreaks where desirable.</li> </ul> </li> <li>• Existing natural features including sandstone and rock features should be retained and incorporated as landscape features on the site in order to maintain the natural character of the landscape. Sandstone walls and finishes fronting the public domain need to match the traditional pattern and colour of sandstone in the Waverley Local Government Area.</li> <li>• Where the property is adjacent to a Council park or reserve, private landscaping should attempt to be sympathetic to and complement the public domain landscaping in order to soften the public-private interface.</li> </ul>	
5.8.3 Landscaping contributes to the on-site retention of stormwater.	<ul style="list-style-type: none"> <li>• Hard, impermeable surfaces on dwelling-house sites are to be minimised.</li> <li>• Landscaped areas are sited to accept stormwater runoff from buildings on the site.</li> </ul>	

	Landscaping should be designed to minimise non-porous areas and maximise on-site infiltration of stormwater. Paved areas should be semi-porous or graded to maximise on site infiltration.
5.8.4 Vegetation growth does not cause significant structural damage to buildings	<ul style="list-style-type: none"> <li>Impacts from vegetation growth on building structures are minimised by selection of appropriate species, planting techniques, landscaping structures, and building design. Building design accommodates vegetation growth, such as through provision of large footings that allow growth of large trees.</li> </ul>
5.8.5 Landscaping does not jeopardise the security of the site.	<ul style="list-style-type: none"> <li>Landscaping does not significantly obscure sight lines between the dwelling and the street. At the front of dwellings, vegetation with concentrated top to bottom foliage is to be avoided in favour of low ground cover and/or high canopied vegetation. Dense, medium height planting is not to be planted in front of dwellings as this can provide a hiding place for intruders.</li> </ul>
5.8.6 Dwelling-house development does not result in an increased rate of stormwater runoff.	Note: Stormwater-tanks installed to collect roof-water are encouraged. Water from such tanks should not be used for drinking but can be connected to a system for watering the garden. Refer to Part G4.
5.8.7 Dual occupancy dwellings have sufficient useable private open space	<ul style="list-style-type: none"> <li>Each dwelling in a detached dual occupancy development has a minimum landscaped area of 130m<sup>2</sup> including an area having minimum dimensions of 5m x 5m located adjacent to the living areas of the dwelling.</li> </ul> <p>Note: The other provisions contained within this section also apply and are required to be met.</p>

## 5.9 Laneway Development and Ancillary Buildings

### Objectives

- Avoid excessive development of landscaped areas and open space of dwellings;
- Minimise the adverse impacts that laneway development and ancillary buildings may have on adjoining properties; and
- Ensure laneway development is compatible with the

## streetscapes of the laneway and primary street.

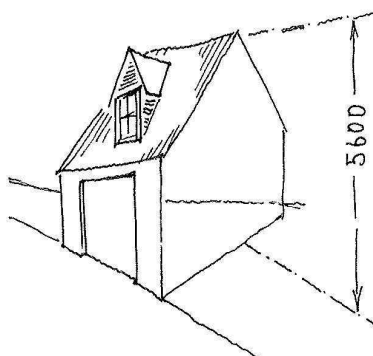
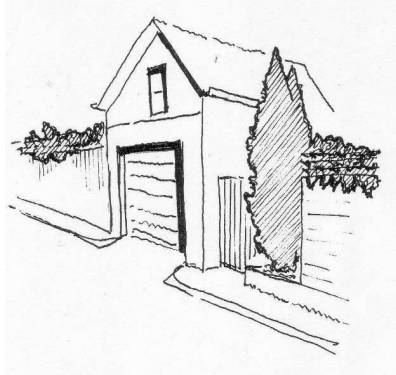
The purpose of the laneway provisions is to limit the scale of laneway structures secondary to the main dwelling. Further, these provisions seek to allow for the benefits of these types of developments to accompany the associated dwelling and the development of streetscape (refer to Annexure D1-2).

In addition, the State Environmental Planning Policy (SEPP) (Affordable Rental Housing) 2009 also provides provisions relating to Secondary Dwellings. Development applications proposing Secondary Dwellings prepared in accordance with the SEPP must have a maximum floor of 60 square metres, and not exceed Council's permitted FSR (including floor area of existing principle dwelling).

Development applications prepared in accordance with the SEPP must also consider the following provisions where relevant.

Strategy	Control
5.9.1 Laneway development should not impact on the streetscape of the laneway or the primary street.	<ul style="list-style-type: none"> <li>Laneway development is to be designed as a separate structure to the main building.</li> <li>Laneway development should be a minor and secondary building associated with the main dwelling.</li> <li>Laneway development should be designed with simple built forms, built at or very close to the lane alignment and should not provide a strong visual element when viewed from the primary street frontage.</li> <li>Laneway development design should incorporate a pitched roof.</li> <li>Laneway development should not occur if it will result in a significant alteration to the landscape character of the laneway.</li> <li>Visually significant trees should not be removed to make way for laneway development.</li> <li>Laneway development should not compromise the provision of open landscaped space in the rear yard.</li> <li>Laneway development should incorporate an area for a deep soil planting (in the form of a 75L native tree or bush), located at the rear lane (refer to Figure 70).</li> </ul>
5.9.2 Laneway development does not result in overshadowing or loss of privacy to adjoining dwellings.	<ul style="list-style-type: none"> <li>The external wall heights of laneway development shall not exceed 3.6m and maximum height to the roof ridge shall not exceed 5.6m.</li> <li>External walls that include gabled roof ends are permitted to the maximum ridge height of 5.6m where the impact on neighbours is considered acceptable (refer to Figure 71).</li> <li>The design of laneway development shall not incorporate decks or balconies.</li> <li>Any stairs shall be contained within the</li> </ul>

	<p>building.</p> <ul style="list-style-type: none"> <li>Laneway development is not to be used as a separate occupancy, nor is it to contain bathrooms or kitchen facilities (except where the provisions of SEPP (Affordable Rental Housing) 2009 apply).</li> </ul>
5.9.3 Ancillary buildings do not result in overshadowing or loss of privacy to adjoining dwellings.	<ul style="list-style-type: none"> <li>The wall height of ancillary buildings where the wall is on a property boundary shall not exceed 2.1m.</li> <li>The maximum height of ancillary buildings shall not exceed 2.4m.</li> </ul>
5.9.4 Ancillary buildings do not adversely impact on the appearance of residential areas	<ul style="list-style-type: none"> <li>The design of the roof of ancillary buildings should not conflict aesthetically with the design of the principal building on the site or with adjoining development.</li> <li>The design of ancillary buildings shall be integrated with the landscape design of the site.</li> <li>Ancillary buildings should be a minor and secondary building associated with the principle building on the site.</li> <li>The floor area of all ancillary buildings on an allotment should not exceed 10% of the allotment size (except where the provisions of SEPP (Affordable Rental Housing) 2009 apply).</li> </ul>



**Figure 70:** Image to the left – The provision of deep soil planting at rear lanes

**Figure 71:** Image to the right – Example of external walls that include gabled roof ends

## 5.10 Community Crime Prevention

Crime Prevention through Environmental Design (CPTED) seeks to encourage the design and management of the built environment to reduce the opportunity for crime. Refer to Section 6.0 of Part D2 for controls.

## 5.11 Accessibility and Adaptive Housing

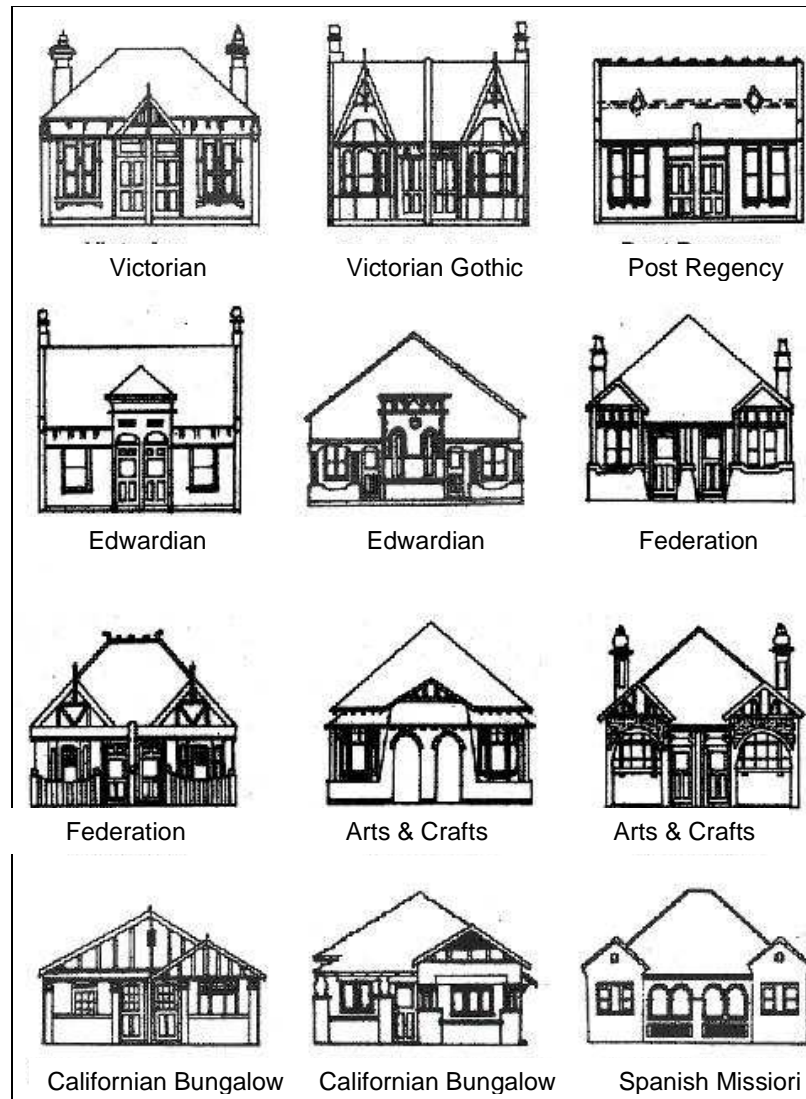
The aims of this section to ensure that all new and refurbished buildings provide access for people with disabilities as required by the Federal Government's *Disability Discrimination Act 1992* (DDA 1992).

The EP & AA 1979 requires consideration be given to whether adequate provision for access by people with disabilities has been made pursuant

a development application. The DDA 1992 takes precedence over the EP & AA 1979 and the BCA, where there is conflict in the area of access for people with disabilities.

**Annexure D1-1**

**Architectural Styles of Semi-Detached Terrace Houses  
in Waverley Municipality**





**Annexure D1-2**

**Examples of Laneway Development**

