

DCP Assessment Table

Proposed façade replacement and alterations additions to existing RFB building
3-17 Darling Point Road, Darling Point

Woollahra Development Control Plan 2015 (WDCP2015) Assessment		
Clause and Control	Compliance	Planning Assessment Comment
Part B General Residential - Chapter B1 – Residential Precincts		
<p>B1.2 Darling Point Precinct <i>Desired future character objectives</i> <i>O1 To respect and enhance the streetscape character and key elements of the precinct.</i> <i>O2 To maintain the sense of the historic grand estates.</i> <i>O3 To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.</i> <i>O4 To maintain the heritage significance of heritage items and buildings in adjacent heritage conservation areas.</i> <i>O5 To ensure that development does not reproduce or match existing intrusive buildings.</i> <i>O6 To ensure that alterations and additions to period buildings, such as semi-detached dwellings and attached dwellings, do not detract from the character of these buildings and their presentation to the street.</i> <i>O7 To ensure roof forms are articulated to provide attractive roofscapes and designed to minimise view loss.</i> <i>O8 To design and site buildings to respond to the topography and minimise cut and fill.</i> <i>O9 To ensure that development is subservient to the tree line along the ridge of Darling Point Road when viewed from the harbour.</i> <i>O10 To retain and reinforce the setting of mature street trees and garden plantings especially along the ridgeline by retaining existing trees and providing appropriate replacement planting.</i> <i>O11 To retain the landscape setting of the locality by maintaining landscaped areas around buildings and minimising hard stand areas.</i> <i>O12 To retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the precinct.</i> <i>O13 To protect important iconic and harbour views from public spaces and to provide additional important views from public spaces when possible.</i></p>	<p>YES</p>	<p>The proposed façade replacement will provide a positive contribution to the existing RFB by reinvigorating the existing façade and other building elements whilst respecting the fabric, settings and views of the adjoining Heritage Items.</p> <p>The additional penthouse level is commensurate of the existing scale of Ranelagh Tower and would not result in additional bulk and is sympathetic to the existing streetscape.</p> <p>It is noted that the proposed development does not seek consent to change the existing building envelope and setbacks. Therefore, the building would remain consistent with existing character and presentation to the street as a result of the proposed development.</p>
Chapter B3 – General Development Controls		
<p>B3.2 Building Envelope</p>	<p>YES</p>	<p>The proposed development does not seek to change the existing building envelope and</p>

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		maintains existing front, side or rear setback controls.
B3.3 Floorplate	YES	<p>As above, the proposed development does not seek to alter the existing building footprint.</p> <p>It is noted as a result of the nature of the façade replacement, there is minor additions to each floor level as a result of removal of existing elements and the extension of floor area to adjoin proposed cladding. These are considered to be within acceptable limits, given the proposal would result in enhancements to an existing decaying façade. Also refer to Appendix 4.</p> <p>The additional Level 31 Penthouse would not result in any changes to the building footprint.</p>
<p>B3.5 Built Form and Context</p> <p><i>B3.5.1 Streetscape and local character</i></p> <p><i>C1 The building is consistent with the desired future character of the area set out in the precinct controls in Parts B1 and B2 of this DCP.</i></p> <p><i>Note: Chapters B1 and B2 in this part of the DCP define the desired future character for each precinct or HCA, and identify special streetscape character, heritage and key elements within each precinct.</i></p> <p><i>C2 Development retains vegetation of landscape value.</i></p> <p><i>C3 Development steps down sloping sites and follows the topography of the land.</i></p> <p><i>C4 External building materials and colours do not detract from the streetscape. Bright or obtrusive colour schemes are avoided.</i></p> <p><i>C5 Roof forms and roof structures (including roof terraces, lifts, lift overruns, stairwells, access hatches, and other like structures) are well-designed, contribute positively to the streetscape, and are well-integrated with the architecture of the building.</i></p> <p><i>C6 The use of reflective materials is minimal (including windows, access hatches, skylights and balustrades).</i></p>	YES	<p>The proposed façade replacement and additional penthouse level is in keeping with the character of the area and design principles in that it does not lead to any significant design changes to the building or its presentation within the streetscape.</p> <p>The works will have acceptable residential amenity and will not have unreasonable impacts on the residential amenity of neighbouring properties nor surrounding heritage items.</p>
<p>B3.5.2 Overshadowing</p> <p><i>C1 The development is designed so that:</i></p>	YES	The proposed development is commensurate with the existing height of the building and the additional overshadowing as a result of Level 31

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<p><i>a) sunlight is provided to at least 50% (or 35m2 with a minimum dimension of 2.5m, whichever is the lesser) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced; and</i></p> <p><i>b) north facing windows to upper level habitable rooms of adjacent dwellings receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface.</i></p> <p><i>C2 Lot orientation may make C1 above difficult to achieve so a reduced amount of solar access may be considered, provided the proposed building complies with all setback controls. Note: For land adjoining open space also refer to Section 3.10.1.</i></p>		<p>Penthouse is negligible.</p>
<p>B3.5.2 Public and Private Views</p> <p><i>C1 Development is sited and designed so that the following public views are maintained or enhanced: significant views and vistas identified in the precinct maps in this Chapter B1 Residential Precincts and Chapter B2 Neighbourhood HCAs of this DCP; and</i></p> <p><i>b) views from other public open space areas, particularly from ridgelines to Sydney Harbour and the Sydney CBD skyline.</i></p> <p><i>C2 Vistas along streets are preserved or enhanced through sensitive development location and form.</i></p> <p><i>C3 Development on the low side of the street preserves district, iconic and harbour views from the street by:</i></p> <p><i>a) providing substantial breaks between buildings, front fences, car parking and other structures; and</i></p> <p><i>b) incorporating fences with transparent or open end panels at each side boundary to provide for views.</i></p> <p><i>C4 Roof forms on the low side of streets are designed to allow public views and add interest to the scenic outlook. Flat expansive roofs with vents, air conditioning units, plant equipment (including lifts and lift overruns) and similar structures are inappropriate.</i></p>	<p>YES</p>	<p>The proposed development results in a scale that is commensurate of the existing building bulk and would not unduly impact upon any surrounding public views.</p> <p>The application is also supported by a Heritage Impact Statement which provides surrounding Heritage Items are suitably distanced and the proposed development would not impinge on any significant views Items.</p> <p>In addition, the proposed facade replacement is considered to enhance the existing streetscape, given the current state and age of the building.</p>
<p>B3.7 External Areas</p>	<p>YES</p>	<p>The proposal does not seek to alter landscaped area and private open space areas on site. It is</p>

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		noted that <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> (SEPP 65) would prevail in any case.
<p>B3.8 Additional controls for development other than dwelling houses <i>3.8.6 Residential flat buildings, manor houses, multi dwelling housing and multi dwelling housing (terraces)</i> <i>C1 Internal layout and window placement achieves good natural ventilation.</i> <i>C2 Single aspect dwellings are limited in depth to 8m from a window.</i> <i>C3 The back of the kitchen is no more than 8m from a window.</i> <i>C4 The width of a cross-over or cross-through dwelling over 15m deep is 4m or greater. Deep and narrow dwelling layouts are avoided.</i> <i>C5 Where practical, habitable rooms excluding bedrooms are oriented to the north for maximum solar access. C6 Light wells as the main source of lighting and ventilation to dwellings is avoided.</i> <i>C7 Each dwelling has direct access to its own private open space area.</i> <i>C8 Private open space areas are located and designed to minimise overlooking from other dwellings in the development. Note: For requirements for adaptable housing in residential flat buildings, manor houses, multi dwelling housing, multi dwelling housing (terraces) and mixed use developments refer to Part E8 of the DCP.</i></p>	YES	<p>The internal amenity and private open space areas of the existing units will be maintained. The proposed development does not seek to alter the existing lot width and dimensions.</p> <p>The application is accompanied by an Architectural Design Statement which demonstrates compliance with <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> and concludes the proposed development is consistent with the Apartment Design Guidelines and the Design Principles of the SEPP.</p>
<p>B3.10 Additional controls for development in sensitive locations</p>	YES	<p>The proposed development would have no further impact on the visual qualities of the waterways or foreshores given the existing bulk and scale of the building.</p>
Chapter E2 Stormwater and Flood Risk Management		
<p>E2.2 Stormwater drainage management controls 2.2.4 On site detention (OSD) of Stormwater <i>C1 OSD is required for:</i> <i>a) new developments where the total site area is more than 500m²; and</i> <i>b) developments involving alterations and additions where the additional gross impervious area is greater than 40m and the total site area is more than 500m².</i> <i>C2 Properties, regardless of the development type, located within Council’s OSD exemption area are not required to install OSD. Note: The map of Council’s OSD exemption area is available on Council’s website.</i></p>	YES	<p>The application results in minimal increase to impervious area.</p> <p>The application was accompanied by Stormwater Advice as per Appendix 8 which concludes the proposed development would not require additional OSD as the increase of impervious area is less than 40m².</p>

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E2.3 Flood risk management controls	YES	The site is not identified within flood prone land on the WLEP2014 Flood Planning Map. It noted that the proposed development does not seek to change the existing building setbacks, building envelope and ground floor RLs.
Chapter E4 Contaminated Land		
E4.3 Site Investigation Process Required if the Land may be Contaminated	YES	The proposed development maintains the existing residential use on site and it is unlikely that contamination investigation is required.
Chapter E5 Waste Management		
<p>E5.1.4 Objectives</p> <p><i>O1 To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan.</i></p> <p><i>O2 To identify on-site requirements for waste and recycling storage and management, having regard to access and amenity.</i></p> <p><i>O3 To ensure waste management systems are compatible with collection services.</i></p> <p><i>O4 To minimise noise and nuisance arising from waste and recycling collection having regard to the need to balance operational needs and functions of businesses with the amenity of nearby residential uses, particularly between 10pm and 7am.</i></p>	YES	A Waste Management Plan has been prepared and provided at Appendix 11 which provides an assessment of all waste streams anticipated as a result of the proposed development.