



PART L - FUTURE CHARACTER AREAS

L1 Drummoyne

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21/08/2026

L1 Drummoyne

L1.1 Future Character area



Figure 1 Map of Drummoyne Local Character Area



- Character area boundary
- F Drummoyne wharf

Purpose and Application

This **Local Character Statement** applies to residential land within the suburb of Drummoyne as shown in Figure 1. The purpose of this statement is to identify the key elements of the current and desired future character of the area. Proposed new development or alterations will need to be consistent with this Local Character Statement.

The character across Drummoyne is not consistent due to the impact of a range of factors, including topography, heritage, zoning and potential development. The area is undulating, sloping down to the north to Five Dock Bay, to the east to Sydney Harbour, with views to the city, and to the south towards Iron Cove. Some individual buildings or groups of buildings have been identified as having heritage value. Development of these sites is required to provide a statement of heritage impact that assesses how proposed development would affect the heritage significance of the Heritage item, or Heritage Conservation Area (HCA). Details of the different HCA's in Drummoyne and the specific qualities and values of these areas are described in detail in the CCB DCP Appendix 1 - Conservation Areas.

Furthermore, parts of Drummoyne have been identified as suitable for low density housing (R2 Low Density Residential) while other parts have been identified as suitable for medium density housing (R3 Medium Density Residential). Some areas have also been identified by the NSW State Government as being suitable for increased low and mid-rise housing as they are within 800 metres walk from a nominated town centre. Sites within these Low and Mid Rise (LMR) Housing Areas can access different planning controls to sites outside these areas.



L1.2 Landform, Landscape and Views

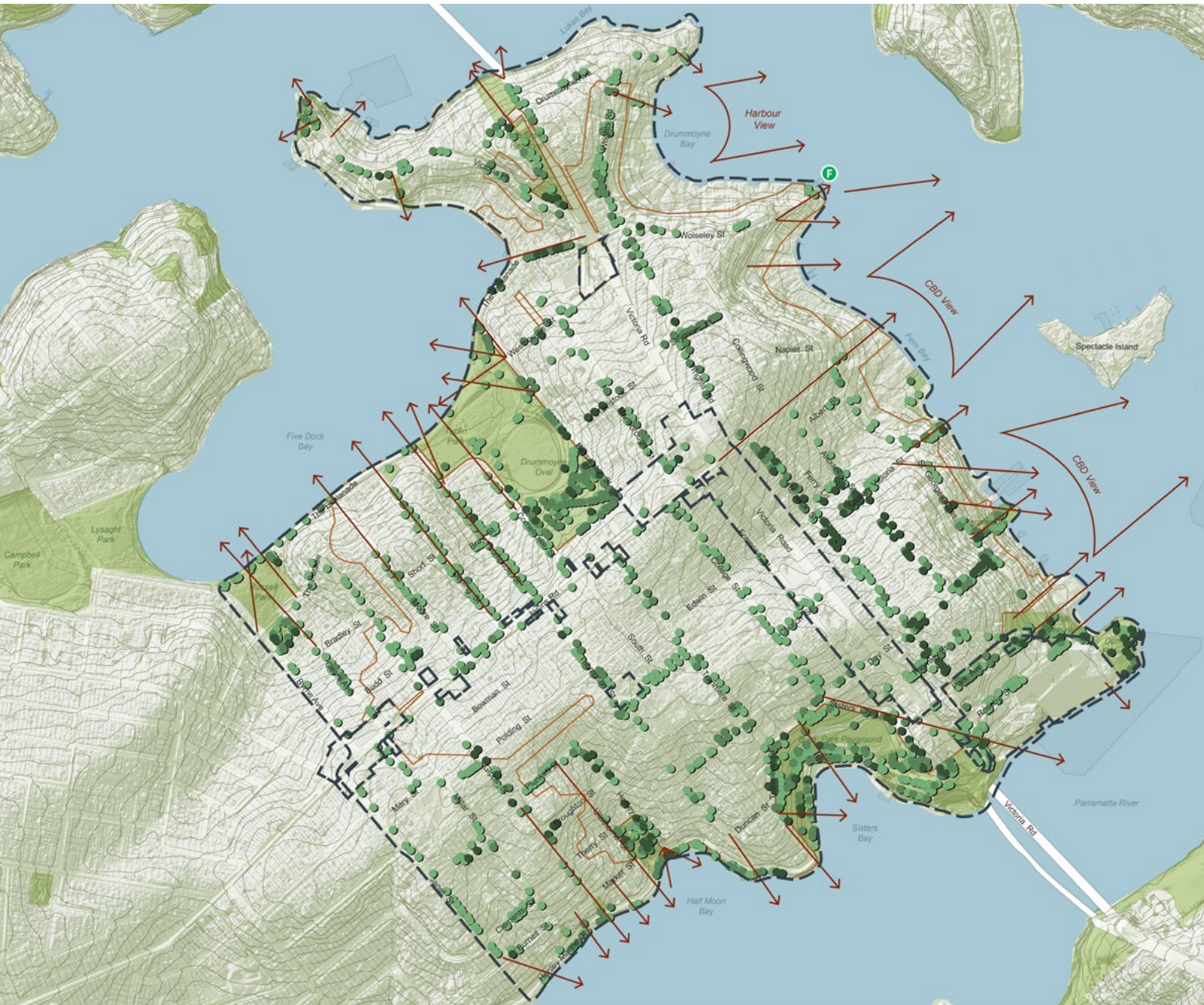


Figure 2 Drummoyne landform characteristics map



- | | | |
|-----|-----------------------------|-------------------|
| --- | Character area boundary | Tree canopy size: |
| — | Indicative LMR housing area | ● >15m |
| → | Distant view | ● 10-15m |
| F | Drummoyne wharf | ● 5-10m |
| — | 1m Contour | |



The tree canopy and landscape along streets provides green amenity and shade for the road and the pedestrian footpath.



Views of water down streets contributes to the character of the area and terminates the view at the end of this street.



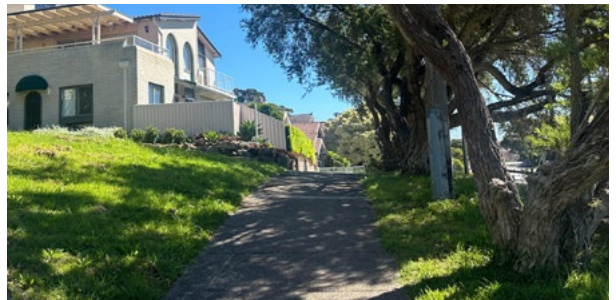
Drummoyne Oval is a large open area of flat land that provides contrast to the surrounding steeply sloping topography.



Views of the harbour and city between buildings contribute to the character of streets.



Street trees, consistent front building setbacks with front gardens and low front fencing provide an attractive streetscape character.



In places the pedestrian pathway follows a gentler gradient along a raised embankment, separating pedestrians from the road and accommodating the sloping topography.



The topography often creates high side and low side streetscapes and along some streets roads are also split into two to accommodate the steep topography.



Buildings step down the hillside and views along streets are of small dwellings with sloping roofs interspersed with trees. Street trees also contribute and frame views along streets.

L1.3 Planning Controls and Protections

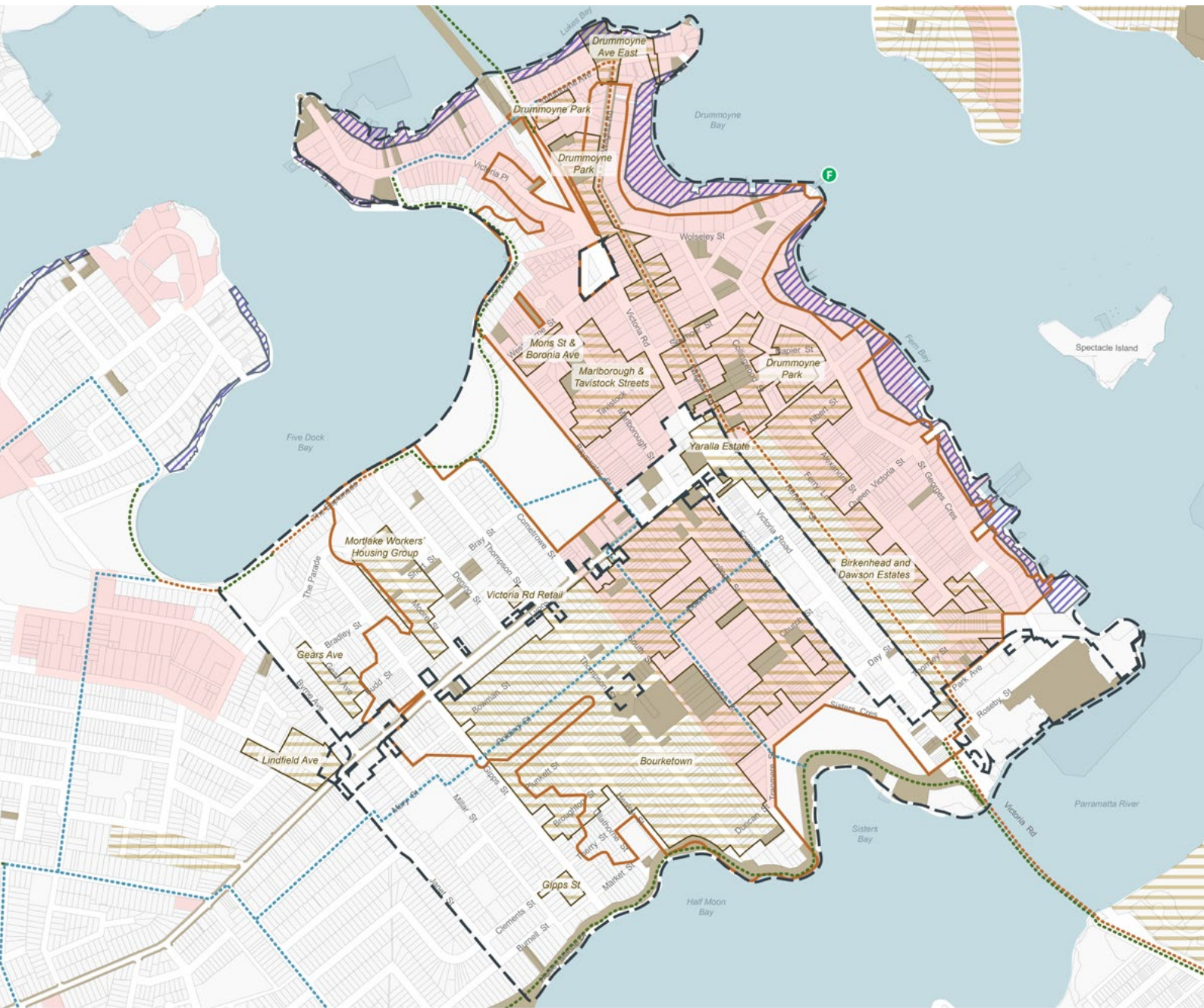


Figure 3 Drummyne built form characteristics map



- | | | | |
|--|-----------------------------|--|------------------------------|
| | Character area boundary | | Existing on-road cycle path |
| | Indicative LMR housing area | | Existing off-road cycle path |
| | Foreshore building line | | Future cycle path |
| | Heritage items | | Drummyne wharf |
| | Heritage conservation area | | R3 Medium Density |



This brick medium-density apartment block steps down from the street to follow the topography and separation between buildings provides a visual connection to the water from the street.



Demonstrates the incremental layering of built form over time, with varied facade treatments along a consistent setback line.



Brick, low-rise, art deco apartment buildings have low front fences and landscaped setbacks to provide a sense of greenery along the street edge.



On some streets the topography, retaining walls and fencing play an important role in streetscape character.



Heritage buildings are typically detached dwellings with pitched tile roofs and brick façades, in a landscaped garden setting.



Small scale dwellings with consistent decorative detailing and low-pitched rooflines reflect the fine-grain heritage character of some streets.



More recent development has small setbacks and large windows to take advantage of the views.



The area also has some taller apartment buildings, with a repetitive floor layout designed to take advantage of harbour and city views.

L1.4 Local Character Areas

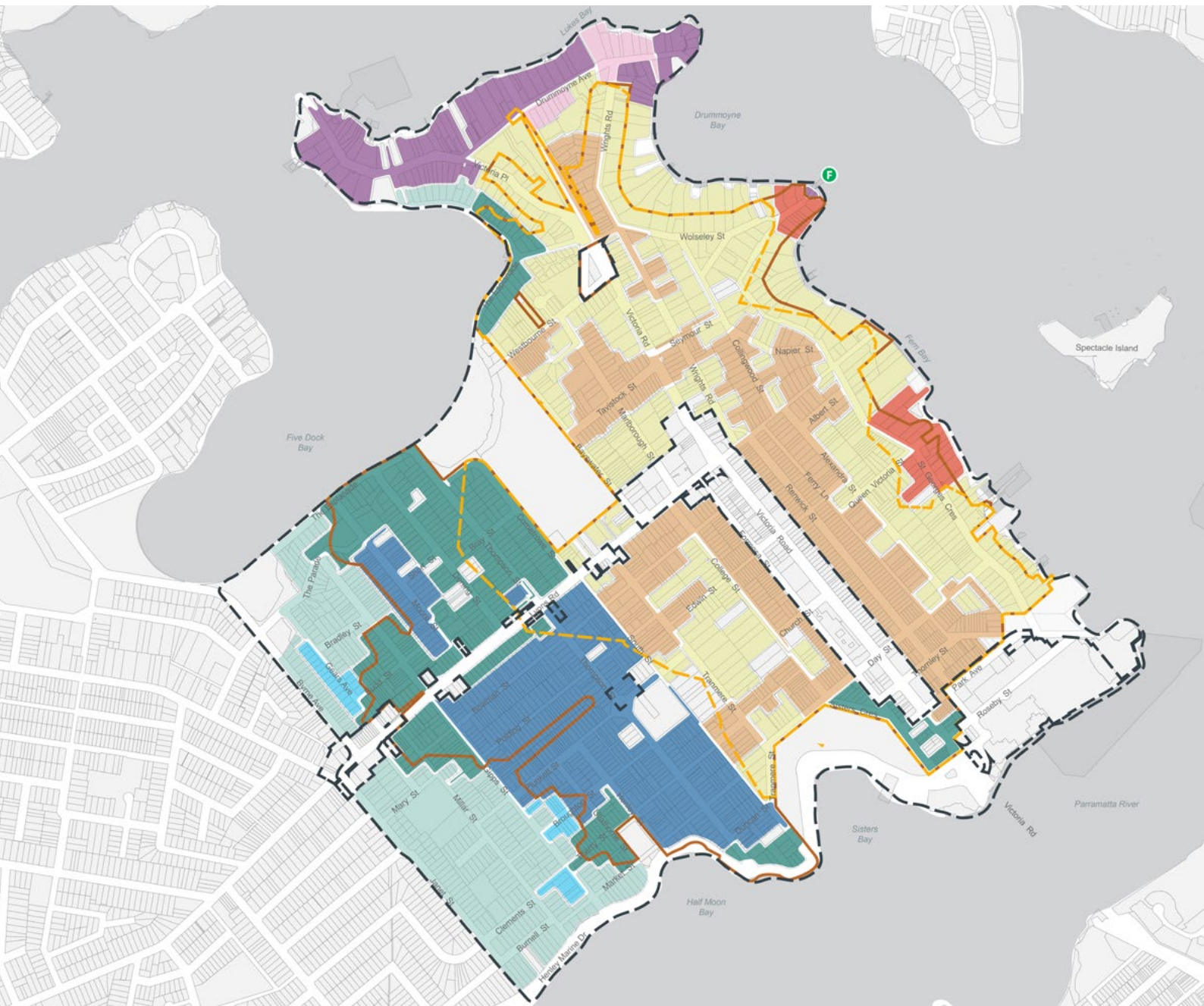


Figure 4 Drummoyne Local Character Areas map



Local Character Areas

This Local Character Statement recognises that some areas within the Drummoyne Local Character Area have an existing low density residential character which is expected to undergo little change, while other areas, even when they currently have a low density residential character are expected to undergo significant change.

To help explain the different factors that will help shape change within Drummoyne, nine (9) **Local Character Areas** have been identified. They are based on a combination of the existing type of housing permissible (R2 Low Density Residential or R3 Medium Density Residential), if the area has been identified as a conservation area and if it has been identified as being within an area that will have increased low and mid-rise housing (LMR). These areas are described in the tables below.

To reflect this diversity the Local Character Statement for Drummoyne is comprised of **General Local Character Principles** which apply everywhere and **Local Character Area Principles** which only apply to a specific local character area. Together these principles outline a clear vision for the entire Drummoyne Local Character Area. Proposed new development or alterations or additions will need to be consistent with the General Local Character Principles and the Local Character Area Principles for the specific area the site is located in.

Areas within the R2 zone	
Area A - Standard Low Density Residential	Area zoned R2 Low Density Residential and not impacted by heritage or LMR overlays
Area B - Low Density Residential Transition (LMR)	Area zoned R2 Low Density Residential and located within the LMR housing area.
Area C - Heritage Low Density Residential	Area zoned R2 Low Density Residential and impacted by a heritage overlay such as a heritage conservation area.
Area D - Heritage Low Density Residential Transition (LMR)	Area zoned R2 Low Density Residential and impacted by a heritage overlay such as a heritage conservation area and located within the LMR housing area.



Areas within the R3 zone	
Area E - Standard Medium Density Residential	Area zoned R3 Medium Density Residential and not impacted by heritage or LMR overlays.
Area F - Core Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and located within a LMR housing area <400m from the local centre.
Area G - Waterfront Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and located within a LMR housing area between 400 - 800m from the local centre.
Area H - Heritage Medium Density Residential	Area zoned R3 Medium Density Residential and impacted by a heritage overlay such as a heritage conservation area.
Area I - Core Heritage and Medium Density Residential (LMR)	Area zoned R3 Medium Density Residential and impacted by a heritage conservation area and located within a LMR housing area <400 from the local centre.

L1.5 Compatibility and Change

Principle of Compatibility

Insert

Compatibility means "capable of existing together in harmony". Compatibility is not sameness. Compatibility cannot be defined in absolute terms, because it is dependent on and relative to context and setting.

Compatibility should not prevent change, but a compatible new building or alteration enhances the character of the area and respects the context by responding to the essential elements that contribute to the local character. Compatibility creates a sense of cohesiveness, with old and new buildings coexisting harmoniously together in their man-made and natural surroundings. It is created by both the appearance of buildings and by how they physically and visually sit within their built and landscape setting.

Compatibility can be interpreted using modern materials and construction techniques, but the flexibility this provides should be applied to forms and materials to improve architectural compatibility.

Factors that contribute to compatibility include the size, shape, colour, and form of the building, the architectural style, the setbacks and relationship of each building to the street and nearby buildings, and the lot pattern and streetscape. Where there is a uniformity, even small deviations can make a very visual, and discordant difference and in these situations buildings should respond to the established setbacks, roof form, façade articulation and materials.

In other areas the established character is more diverse in relation to the size, scale, shape, and form of existing buildings, their architectural style, articulation and modulation, height and relationship to other buildings. In these areas other features such as landscape, views, amenity or materiality often play an important role in tying disparate development together and compatibility should respect the amenity and seek to create a harmonious local character.

Compatibility and Change

Over ten years ago a case in the Land and Environment Court of NSW established a Planning Principle on how to consider compatibility in an urban environment. In this case, *Project Venture Developments v Pittwater Council* (2015), the Commissioner identified that "For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment". It goes on to say "The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping".

The Planning Principle went on to identify that;

"Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape".

"Landscaping is also an important contributor to urban character. In some areas landscape dominates buildings, in others buildings dominate the landscape. Where canopy trees define the character, new developments must provide opportunities for planting canopy trees", and

"Conservation areas are usually selected because they exhibit consistency of scale, style or material. In conservation areas, a higher level of similarity between the proposed and the existing is expected than elsewhere. The similarity may extend to architectural style expressed through roof form, fenestration and materials".

This statement uses the concepts and ideas in this Planning Principle to help identify the elements of the urban character that will remain constant and, where the greatest change will occur, elements and strategies that will help to tie different built forms together so that they remain compatible.

L1.6 General Local Character Principles

The **Desired Future Character** of Drummoyne outlines the elements that are to be **maintained and protected** and the **elements that are likely to change** and **how these elements will be tied together**. It is based on an assessment of the existing and future character of the different areas within Drummoyne and an understanding of what is likely to change and the scale of this change.

This section is to be read in conjunction with the CCB DCP.

Objectives

- O1. Maintain and enhance a leafy streetscape character.
- O2. Ensure landscaping is the dominant element of views from the public domain.
- O3. Minimise overshadowing of parks and the public domain.
- O4. Protect view corridors to heritage landmarks, civic buildings and Sydney Harbour.
- O5. Ensure the scale, bulk and design of new development in Drummoyne responds to the surrounding built form, heritage items, contributory buildings within heritage conservation areas and existing local character.
- O6. Heritage items including contributory buildings in heritage conservation areas must remain as prominent streetscape elements.
- O7. Ensure any new work conserves the heritage significance of the precinct and remains subordinate to contributory buildings.
- O8. Minimise the visual impact of vehicle and utility infrastructure on the streetscape.
- O9. Reinforce the established pattern of building frontage and orientation to the street, maintaining a consistent relationship with the public domain and the area's human-scale streetscape character.
- O10. Ensure the siting and design of a building provides a high level of visual and acoustic privacy for residents and neighbours within dwellings and private open space.
- O11. Ensure development uses materials, colours and detailing that complement the character of the streetscape.



Topography

Controls

C1.	Development is to respond to the natural topography by stepping with the landform and reinforcing the established built form and streetscape character.
C2.	Development is to minimise cut, fill, excavation and retaining walls, including through the use of terraced landscaping where appropriate.
C3.	On sloping sites, development should be designed to step down the site to protect views, privacy and solar access to adjoining properties and maintain the visual continuity of the streetscape.

L1.6 General Local Character Principles

Views and Overshadowing

Controls	
C4.	Development is to maintain strong visual links between the street, front gardens and building façades to reinforce passive surveillance and a visually open streetscape.
C5.	Development is to preserve public views from streets and other public spaces, including view corridors between buildings towards the harbour, city skyline and the rooflines and spires of heritage-listed buildings, through appropriate building siting, separation and setbacks.
C6.	Waterfront outbuildings, including boatsheds, are to be subordinate to the principal dwelling and reflect its materials, roof form and architectural character while minimising their visual impact when viewed from the water.
C7.	New development must not cause any additional overshadowing to public parks and reserves, including beaches and harbour foreshore areas, between the hours of 10am and 2pm on 21 June.



Views to the water should be protected

Landscaping

Controls	
C8.	Existing street trees are to be retained wherever practicable. Where removal is approved, replacement planting is to maintain or enhance the established streetscape character.
C9.	New or replacement street trees are to be selected from a coordinated planting palette that reflects the landscape character of the locality and provides substantial shade at maturity.
C10.	Streets with road reserves greater than 15m are to incorporate wide landscaped verges capable of supporting large canopy street trees. On narrower streets and laneways, street trees are to be provided wherever site conditions and services permit.
C11.	Development is to contribute to the leafy character of the neighbourhood by providing landscaping and tree planting within front, side and rear setbacks. Where applicable and practicable, landscaping should also be provided on podiums, roofs and building facades.
C12.	Development is to comply with the relevant landscaping and tree planting requirements of <i>Part B6 Trees and Urban Ecology</i> and <i>Appendix 3 - Tree Species</i> of the CCB DCP and the Draft <i>CCB Street Tree Masterplan</i> .

Setbacks

Controls	
C13.	All development taller than 3 storeys is to have a minimum front setback of 6m, and an additional 3m setback for the top most floor. To provide articulation and modulation and compatibility with adjacent buildings, architectural elements within the lower 2-3 storeys of the building may encroach into the required 6m front setback up to a maximum of 1m. Refer Figure 5. For all other development, front setbacks are to be consistent with the CCB DCP.
C14.	Landscaping is to be the dominant element within the front setback and incorporate deep soil planting to provide medium to large canopy trees and garden beds and lawns.
C15.	Utility infrastructure, including substations, transformers and booster cabinets, is to be screened and located so the visual impact on the streetscape is minimised.

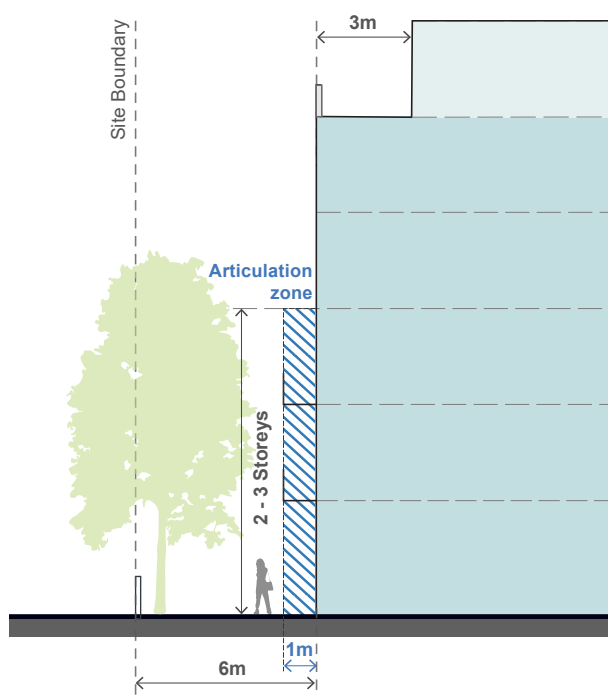


Figure 5 Front setback diagram for development over 3 storeys

Fencing

Controls	
C16.	Front fences are generally to be low, masonry fences that step down with the natural topography and provide clear views to front gardens and building facades. Where appropriate, timber or metal pickets or landscaped hedging can be incorporated, but these must have a high level of visual permeability. The total maximum height of the front fence is not to exceed 900mm above the footpath level. Additional privacy may be achieved through landscaping and planting.
C17.	Gates with a high level of visual permeability, that match the design of the front fence, may be provided to paths and driveways.
C18.	Side and rear fences adjoining streets, laneways or other public spaces, are not to exceed 1.8m in height above existing ground level to maintain opportunities for landscaping and passive surveillance.
C19.	On corner lots, fences along the secondary street frontage are not to exceed 900mm in height above the footpath level within 15m of the primary frontage.

Transitions to Sensitive Interfaces

Controls	
C20.	Development adjoining R2 Low Density Residential zones, existing 1-2 storey dwellings, heritage items or Heritage Conservation Areas is to provide a sensitive transition in built form to reduce visual bulk, protect privacy and solar access, and maintain the amenity and character of the adjoining area. Transitions may be achieved through: - stepping building height and massing; - reduced street wall heights; - additional upper-level setbacks; - horizontal and vertical articulation and modulation; and - a landscaped setback incorporating tree canopy along the shared boundary.

L1.6 General Local Character Principles

Heritage

Controls	
C21.	Development is to be in accordance with <i>Part C - Heritage</i> and <i>Appendix 1 - Conservation Areas</i> of the CCB DCP.
C22.	The original main bodies of buildings that are heritage items or contributory buildings in heritage conservation areas must be retained. Demolition is not supported.
C23.	New development is to be visually recessive and subordinate to nearby heritage items and contributory buildings, ensuring their heritage significance is conserved.
C24.	Alterations and additions to contributory buildings are to be located behind the original building form.
C25.	New development is to be compatible with nearby heritage items and contributory buildings by remaining visually recessive and responding to their established scale, proportions, articulation, architectural detailing, curtilage and landscape setting.
C26.	Development in proximity to heritage items or within HCAs are to respond to the established streetscape character, including: - street alignment and prevailing setbacks; - street wall height and building proportions; - setbacks above the street wall; - reference datum lines established by the windows, floor to floor heights, gutters and top of roof of adjacent heritage items and contributory buildings; - façade rhythm and architectural detailing; and - any other elements that contribute to the significance and character of the heritage streetscape.
C27.	Building materials, finishes and colours are to complement the established heritage character and be selected in accordance with Appendix A.

Articulation and Materials

Controls	
C28.	Buildings are to incorporate articulation and modulation that reflects the prevailing architectural character of the street and reduces the perceived bulk and scale of development. Architectural expression should reinforce the desired future character through features such as: • well-proportioned building forms, • façade articulation, • high-quality materials and modulation, • significant recesses or projections, • deep balconies, • elements of a finer scale than the main structural framing including the eaves and overhangs; • and vertical elements such as blade walls or fins. For development adjoining or opposite to heritage items or Heritage Conservation Areas, articulation should respond to architectural elements characteristic of the heritage area, such as verandahs, porches, bays, parapets, chimneys, roof forms, eaves, colours and materials and façade detailing.
C29.	Unarticulated building elements are not to exceed 6m in width along the primary street frontage or 12m in length along side elevations.
C30.	External materials, colours and detailing are to be selected to complement the character of the surrounding streetscape and contribute to a high-quality finish and built form.

Parking and Garaging

Controls	
C31.	Vehicle access and parking should be provided from rear laneways and secondary streets where possible. Where this is not possible, garages are to be located behind the primary building line. Car ports are discouraged. Car spaces within the front setback are not permitted within Heritage Conservation Areas and will only be permitted where site constraints prevent parking being provided elsewhere, and: • are open spaces; • minimise the visual impact on the streetscape; • maintain opportunities for onsite landscaping and street tree planting; and • avoid excessive retaining walls (greater than 1m).
C32.	Garages, driveways, hardstand parking, basement entries and other vehicle-related infrastructure are to be designed and located to minimise their visual prominence and reinforce a landscape-dominated streetscape. Basement entries, garages and carports are to be integrated into the building design and located behind or in line with the primary building line, unless an alternative location better responds to the established character of the street. Opportunities for landscaping, street tree planting and on-street parking are to be maximised.
C33.	Doors to garages and basements are to be visually recessive and integrated with the overall design of the building. In Heritage Conservation Areas, garage doors must be solid to conceal clutter and minimise light spill to the street.

C34.	Garage structures facing laneways should be separated by landscaped gaps, pedestrian access, and have pitched or gabled roof forms to reduce their visual bulk and provide visual relief.
C35.	Vehicle access is to minimise conflicts with pedestrian movement and maintain safe and convenient pedestrian access to properties, including adequate sight lines.

Roof Structures

Controls	
C36.	Roof forms are to reinforce the architectural character of the new development, to be compatible with surrounding roof forms, and contribute to a well-composed streetscape.
C37.	Rooftop structures are to minimise clutter, be integrated into the roof design and minimise visual prominence from surrounding public and private spaces.
C38.	The trafficable area of a roof terrace is to be setback and/or screened so that there is no direct line of sight, from the roof terrace to: a) neighbouring private open space within 12m; or b) windows of habitable rooms in neighbouring dwellings within 12m.

L1.7 Local Character Area Principles

Area A - Standard Low Density Residential Area

Area zoned R2 and not impacted by heritage or LMR overlays

The **Standard Low Density Residential Area** occurs on the western edge of the DLCA to the north and south of Lyons Road.

Desired Future Character

The area will continue to provide a low-density residential environment characterised by detached and dual occupancy housing, landscaped gardens and a strong tree canopy. Future development will be incremental and sympathetic to the established suburban character, reinforcing the area's residential amenity and valued streetscape qualities.

New development will respond to the existing generous front setbacks, landscaped front gardens and low-rise building forms. Buildings will remain one to two storeys and will be designed to complement the established character of Federation and Inter-War housing through appropriate scale, articulation, materials and roof forms.

The precinct's leafy landscape character, mature vegetation, visually permeable front boundaries and established views and view corridors will be protected and enhanced. Garages, driveways and parking structures will remain visually recessive to maintain the dominance of gardens and buildings within the streetscape.



Existing character images

Objectives

- O1. Maintain the established low-density residential character.

Controls

- | | |
|-----|---|
| C1. | Development is to be in accordance with E4 General Controls of the CCB DCP. |
|-----|---|

Area B - Low Density Residential Transition Area (LMR)

Area zoned R2 and located within a LMR housing area.

The **Low Density Residential Transition Area** occurs in the western side of the DLCA, to the north and south of Lyons Road. This area is interspersed with heritage items and heritage conservation areas and will evolve from an established low-density residential area into a neighbourhood that supports increased housing choice through well-designed low-rise medium-density housing, while retaining its leafy suburban character and residential amenity.

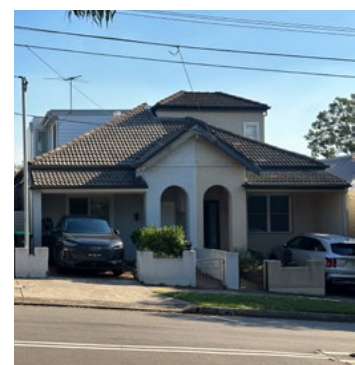
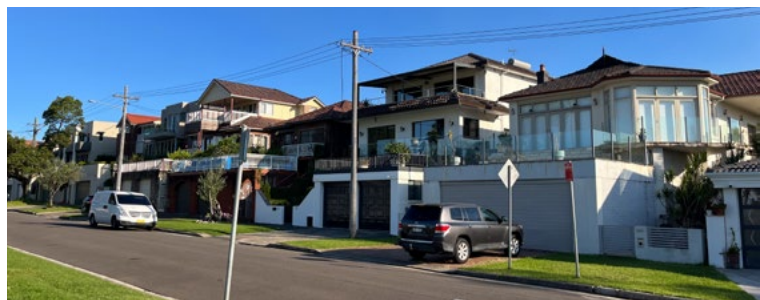
Desired Future Character

Future development will support a diverse range of housing forms, including new low-rise medium-density typologies such as terraces and multi-dwelling housing alongside established and emerging detached dwellings and dual occupancies. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water will remain defining elements of its future character. Increased housing density will be integrated through careful design that protects residential amenity, minimises visual bulk, is compatible with any adjoining conservation areas and maintains the green suburban setting.

Streets are undulating with slopes down towards Five Dock Bay, and future development will respond to the natural topography through building forms that step with the land and preserve views to the water.

The future character will be one of a greener and more diverse residential neighbourhood, where additional housing choice is delivered through sensitive low-rise intensification maintaining the established suburban identity of the precinct.



Existing character images

Objectives

- O1. Enable sensitive low-rise medium-density infill and housing diversity while maintaining a low-scale residential character.
- O2. Maintain cohesive streetscapes through consistent built form, setbacks, landscape and fencing.
- O3. Ensure the front setback contributes tree canopy and attractive landscape garden area.
- O4. Preserve views to Sydney Harbour and Parramatta River from the public domain.

L1.7 Local Character Area Principles

Area C - Heritage Low Density Residential Area

Area zoned R2 and impacted by a heritage overlay such as a heritage conservation area.

Heritage Low Density Residential Area's occur on the western side of the DLCA, to the north and south of Lyons Road. Typically these areas are small and adjoin larger areas of Standard Low Density Residential, Low Density Residential Transition or Heritage Low Density Residential Transition.

Desired Future Character

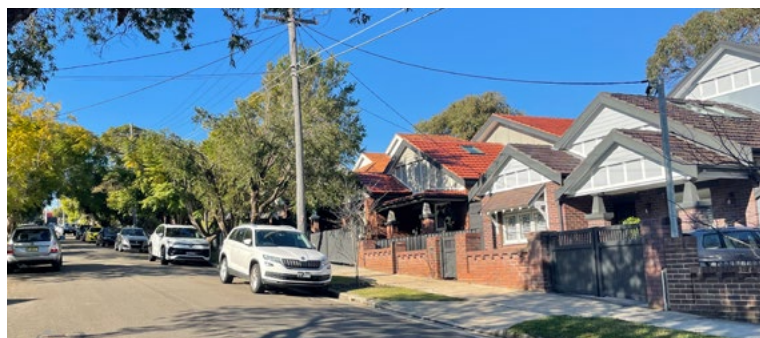
These areas will continue to provide a low-density residential environment characterised by detached and semi-detached Federation, Victorian and Inter-War housing, landscaped gardens, low front fences and a strong tree canopy.

The specific qualities of the heritage item or heritage conservation area are considered and new development is to be compatible with these identified and desirable qualities. Future development will be carefully integrated into heritage conservation areas, referencing the scale, articulation, materiality, colours and proportions of contributory buildings. All contributory buildings are integral to the character, integrity and heritage significance of HCAs and will be retained and conserved to protect and reinforce these values.

The area's leafy landscape character, mature vegetation, visually permeable front boundaries and established views and view corridors will be protected and enhanced. Side setbacks created by vehicular access and garaging sets up a visual rhythm that is to be maintained. Garages, driveways and parking structures will remain visually recessive to maintain the dominance of gardens and buildings within the streetscape.

Objectives

- O1. Maintain a low-density residential character.
- O2. Retain and strengthen the established tree canopy and leafy streetscape character.
- O3. Ensure any new work conserves the heritage significance of the precinct and remains subordinate to contributory buildings.
- O4. Ensure new development supports and is compatible with the heritage significance of the precinct.
- O5. Maintain consistent building separation.



Existing character images

Controls

C1.	Wide side setbacks are to be maintained to provide landscaping, garaging and visual relief.
C2.	Existing verandahs are to be retained and are not to be enclosed.
C3.	Dwellings are to incorporate deep recesses, such as verandahs, porches and recessed entries, to reinforce the established architectural character.
C4.	On Gears Avenue, garages and carports are to be located on the northern side of lots to maintain the established pattern.

Area D - Heritage Low Density Residential Transition Area (LMR)

Area zoned R2 and impacted by a heritage overlay such as a heritage conservation area and located within a LMR housing area.

The **Heritage Low Density Residential Transition Area** is predominantly located on the southern side of Lyons Road, between South Street and Gipps Street. A small area also occurs to the north of Lyons Road, on both sides of Moore Street.

Desired Future Character

These areas will continue to provide a leafy, low-density residential environment characterised by detached and semi-detached Federation and Victorian dwellings set within landscaped gardens. On larger sites future development may include low-rise, low density dwellings such as dual occupancies, terraces, multi-dwelling housing and manor houses. Development will be carefully integrated into heritage conservation areas, responding to the scale, proportions, architectural detailing, materials and colours of nearby contributory buildings, while remaining visually recessive within the streetscape. All contributory buildings collectively underpin the character, heritage significance and integrity of the HCA and will be retained and conserved to maintain these values. Streets with a significant cross-fall are to maintain a strong residential and pedestrian friendly presence, with garages, landscaping and fencing responding to the topography, and habitable rooms overlooking the street.

The area's heritage character is reinforced by mature street trees, low masonry and picket front fences, low scale development and generous planting and consistent building setbacks that create cohesive streetscapes. The area's established views to landmark heritage buildings, mature vegetation and landscaped character will be retained.

Garages and parking will be designed to minimise their visual prominence and preserve the dominance of buildings and gardens.



Existing character images

Objectives

- O1. Maintain a low-density residential character defined by heritage and contributory items.
- O2. Ensure any new work supports and is compatible with the heritage significance of the precinct.
- O3. Maintain cohesive streetscapes through consistent setbacks, landscape and fencing.

Controls

C1.	On streets with a significant cross-fall, the street should not be dominated by garaging and habitable rooms should provide passive surveillance to the street.
C2.	Except where an existing dwelling is retained, building and roof forms should be simple and avoid excessive articulation. Architectural interest should be achieved through building modulation, verandahs and the balanced composition of solid and void.

L1.7 Local Character Area Principles

Area E - Standard Medium Density Residential Area

Area zoned R3 Medium Density Residential and not impacted by heritage or LMR overlays

The **Standard Medium Density Residential Area** occurs at the northern tip of the suburb near the Gladesville Bridge. These areas are further away from the centre but enjoy high amenity, with the majority of sites enjoying a northern aspect and sloping down to the Parramatta River. The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys.

Desired Future Character

The area is expected to continue to provide a mix of dwelling types with incremental future development that benefits from the high amenity location. Future development will be up to three storeys in height and compatible with the existing character of the area.

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets between building to the water.

Future development will respond to the natural topography sloping towards the Parramatta River by stepping with the landform, minimising excavation and retaining walls, and preserving views to the water.

Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

Street trees will provide tree canopy and landscaped areas in the front and rear gardens will contribute to local amenity and the areas landscape character.



Existing character images

Objectives

- O1. Maintain the established medium-density residential character.
- O2. Retain views to the water between buildings and from the street.
- O3. Ensure buildings and their landscape setting are attractive when viewed from streets and public spaces and from Sydney Harbour.

Controls

- | | |
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| C1. | Ensure that development facilitates view sharing to adjoining and adjacent private properties. |
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Area F - Core Medium Density Residential Area (LMR)

Area zoned R3 Medium Density Residential and located within a LMR housing area <400m from the local centre.

The **Core Medium Density Residential Area (LMR)** occurs along the eastern side of the DLCA, on both sides of Victoria Road. Away from Victoria Road these areas enjoy high amenity on undulating land that slopes down to the waterfront to the east, south and north west of Victoria Road. On the eastern side of Victoria Road the undulating topography has resulted in curved and split streets that respond to the slope. As buildings along curved streets can terminate views, the design quality and resolution of the street interface becomes very important. Some dwellings, streets and public spaces enjoy views to Sydney Harbour and distant views of the Sydney Harbour Bridge and the Sydney CBD skyline.

The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys. The area contains many heritage items and some streets in the area are opposite or adjoin heritage conservation areas. Heritage items and heritage conservation areas are typically low scale detached and semi-attached Federation, Victorian and Inter-War housing with landscaped gardens, low front fences and a strong tree canopy.

Desired Future Character

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets, between buildings to the water. Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

Future development will support a diverse range of housing forms, including new mid-rise apartment buildings of six storeys. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.



Existing character images

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water will remain defining elements of its future character. Increased housing density will be integrated through careful, high quality design that protects residential amenity, minimises visual bulk, is compatible with any adjoining heritage item or conservation area and maintains the green suburban setting.

The future character will be one where additional housing choice is delivered through sensitive mid-rise intensification that provides high amenity housing that supports and builds upon the desirable qualities of the suburb.

Objectives

- O1. Provide well-articulated built form that reduces the visual bulk and scale of buildings and positively contributes to the streetscape.
- O2. Ensure the front setback contributes tree canopy and attractive landscape gardens.
- O3. Respond sensitively to the area's sloping topography.
- O4. Retain and reinforce the stone and brick retaining walls that characterise the sloping streets of the area.
- O5. Ensure lot amalgamation facilitates high amenity redevelopment for residential uses and promotes the efficient use of land.

L1.7 Local Character Area Principles

- O6. Ensure new development provides an appropriate transition in scale and form when located adjacent to low-density residential areas or heritage-sensitive sites.
- O7. Protect the amenity, privacy, and solar access of existing low-scale dwellings, conservation areas and heritage items.
- O8. Reinforce and respect the established character and built form of heritage conservation areas through sensitive design.
- O9. Ensure that the scale, bulk, and articulation of new development responds sympathetically to adjoining sensitive interfaces.
- O10. Preserve views to Sydney Harbour and Parramatta River from the public domain.

Controls

C1.	At sensitive side interfaces, the maximum wall height must be no more than 2 storeys if it is within 6 metres of the side boundary.
C2.	Development is to demonstrate it does not prejudice the equitable development of adjacent sites. In some circumstances, a conceptual master plan of the street block will be required, to demonstrate potential compliance with building separation, building setback, height, and floor space ratio controls.
C3.	To improve amenity and landscape character lot amalgamation of narrow sites is encouraged and development is not to result in isolated lots or prevent adjacent sites from reaching their redevelopment potential.

Area G - Waterfront Medium Density Residential (LMR)

Area zoned R3 Medium Density Residential and located within a LMR housing area between 400 - 800m from the local centre.

The **Waterfront Medium Density Residential Area (LMR)** occurs along the eastern side of the DLCA, adjacent to the harbour. These areas enjoy high amenity and slope down to the waterfront with views across Sydney Harbour and distant views of the Sydney Harbour Bridge and the Sydney CBD skyline.

The existing character is a diverse mix of dwelling houses and apartment buildings built over time in varying styles and ranging in height from two to four storeys.

Desired Future Character

Future development will support a diverse range of housing forms, including new mid-rise apartment buildings, up to four storeys tall. Development will respond to the existing subdivision pattern, streetscape rhythm and landscape setting, ensuring new housing is sensitively integrated through appropriate setbacks, landscaping, building scale and high-quality design.

Compliance with the foreshore building line will ensure view sharing between neighbours and side setbacks and low front fences will allow views from streets, between buildings to the water. Future development will respond to the natural topography sloping towards the Parramatta River by stepping with the landform, minimising excavation and retaining walls, and preserving views to the water.

Garages, driveways and parking structures will be visually recessive to allow front setbacks to contribute to the amenity of the area and ensure these structures do not restrict views to the water from the street.

The area's established tree canopy, landscaped front gardens and visually open streetscapes with view lines to water, will remain defining elements of its future character. Additional housing choice is delivered through sensitive mid-rise intensification that provides high amenity housing that supports and builds upon the desirable qualities of the suburb.



Existing character images

Objectives

- O1. Provide well-articulated built form that reduces the visual bulk and scale of buildings and positively contributes to the streetscape.
- O2. Respond sensitively to the area's sloping topography.
- O3. Ensure lot amalgamation facilitates high amenity redevelopment for residential uses and promotes the efficient use of land.
- O4. Retain views to the water between buildings and from the street.
- O5. Ensure buildings and their landscape setting are attractive when viewed from streets and public spaces and from Sydney Harbour.

Controls

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| C1. | Development is to demonstrate it does not prejudice the equitable development of adjacent sites. In some circumstances, a conceptual master plan of the street block will be required, to demonstrate potential compliance with building separation, building setback, height, and floor space ratio controls. |
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L1.7 Local Character Area Principles

Area H - Heritage Medium Density Residential Area

Area zoned R3 Medium Density Residential and impacted by a heritage overlay such as a heritage conservation area.

The **Heritage Medium Density Residential Area** occurs at the northern tip of the suburb near the Gladesville Bridge and adjoins the **Standard Medium Density Residential Area**. These areas are further away from the centre but enjoy high amenity with the majority of sites enjoying a northern aspect and sloping down to the Parramatta River.

The area is characterised by steeply sloping land that descends towards the waterfront, and contributory buildings which are made up of large Federation and Inter-War dwellings set within generous landscaped gardens.

Desired Future Character

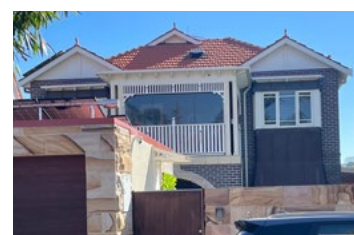
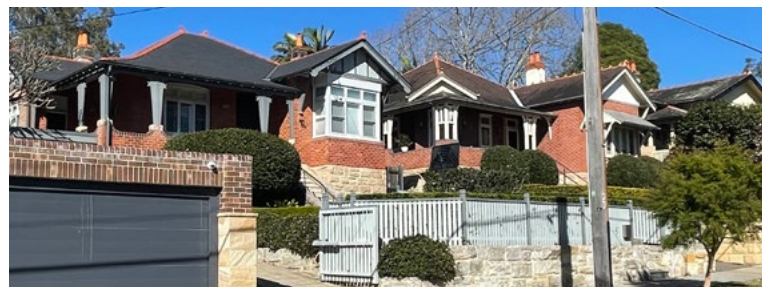
The **Heritage Medium Density Residential Area** will retain its distinctive heritage character while accommodating carefully integrated alterations and additions and increased housing choice through well-designed, compatible medium-density housing.

Future development will respect the heritage significance of heritage items and the conservation area by retaining contributory buildings and ensuring alterations and additions remain subordinate to the original dwelling and new development is carefully designed to ensure compatibility and support the amenity of the area.

The openness of front gardens, established views between buildings and the prominence of landscape over vehicle infrastructure will continue to define the streetscape. Parking, garages and retaining walls will be carefully designed to respond to the topography and remain visually recessive and to provide views between buildings to the water.

Objectives

- O1. Maintain the low-rise residential character defined by heritage and contributory items, while enabling sensitive alterations and additions.



Existing character images

- O2. Protect the established landscape character, mature vegetation and the visual openness created by generous front gardens and side setbacks.
- O3. Ensure any new work complements the heritage significance of the precinct.
- O4. Ensure development responds sensitively to the area's steep topography.
- O5. Preserve views to the water from the public domain.

Controls

C1.	Existing side setbacks are to be retained to preserve landscaping, outlook, ventilation, views between buildings and the established Federation and Inter-War character of the conservation area.
C2.	Where existing views towards the water are already interrupted, side setbacks are to provide landscaped separation between buildings.
C3.	For sites on Drummoyne Avenue, upper-level additions are to be designed so that the dwelling retains the appearance of a single-storey building when viewed from the street, reinforcing the established streetscape character.
C4.	On streets with a high cross-fall, the street should not be dominated by garaging and habitable rooms should provide passive surveillance to the street.

Area I - Core Heritage and Medium Density Residential Area (LMR)

Area zoned R3 Medium Density Residential and impacted by a heritage conservation area and located within a LMR housing area <400 from the local centre.

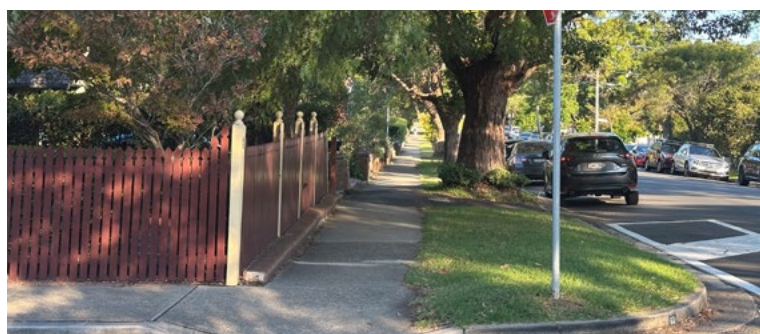
The **Core Heritage and Medium Density Residential Area (LMR)** is currently characterised by small one and two storey detached Federation and Victorian era dwellings. The existing character is a diverse mix of dwelling houses, townhouses and apartment buildings built over time in varying styles and ranging in height from two to nine storeys. It is characterised by multiple heritage conservation areas, however the boundaries to these conservation areas are irregular and streets contain a mix of heritage items, contributory, neutral and detracting buildings, as well as land outside the heritage conservation areas that is expected to accommodate new development.

Desired Future Character

The area will retain its distinctive heritage character while accommodating alterations and additions to contributory buildings and new development that reinforces the established streetscape and architectural character. Contributory buildings will be conserved to maintain the collective character, heritage significance and integrity of the HCAs. The leafy landscape, sloping topography, heritage buildings and views to Sydney Harbour will continue to define its identity.

New development will respond to the subdivision pattern, building scale, setbacks, roof forms and architectural detailing of heritage and contributory buildings, and remain visually recessive within the streetscape.

Streets and laneways will continue to be attractive, well-landscaped public spaces with low fences and a high degree of openness, facilitating passive surveillance and reducing the impact of vehicles.



Existing character images

Objectives

- O1. Enable sensitive infill development while referencing the low-rise residential character defined by heritage and contributory items.
- O2. Respond sensitively to the area's sloping topography.
- O3. Ensure fencing contributes positively to the heritage character and maintains visual connection between front gardens and the public domain.
- O4. Provide passive surveillance to laneways.
- O5. Respect the established subdivision pattern and rhythm of development within the streetscape.

Controls

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| C1. | Existing mature trees within rear gardens adjoining Ferry Lane must be retained wherever practicable to maintain the established landscape character of the laneway. |
| C2. | Development is to reinforce the historic subdivision pattern through building massing, side setbacks, articulation and modulation, and landscaping. |
| C3. | Laneway dwellings are to maintain a low scale that is appropriate to the width and intimate character of the laneway. |