
D5.4 Street character

D5.4.1 Desired future character

The street is the primary organising element of urban structure. The street edge is the place where the public and private domains meet. By defining a particular vision for each street, public domain improvements and private development can be coordinated to produce a desired outcome.

This section describes the desired future character of each street in the Double Bay Centre. The Double Bay Centre Public Domain Improvements Plan (1999) should be used as a reference for works in the public domain, such as street tree planting, footpath design, street furniture and traffic devices.

The following is provided for each street in the centre:

- ▶ Existing character, which describes elements such as built form, streetscape, lighting, landscape and views;
- ▶ Desired future character, which outlines the urban design criteria for each street;
- ▶ Annotated street sections, which illustrate the existing and the desired future built form.

This information sets the context for development control described in Sections D5.5 and D5.6.

D5.4.2 Common street strategies

- ▶ Strengthen the spatial definition of streets by encouraging building to the street boundary.
- ▶ Provide continuous active retail frontage at ground floor level.
- ▶ Increase street surveillance and promote a safe environment.
- ▶ Strengthen all built form on corner sites.

D5.4.3 New South Head Road

Existing character

New South Head Road is a historically significant road connecting the city to South Head. The road traverses the Double Bay Centre where it has a strong curved form punctuated with

vistas of green at either end. The quality and scale of existing buildings do not yet realise the potential of the space.

Desired future character

- a) Accentuate the curved street geometry of New South Head Road with four and five storey buildings.
- b) Retain green vistas at each end of New South Head Road.

Location map and section direction

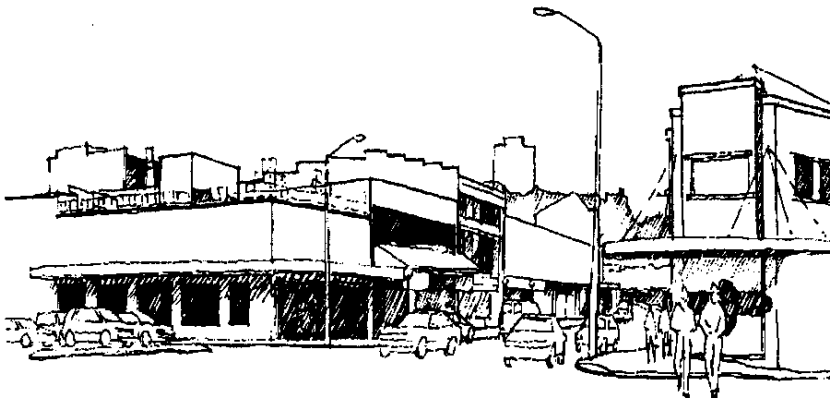


FIGURE 12
Existing view towards the south west at the five way intersection of Cross Street and New South Head Road

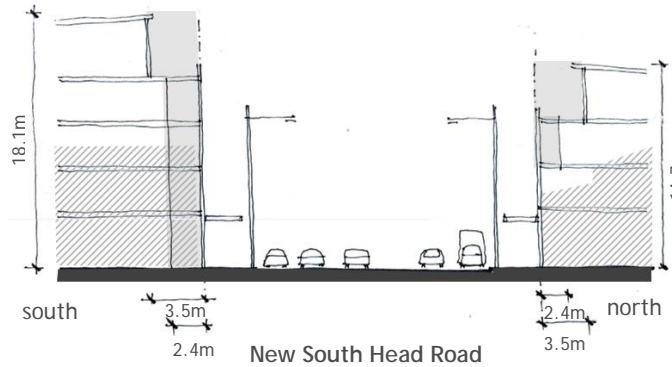


FIGURE 13
Potential development at the five way intersection and New South Head Road based on the controls in this DCP

Setback development of the upper-most floor level from the street boundary

Build to the street alignment with masonry walls, articulated with deep window reveals or punched openings

Integrate sound attenuation devices into the design of the built street edge with enclosable balconies, articulated window sills, string courses, double glazing and the like



Parapets encouraged

Use the ground floor level articulation zone to encourage transition from the street to the shop – this space could also be used for outdoor dining or shop display

Provide continuous awning

D5.4.4 Bay Street (south)

Existing character

Bay Street connects New South Head Road with the harbour. Its north-south orientation results in the street being sunny throughout the day. It is lined by modest buildings on narrow lots, with irregular setbacks at street level and street trees. Together the elements contribute to an intimate and relaxed atmosphere. There are a number of buildings that have been identified as

D5.5.5 Control drawing 1



control drawing that shown in clause A2.4

No OF LEVELS	
2	8m
3	11.5m
4	14.7m
5	18.1m

BUILDING ENVELOPE	
	100% of this area per floor may be built on
	50% of this area per floor may be built on
	Area for building articulation. Refer to 6.3 for configuration
	Possible roof, roof terrace or courtyard below
BUILDING LINES	
	Continuous building line - 100%
	Building line 50% - 100%

	UPPER LEVEL SETBACK 3.5m setback of uppermost floor level (either level 4 or 5)
	RELATIONSHIP TO THE PUBLIC DOMAIN Continuous awning
	HERITAGE ITEMS Sites with heritage listed items
	Footprint of heritage listed building
	LANDSCAPED AREA

Control summary

5.6.3 Urban character

Articulation

At the street frontage on levels 2-5 articulation comprises 80% internal space 20% external space. For the ground floor along New South Head Road, at least 60% of the articulation zone is external space.

See Section 5.6.3.3 Building articulation for more information.

Setbacks

Zero front setback to New South Head Road, Manning Road and Kiaora Road.
2m rear setback on Kiaora Lane.

See Section 5.6.3.4 Setbacks for more information.

Corner buildings

Selected corner sites are eligible for bonus FSR under Woollahra LEP 2014.

See Section 5.6.3.5 Corner buildings for more information.

Heritage items

New development or work to the Golden Sheaf Hotel at 423-431 New South Head Road must be compatible with the significance of this heritage item.

See Section 5.6.3.8 Heritage items and character buildings for all heritage controls and Woollahra LEP 2014.

Note: Section 5.6.3 also includes Architectural resolution and Roof design.

5.6.5 Amenity

Landscaped areas

357-359 New South Head Road includes 50m² of landscaped area.

See also:

- ▶ Section 5.6.4 Relationship to public domain
- ▶ Section 5.6.6 Solar access and natural ventilation

