

F3 Imperial Avenue

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1.0 INTRODUCTION

This Part applies to the area defined by Imperial Avenue, Castlefield Street and Denham Street (north), part of Edward Street (south), Miller Street and part of the Castlefield Lane (north) and is known as the 'Precinct' for the purposes in this Part (refer to Figure 1).

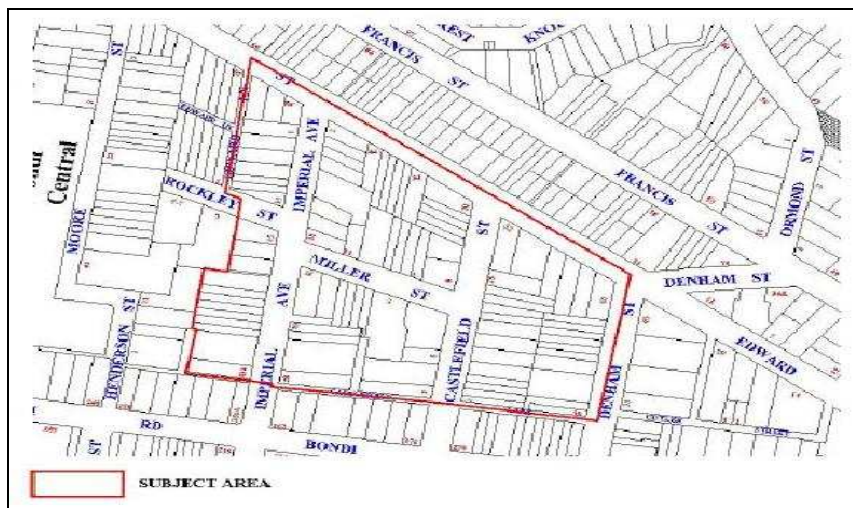


Figure 1. Imperial Avenue area.

1.1 Objectives of this Part

- (a) Accommodate demand for additional housing that reflects the desired future character of the Precinct;
- (b) Retain and enhance significant trees and vegetation to preserve the Precinct's leafy character;
- (c) Minimise the negative impacts from development on the amenity of adjoining properties;
- (d) Minimise the reliance of housing development on non-renewable energy sources;
- (e) Preserve bio-diversity and protect local indigenous wildlife populations and habitats;
- (f) Promote housing development that achieves the principles of ecologically sustainable development;
- (g) Preserve the natural, built and cultural significance of identified heritage items and conservation streetscape groups;
- (h) Encourage innovation in housing design;
- (i) Provide a balance between flexibility and certainty in the assessment process;
- (j) Promote understanding between Councillors, developers and residents; and
- (k) Integrate increased density without loss of amenity.

1.2 Development to which this Part applies

This Part applies to all development within Imperial Avenue requiring consent under the Waverley Local Environmental Plan 1996 (WLEP 1996). In the event of any inconsistencies between the Imperial Avenue Part and other Parts within WDCP 2010 which relate to residential development, this Part prevails.

2.0 BACKGROUND

The Imperial Avenue Precinct is acknowledged by Council and residents as having a special character. Historically, the Precinct was part of the Castlefield Estate, a 19th Century 'villa' comprising a substantial house and outbuildings set in a large garden. The street pattern and block sizes were the result of the Castlefield Estate subdivision in 1907.

A diversity of accommodation ranging from family houses to studio flats exists in this residential area. Many buildings in the Imperial Avenue Area were constructed in the Federation period and contribute an attractive architectural character. Subsequent development during the Inter War Period has given the area some fine free standing houses and apartment buildings.

In 1988 and 2000, the residents approached Council to have the Precinct rezoned. A series of rezoning applications to downzone the area were made to the (then) Department of Urban Affairs and Planning. However, the Department was reluctant to support such rezonings. The "Imperial Avenue Background Document" must be read where necessary in conjunction with this Part.

3.0 SITE AND CONTEXT

3.1 Study area development history

The Precinct results from continuous urban development with the predominant period of building being the Federation Period. The urban pattern is derived from subdivision of large historic estates, principally the Castlefield Estate (refer to Figure 2), into smaller lots generating a street grid with a reasonably regular urban grain of narrow deep lots with semi-detached or smaller detached dwellings interspersed with some larger lots comprising larger detached houses and small residential flat buildings.



Figure 2. Castlefield photographed c. 1870s (Source: Mitchell Library).

Excluding the residential flat buildings, buildings generally have a single and two storey scale with pitched roofs and a pattern of setbacks that create a front and rear gardens, retain reasonably unbuilt upon areas that allow deep soil planting. There is also a palette of traditional materials of brick, tile and timber and a facade articulation of vertically proportioned openings (with either single or group elements) that are shown as punctuations in masonry walls.

4.0 PRECINCT CONTROLS

4.1 Existing Character

4.1.1 Residential Area

The Precinct is a residential area apart from the community focus of the Presbyterian Church and kindergarten. The residential mix covers a wide variety of housing types. As a residential area, it benefits from the proximity of the mixed use strip shopping along Bondi Road.

4.1.2 Topography

The topography of the Precinct falls in a north east direction towards Bondi Beach. The subdivision of historic estates, primarily the Castlefield Estate (c1907), laid down a north/south grid with the east/west grid adapted to run along the contours. The streets that run in a north/south direction e.g. Imperial and Castlefield Streets take the most direct route down the slope, whereas the streets that run in an east/west direction i.e. Edward Miller Streets and Castlefield Lane, generally follow the contour lines. This street pattern assists with views towards the coast and provides a pleasant exposure to the prevailing north-easterly breezes.

4.1.3 Appearance

Many styles of 20th Century Eastern Suburbs architecture are represented in the Imperial Avenue Area, from Federation style to contemporary apartments. The Federation style is represented by buildings such as No. 12 Imperial Avenue (refer to Figure 3) which is one of the grander two storey residences within the Area, set in extensive grounds and incorporating distinctive local features such as the use of local sandstone for the front wall. A medium sized free standing single storey example of the same style is situated at No. 20 Castlefield Street (refer to Figure 4). While No. 20 is a more modest house, it is set on a generous block incorporating front and rear yards, and could be described as a “family residence”.



Figure 3. 12 Imperial Avenue is a large Federation house set in large grounds with sandstone fence and is also a heritage item.



Figure 4. 20 Castlefield Street is a free-standing federation era house that addresses the corner. The site has front, side and rear garden areas and the fence has a remnant sandstone base belonging to an earlier fence.

Many semi detached properties in the Precinct are representative of the Federation architectural style, varying from virtually original condition, i.e. Nos. 20 and 22 Imperial Ave (refer to Figure 5). The condition of these properties reflects varying degrees of alteration and renovation.



Figure 5. 20 and 22 Imperial Avenue are a pair of semi-detached Federation era semis that have many original architectural features, with sandstone fence on the street frontage.

Other styles represented in the Precinct from the Inter-War period include the Californian Bungalow, Mediterranean Revival, Classical Revival and Art Deco, No. 15 Imperial Avenue is a fusion of the Bungalow and the Mediterranean style (refer to Figure 6).

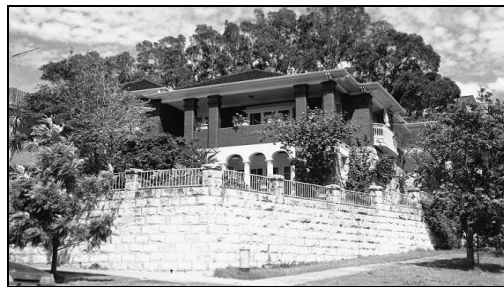


Figure 6. 15 Imperial Avenue is an Inter War era house that combines materials from the Bungalow style and the some of the design features of the Mediterranean style. It has sizeable garden area with the front garden retained by a sandstone block wall.

Apartment buildings account for half the housing accommodation within the Precinct. There are examples of Art Deco red brick three storey flats i.e. No. 3 and 41A Imperial Avenue (refer to Figure 7), and Mediterranean/Classical Revival style in the architecture of the apartment building at No. 18 Imperial Avenue (refer to Figure 8). While these buildings are often well scaled at three storeys, the internal design is often not to contemporary standards with entries located down side paths with little relationship to the street. Internal living rooms are often located overlooking narrow side lanes with little solar access, windows are small and there are often no allowances for private outdoor space or communal facilities. Often these buildings have little or no off-street parking with what parking there is taking up the full street frontage.



Figure 7. 41A Imperial Avenue is a three-storey Inter-war apartment building with a side entry. Its design provided no off-street parking with no private external open space or communal areas, as the building footprint occupies most of the site.



Figure 8. 18 Imperial Avenue is an inter-war apartment building designed in the Classical Revival style. The two storey scale, coloured render, entry facing the street, balcony elements providing private open space, sandstone fencing and garden areas are contributory elements in the Precinct. The setbacks and the articulation of the facades are sympathetic to the pre-World War I two storey houses in the vicinity.

The trend towards apartment buildings accelerated in the three decades following World War II. A rough estimate of the precincts housing stock would suggest that almost half of the residents enjoy apartment living. A different planning environment saw the development of both the archetypal three storey red or blonde brick apartment buildings of the 1960s and 1970s that form part of the variety of the Precinct.

These buildings broke the more traditional pattern of scale materials and form. The three level walk-up variety generally are a little better than the 1930's flat buildings except for small open balconies and off-street car parking. However, they occupy most of the site with large areas of paved parking areas. Later, higher flat buildings generally have smaller footprints relative to the sites with more open space and underground parking in podiums. These buildings often do not relate well to the street at ground level either having relatively blank facades to carparking or being set too far back beyond the general building line. Internal layouts are generally more open with larger balconies that take advantage of the ocean views and the cooling north easterly winds (refer to Figure 9).



Figure 9. 16 Miller Street is an example of a residential flat building constructed in the 1960s and 1970s. The height, setbacks and lack of soft landscaped areas differ from the desired future character of the area. However, it does have balconies providing private open space with views, and a smaller building footprint than other flat buildings in the area.

4.1.4 Vegetation

There is established vegetation in the streetscape and residents front and back yards with diversity in size, species and density of planting. Street tree plantings include Poplars, Norfolk Island Pines, Eucalyptus, and Wattles. There is no consistency in same species planting.

Existing vegetation from established rear yard planting forms a continuum which spans both adjoining and back to back properties. This gives the precinct a well-vegetated character e.g. rear yards between Castlefield and Denham Streets (refer to Figure 10).

The following indigenous species have been identified on residential blocks: Bottle Brush, Rough Barked Gum, and introduced species such as Jacaranda, Plane Tree, Coprosma, Oleander, Chinese Privet, Bamboo, Poinsettia, Mulberry, Cabbage Tree, Camphor Laurel and Avocado. These are important for their maturity and their historical association with earlier development and have importance to the established tree canopy. These are to be retained.



Figure 10. The shaded area illustrate green spaces and tree canopies that must be retained.

The remnant sandstone outcrops, particularly on the upper western side of Imperial Avenue, are valued by the community. The sandstone fencing between the houses and the footpath are also valued as a character element in the area and these should be retained.

4.1.5 Parking

The Precinct's street pattern was laid out before the occurrence of the car. Consequently, a number of properties do not have on site parking or any means of achieving a garage behind the front building line, or a garage or access off the rear lane.

Specific issues in relation to parking are:

- (a) the impact of 'out of area parkers' eg beach goers or employees of the nearby Commercial Precinct;
- (b) the potential impact of future developments as well as residential consolidation on the area; and
- (c) there is no overall scheme to address the availability of parking, for example, the resident parking schemes found in other eastern suburbs localities.

4.1.6 Neighbourhood amenity

The Precinct contains only one commercial establishment, this being the Castlefield kindergarten which is associated with the Presbyterian Church. This is a valued resource to the young families in the area. The precinct does not contain any public open space, however, the relatively wide grassy pavement the Precinct streets, serves an open space use.

4.1.7 Neighbourhood surveillance

New developments that provide basement parking incorporated into the

development often result in a deleterious affect on the community. The use of high and / or solid fences and walls, particularly when they are solid, reduces the ability for surveillance.

4.2 Future Character

In terms of the single family house, contemporary spatial expectations are resulting in larger buildings on limited block sizes which can have detrimental effects of the area. The Precinct already has a varied housing mix with an increasing number of single households. Aged and affordable housing would be beneficial. The desirability of the Precinct is enhanced by its close proximity to the mixed commercial strip of Bondi Road. The future character should preserve and enhance good, charming and desirable aspects of the Precinct.

4.2.1 Appearance

The appearance of the Precinct in the future should retain aspects of the built environment that allow the reading of the area's history, original subdivision pattern and spatial relationships. Identifying items of environmental heritage and heritage conservation groups the community can ensure that the areas character.

New developments can be sympathetically incorporated in the precinct's architectural fabric with community consultation, including:

- (a) building entry points that do not alienate the community;
- (b) maintaining the views and oversight of streets and properties;
- (c) protection of privacy and access to appropriate sunlight;
- (d) adequate landscaping, including retention of mature plantings;
- (e) maintaining environmental heritage; and
- (f) maintaining elements the community value.

Existing and future residents will benefit if future developments enhance the social and architectural fabric of the precinct.

4.3 Heritage

Heritage Items within the Precinct are identified in Schedule 5 of WLEP 1996. The draft heritage items within the Precinct, identifies as part of the Imperial Avenue Background Document are No. 14, 16, 18, 20, 22 and 21 - 23 Imperial Ave and No. 20 and 25 Castlefield St. The Potential Heritage Conservation Groups defined by this Part are:

Group 1	No. 28, 24, 22 and 20 Imperial Avenue
Group 2	No. 35, 33, 31, 29, 27, 25 and 21-23 Imperial Avenue
Group 3	No. 9, 11 and 13 Imperial Avenue
Group 4	No. 12, 14, 16, 18 Imperial Avenue and No 11 Miller Street
Group 5	No. 6, 8, 10, 12 and 14 Miller Street
Group 6	No. 1, 3, 5 and 7 Miller Street
Group 7	No. 1, 3, 5 and 7 Castlefield Street
Group 8	No. 21, 23 and 25 Castlefield Street
Group 9	No. 2 Imperial Avenue, Nos. 34, 36, 38, 40, 42, 44 Edward Street and No. 20 Castlefield Street

Heritage Items and draft Heritage Items are shown in Figure 11 and Figure 12. Proposals to sites of heritage significance or within a heritage conservation area (refer to Part H1 and H2).

Table 1. Draft Heritage Conservation Groups.

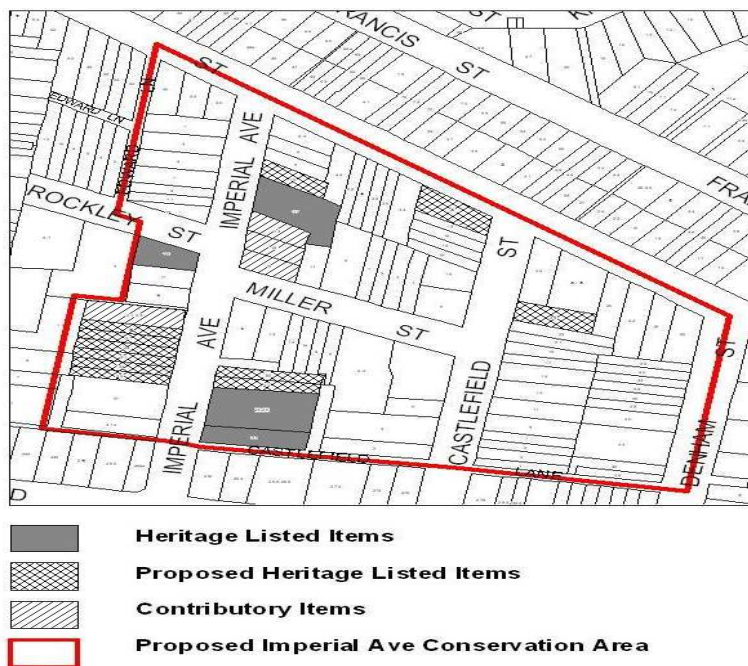


Figure 11. Current and draft heritage items.

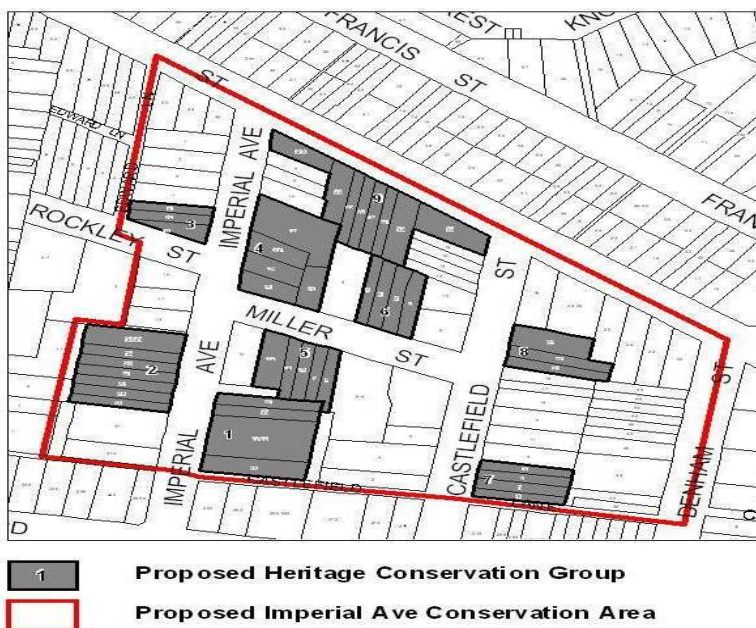


Figure 12. draft Heritage Conservation groups.

4.4 Streetscape

4.4.1 Streetscape character

A site analysis will identify the surrounding urban grain i.e. subdivision, built form and setbacks, pattern of on-street and off-street parking, streetscape elements such as retaining walls, and planting and fencing.

4.4.2 Streetscape and building appearance

New development should relate to existing streetscape in scale and setbacks. Additional requirements of intended design must satisfy the following requirements:

- (a) Minimum frontage for all new residential flat development is 20 metres. Minimum frontage for new single dwellings is 6 metres;
- (b) Amalgamated sites are not to leave single or “orphan” semi-detached or detached houses between larger sites and/or developments;
- (c) Relocate all existing trees and retain mature trees;
- (d) Identify predominant planting patterns within the entire urban block and retain and reinforce centre block planting corridors and canopies; and
- (e) Show significant green zones of existing planting and tree canopies are retained and enhanced (refer to Figure 10).

4.5 Building size and location

4.5.1 Height

All development is to be a maximum height of 2 storeys at any one line drawn through a building. Where land form of a site falls more than two metres from the street to the rear of a property an additional basement storey maybe permitted provided all other controls from this Part are achieved. Roof forms should consider neighbouring amenity, overlooking, streetscape suitability and maintain views across the precinct. The maximum overall height permitted is 9.5 metres.

Storeys include any separate level within a building but do not include levels below existing ground level provided for car parking or storage, or both, that protrudes less than 1.2 metres above existing ground level. The number of storeys shall be determined by the maximum number of storeys within a building which may be intersected by the same vertical line, not being a line which passes through any wall of the building. Attics are not considered a storey as long as they are within the roof form. An attic room means a room contained within the roof space under the beams of the roof where the roof of the building pitches from ceiling level of the uppermost floor.

4.5.2 Setbacks

Side and rear setbacks controls are aimed at further articulating the envelope of the building. Generally front setbacks are to align with surrounding development. Rear setbacks are to be an average of 25% of the depth of the site. Minimum setbacks are provided overleaf.

Zone 2(c1) Residential Medium High Density	<ul style="list-style-type: none"> • 6m front setback. • Rear and side setbacks to be a minimum of 5m with no part closer than 3.5m. • maximum length of wall without articulation is to be 10m, with minimum length of wall to be 3m.
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Table 2. Minimum setbacks.

4.5.3 Density

Refer to Part D1 and Part D2 (as appropriate).

4.5.4 Building design – Multi-Unit Housing

Aspects regarding the design of multi-unit residential developments are now covered by State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development (SEPP 65).

Additional aspects to consider include:

- (a) apartment mix and sizes should reflect the desired future character and reflect changing demographics;
- (b) apartment design should reflect contemporary environmental requirements for light, ventilation and sun control;
- (c) apartment design should allow flexibility of layout to respond to changes in demographics, family and household composition including, aged, singles, equal share and group housing;
- (d) adaptability should be built into layouts through use of framed structures, flexible façade and flexible service arrangements allowing walls and rooms to be relocated; and
- (e) ceiling heights should be a minimum of 2.7m floor to ceiling.

4.5.5 Safety and security

Applicants should apply the following controls in addition to those relevant held within Part D1 and D2 (as relevant):

- (a) ground floor apartments should have clearly identifiable and separate entries off the street or internal public access route;
- (b) ground floor apartments should have clearly identifiable garden areas minimising site areas with no oversight and control; and
- (c) communal spaces to be designed as part of the main pedestrian access with general oversight from surrounding flats.

4.6 Open space and landscaping

The existing landscape quality has been identified as one of the main characteristics of the precinct. The existing landscape is a mix of exotic and Australian planting which in some cases are considered to be noxious species. Overall, preservation of the existing tree canopy has precedence over species. Care should be taken to identify all existing trees on a site and consideration should be given to their value in relation to the surrounding landscaped context. This is especially important in retaining centre block planting and street tree planting. Landscape area calculations are not to include any area less than 1.5 metres wide (refer to Part D2).

4.6.1 Private open space and landscaping

Zone 2(c1) Residential Medium – High Density	30% of site
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Table 3. Required landscape area.

4.6.2 Deep soil

Residential flat buildings require 40% of site area to be used for deep soil landscaping. Dwelling houses and dual occupancies require 33% of

the site area to be used for deep soil landscaping. Any area less than 1.5 metres wide are not to be included in deep soil calculations.

4.7 Fences and walls

Fencing types should be compatible with Part D1, Part D2 and Part H1.

4.8 Views

Refer to Part D1 and Part D2 (as appropriate).

4.9 Stormwater management

The Precinct is built over sandstone foundations. Surface water run-off in this precinct is reportedly severe across sites. Refer to Part G4 and the following controls:

- (a) All new developments are to have on-site stormwater detention.
- (b) No more than 20% of the landscaped area on any site is to be hard paved. This does not include driveways and swimming pools within the area calculation.

4.10 Acoustic and visual privacy

Refer to Part D1 and Part D2 (as relevant).

4.11 Access and mobility

All developments are to consider the implications of the *Disability Discrimination Act 1992*.

4.12 Carparking and driveways

Refer to Part I1 and the following controls:

- (a) All grade or underground carparking is only permissible under the building footprint.
- (b) Location of vehicular entry points is to be from rear lanes where possible, or considered as part of the overall design within the street frontage.
- (c) Natural ventilation to all carparking spaces below buildings is to be maximised.
- (d) Carparking design is to allow for clear sight lines and perimeter security.

4.13 Site facilities

Refer to Part D2 and the following additional controls:

- (a) Storage is to be provided for all units internally;
- (b) Services connections should be flexible within apartments to allow for future flexibility (see BASIX); and
- (c) Shared facilities should be accessible and overlooked by as many apartments as possible to allow safety and practicality.