



SECTION 8 KIRRIBILLI PLANNING AREA

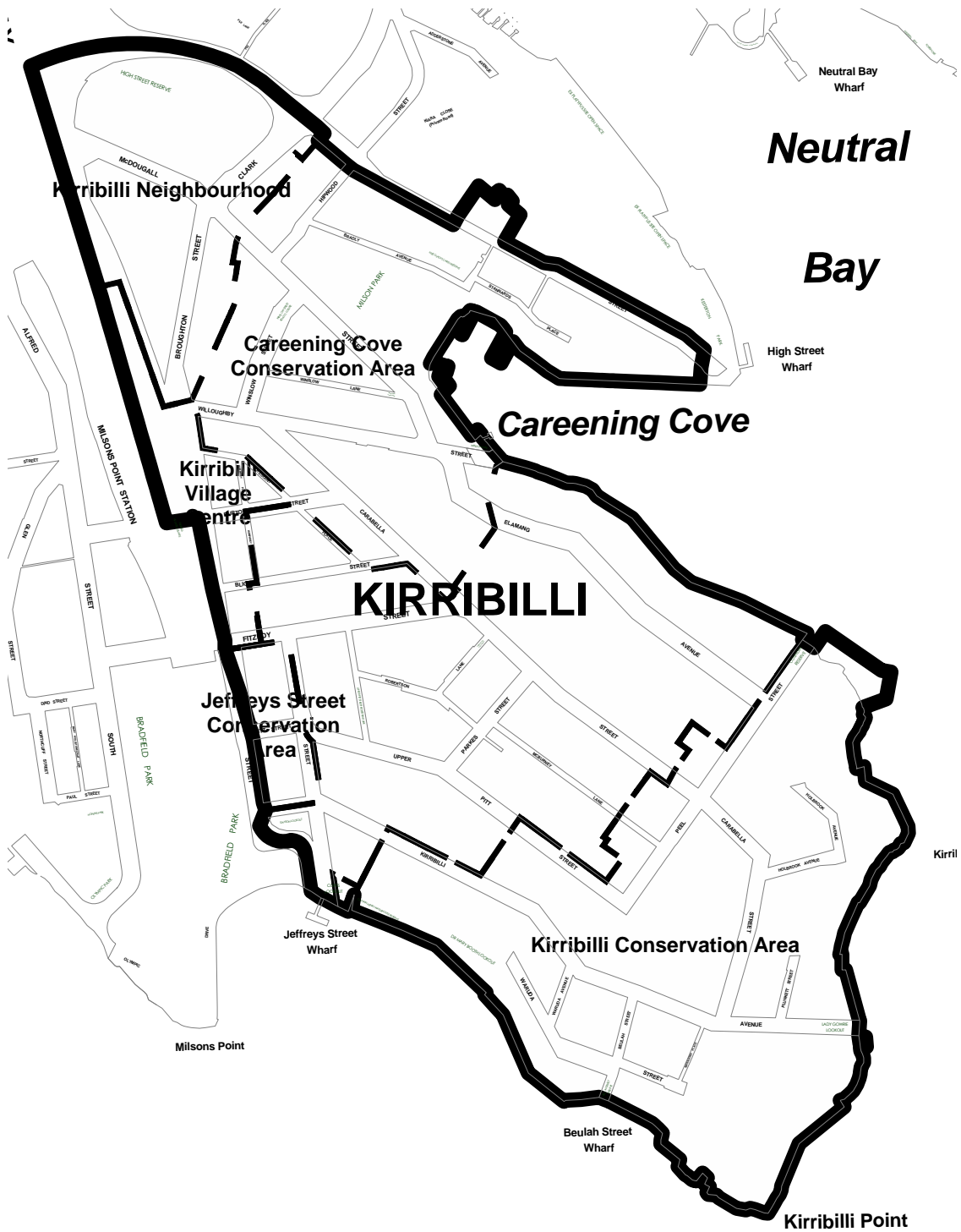
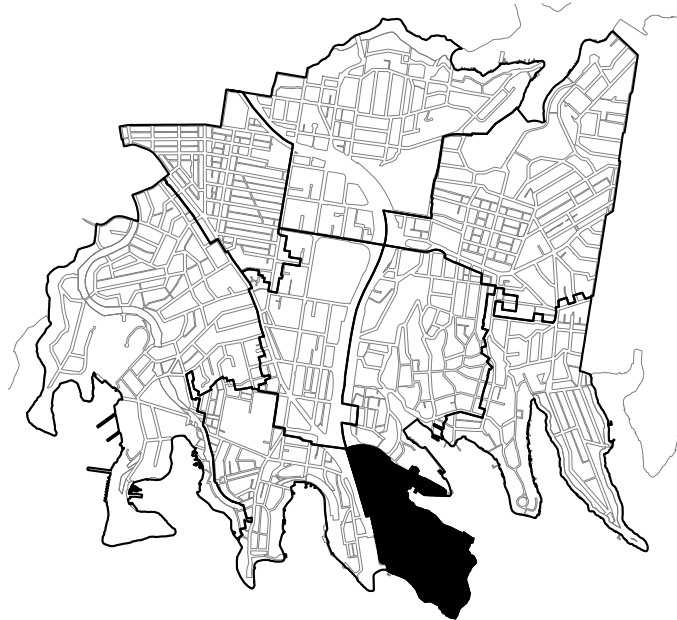


Figure C-8.1: Kirribilli Planning Area and associated Locality Areas

8.0 KIRRIBILLI PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the Kirribilli Planning Area.

Kirribilli is located on the foreshores of Sydney Harbour with spectacular views of the Sydney CBD, the Sydney Opera House and Sydney Harbour Bridge. Bradfield Park, at the base of the Sydney Harbour Bridge, provides unique outlooks and a place for outdoor recreation and softens the dense built form on the foreshores. The focal point of the Kirribilli peninsula is the Kirribilli Village Centre, a compact and lively area with a community centre, local shops and outdoor cafes that serve the needs of the local community. The village is surrounded by a predominantly residential area with a small number of other uses such as education, transport, maritime activities and community facilities. Conservation areas are often associated with prominent landmarks such as Admiralty House and Kirribilli House.

Development within the Planning Area should result in:

- limited growth with no substantial increase in residential densities.
- there is no significant change in low density residential or conservation areas.

and where:

Function

- the community centre in the Kirribilli Village provides a meeting place for the local community.
- a limited number of non-residential uses coexist peacefully with residential uses without adverse impacts on amenity.
- local shops provide basic needs (groceries, newsagents, hairdressing) for the local community and recreation opportunities (galleries, cafés) without adverse effects.
- open space caters for a variety of recreational needs.
- through traffic is discouraged, to avoid traffic congestion, and commuter parking is managed.

Area Character Statements - Kirribilli Planning Area

- the Village Centre is lively with an appropriate number of outdoor cafes and restaurants.
- laneways provide rear access for dwellings and local shops in the Kirribilli Village Centre.
- pedestrian links to Milsons Point and public transport facilities are upgraded and extended.
- bus, train, and ferry services are improved to encourage greater patronage.
- traffic calming strategies are implemented to avoid traffic problems.
- new development has minimal impact on traffic flows and the demand for parking.
- public transport, cycling and walking are the preferred modes of transport.
- the pedestrian tunnels to Arthur Street in Milsons Point and Kirribilli Station are maintained as local landmarks.

Environmental Criteria

- the natural areas of Sydney Harbour foreshore are conserved with improved and extended pedestrian access.
- the impacts of non-residential uses, such as noise and air pollution, are minimised.
- solar access is maximised to open space areas in public and private domains.
- extensive views of the Sydney Harbour and the Sydney CBD from open space areas, lookouts, private dwellings are shared and not obscured by structures and landscaping.
- public open space is provided for outdoor activities and for people to enjoy harbour views.

Quality Built Form

- any development that occurs reflects and reinforces the existing built form and distribution of accommodation types.
- landscaping and street plantings complement the built form to create cohesiveness throughout the area.
- heritage items, icons, contributory items and conservation areas are conserved and maintained with an appropriate curtilage.
- development on the foreshore enhances views to Kirribilli from Sydney Harbour.

Quality Urban Environment

- backyards are used for a variety of activities, particularly for families with children and for the practical and recreational needs of residents.

Efficient Use of Resources

- existing buildings are maintained and adaptively reused to prevent unnecessary waste of building materials.
- stormwater is retained for reuse on site.
- energy consumption and waste disposal is minimised by all land uses.

In addition to the above character statement for the Planning Area, the character statements for the following Locality Areas also require consideration:

Section 8.1: Kirribilli Village Centre

Section 8.2: Kirribilli Neighbourhood



Section 8.2.4: McDougall Street (northern side)

Section 8.2.5: 3-11 McDougal Street (Greenway Flats)

Section 8.2.6: James Milson Village

Section 8.3: Careening Cove Conservation Area

Section 8.4: Kirribilli Conservation Area

Section 8.5: Jeffreys Street Conservation Area

8.1 KIRRIBILLI VILLAGE CENTRE



8.1.1 Significant Elements

Land Use

P1 Predominantly commercial and mixed commercial and residential development.

Topography

P2 Generally flat, forming the topmost part of the ridge to Kirribilli Peninsula.

Natural Features

P3 Forms the topmost part of the ridge to Kirribilli Peninsula.

Views

P4 The following views and vistas are to be preserved and where possible enhanced:

- (a) Views of the Sydney CBD, Sydney Opera House and Sydney Harbour from Broughton Street.

Identity / Icons

P5 Sydney Harbour Bridge including pedestrian tunnels to Milsons Point Station / Arthur Street in Milsons Point and the Ennis Road Bays.

P6 Bradfield Park.

P7 Sydney Harbour.



Subdivision

- P8 Generally rectilinear lots with narrow frontages.
- P9 Leased spaces under the Sydney Harbour Bridge.

Streetscape

- P10 Wide fully paved footpaths.
- P11 Iconic street trees along Broughton Street, Ennis Road (n.b. also refer to the Harbour Bridge Conservation Management Plan and heritage inventory sheets).
- P12 Buildings built to the boundary with active frontages.
- P13 Continuous awnings to Broughton Street and Ennis Road.
- P14 Safe and effective pedestrian crossing at intersection of Broughton and Burton Streets.

Public transport

- P15 Development should capitalise on the Area's high level of access to public train, bus and ferry services.

8.1.2 Desired Future Character

Diversity

- P1 Predominantly mixed commercial and residential development, with retail premises located at ground level and shop top housing above.
- P2 There should be limited redevelopment with no substantial increase in density or intensity.
- P3 Adaptive reuse of the Ennis Road Bays to ensure the activation of the western side of the Village.
- P4 All street frontages at the ground level are to be activated by adjoining commercial activities.

8.1.3 Desired Built Form

Form, massing & scale

- P1 Existing shopfronts are restored to original form with nineteenth century two storey shopfronts with parapet.
- P2 New shopfronts reflect the scale and proportions of the historical two storey parapet shopfront character of Kirribilli Village.
- P3 No window walls or curtain walls above awnings.
- P4 Shopfronts to provide continuous, solid street awning (no glass) between ground and first floor.
- P5 No dormers or first floor decks on front elevation.
- P6 No balconies, verandahs or the like to project over footpaths.

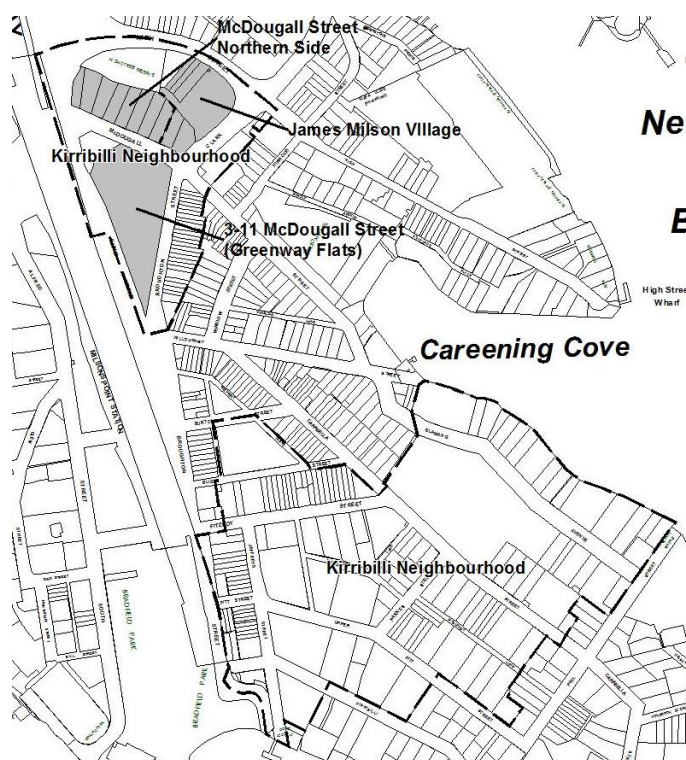
Windows and doors

- P7 Small windows with timber joinery at first floor level on front façade.

Car accommodation

- P8 No direct vehicular access to Broughton Street.
- P9 Occupant car parking and loading and unloading service areas are to be accessed off Humphrey Place where possible.
- P10 Vehicular access is generally by way of shared or amalgamated vehicular access points where possible.

8.2 KIRRIBILLI NEIGHBOURHOOD



8.2.1 Significant Elements

Land Use

- P1 Predominantly residential development.
- P2 Educational establishments.

Topography

- P3 Generally falls to the south-west and north east from the ridge along Carabella Street down to the foreshores of Sydney Harbour.

Natural Features

- P4 Sydney Harbour frontage.

Views

- P5 The following views and vistas are to be preserved and where possible enhanced:
 - (a) District views from streets and reserves to Sydney Harbour and beyond.
 - (b) Slot views of Sydney Harbour from Elamang, McDougall, Upper Pitt Streets and Kirribilli Avenue.
 - (c) Views of the harbour from Robertson Lane Lookout (61); Bradfield Park Lookout No. 2 (68), Copes Lookout (66); Jeffreys Street Lookout (65), Stanton Lookout (67).

Identity / Icons

- P6 Sydney Harbour.
- P7 Sydney Harbour Bridge.
- P8 St Aloysius College.



P9 Loretto Convent School.

P10 Bradfield Park.

P11 Greenway Flats.

Subdivision

P12 230m² - 750m²

Streetscape

P13 Narrow streets with limited landscaping.

P14 Split carriageways with sandstone retaining walls and one way movement.

P15 High masonry fences except to heritage items.

P16 Buildings generally setback a minimum from the boundary with a skewed alignment to respective street frontages.

P17 Garages built to the boundary.

Public transport

P18 Development should capitalise on the Area's high level of access to public train, bus and ferry services.

8.2.2 Desire Future Character

Diversity

P1 Predominantly high density residential accommodation in the form of residential flat buildings, according to zone.

P2 Limited potential for low to medium density residential accommodation in the form of attached dwellings, dwelling houses, dual occupancies, multi dwelling housing and semi-detached dwellings.

P3 Educational establishments.

P4 Limited redevelopment is envisaged for this Area with no substantial increase in density.

8.2.3 Desired Built Form

Form, massing and scale

P1 Development is to generally conform with the provisions contained within Part B – *Development Controls* of the DCP.

P2 Educational establishments are to reflect the scale and massing of development on adjoining properties at its interface with the adjoining property.

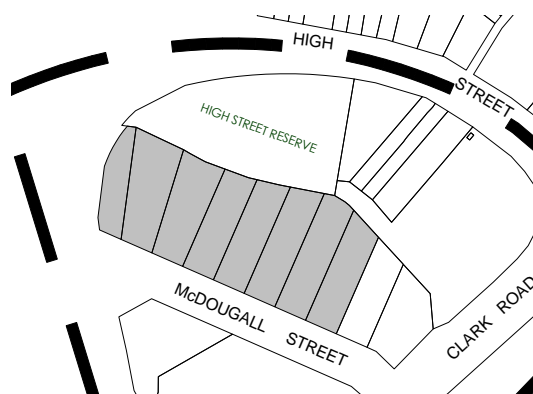
Materials

P3 **Walls:** Masonry, face brick.

P4 **Windows:** Timber framed.

P5 **Roofs:** Terracotta tiles, slate.

8.2.4 McDougall Street (Northern Side)



Diversity

P1 High density residential accommodation in the form of residential flat buildings.

Subdivision

P2 Sites amalgamated with frontages of 25m-35m.

P3 No isolated properties (sites with frontage less than 25m).

Streetscape

P4 Existing street trees in McDougall Street.

P5 Additional street plantings in accordance with Council's Street Tree Strategy.

P6 Significant trees and plantings in front gardens.

Siting

P7 Towards the front boundary to provide substantial setback from public open space off High Street.

Setbacks

P8 Front: 5m.

Side: 5-7m.

Rear: 15m.

P9 Side setback between No.s. 16-18 McDougall.

Form, massing and scale

P10 Five (5) storeys, with the topmost storeys setback from the levels below.

P11 Single residential building to McDougall Street and Public Open Space area off High Street.

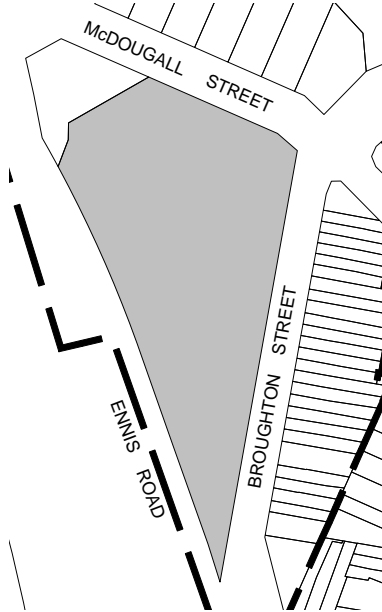
Roofs

P12 Flat roof to allow views from the Bradfield Highway to Sydney Harbour.

Gardens

P13 Substantial plantings including trees in front garden complement street trees.

8.2.5 3-11 McDougall Street (Greenway Flats)



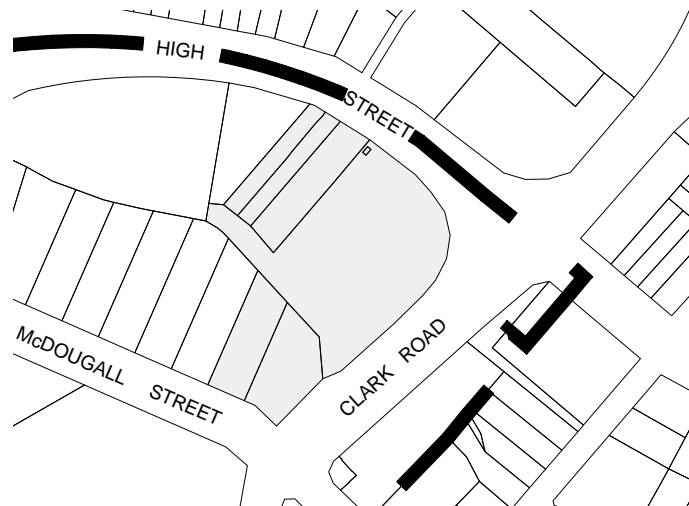
Diversity

- P1 High density residential accommodation in the form of residential flat buildings.
- P2 Future redevelopment of the site is not to result in a significant change in scale or bulk.

Form, massing and scale

- P3 Must not have a site coverage exceeding 25%.
- P4 Must not have an un-built upon area exceeding 15%.
- P5 Must have a minimum landscaped area of 60%.

8.2.6 James Milson Village



Diversity

- P1 High density residential accommodation in the form of seniors housing.
- P2 Future redevelopment of the site is not to result in a significant change in scale or bulk.



Form, massing and scale

- P3 Must not have a site coverage exceeding 60%.
- P4 Must not have an un-built upon area exceeding 15%.
- P5 Despite any other provision of this plan, if the land is used for seniors housing, it must have a minimum landscaped area of 25%.



Figure C-8.1 (left):
Circa 1890

Figure C-8.2 (below left):
Circa 1943

Figure C-8.3 (below right):
Circa 2008

8.3.3 Statement of Significance

The Careening Cove Conservation Area is significant:

- (a) as a largely consistent early 20th century residential area with an unusual and irregular pattern of street layout and irregular subdivision pattern that give the area a particular character.
- (b) as retaining much of the urban detail and fabric seen in gardens, fencing, street formations, use of sandstone for retaining and building bases, sandstone kerbing and natural rock faces.
- (c) for the amphitheatre like form around the reclaimed Milson Park and the head of the bay.
- (d) for the remaining waterfront industrial and recycled industrial development that gives the area much of its character.

8.3.4 Significant elements

Topography

P1 Amphitheatre form falling to Careening Cove.



Subdivision

P2 Irregular lots following the street pattern and topography.

Streetscape

P3 Changes in street level. Sandstone retaining walls. Milson Park. Double rail timber fences.

P4 Street trees including Jacarandahs in McDougall Street.

Views

P5 Harbour views from Miss Gladys Carey Reserve lookout (57), High Street Lookout (58), Milson Park; views of the valley from Winslow Street (59). Views of Milson Park and Careening Cove from Hipwood and McDougall Streets and Bradly Avenue; View of Sydney Harbour from Stannards Place, Willoughby Road and Winslow Lane.

P6 Slot views between and over buildings.

8.3.5 Characteristic buildings

P1 A mixture of:

- (a) Two storey late Victorian terraces.
- (b) Single and two storey, detached Federation and Edwardian houses.
- (c) Inter-War residential flat buildings.

8.3.6 Characteristic built elements

Siting

P1 To the middle of the lot with gardens to the front and rear.

P2 Front setback of 3 – 5m.

P3 Side setback of 0 – 1m.

P4 Rear setback of 8m.

Form, massing and scale

P2 Two storey attached dwellings.

P3 Single and two storey detached dwelling houses.

P4 Reduced scale to the rear.

P5 Low, multi-storey Inter-War residential flat buildings.

Roofs

P6 Pitched, hipped and gables roofs pitched between 30 and 45 degrees with skillion roofs to rear.

P7 Parapets to flat roofed residential flat buildings.

P8 Brick and rendered chimneys.

Materials

P9 Walls: Face and rendered brick on sandstone foundations.

P10 Roofs: Slate, terracotta tile and corrugated metal sheeting at rear; flat roofs to residential flat buildings.

P11 Timber verandahs and Federation and Arts and Crafts detailing.

Windows and doors

P12 Consistent with building period and style. Timber.



Fences

P13 Low to 900mm in height.

P14 Sandstone walls; timber pickets.

Car accommodation

P15 Located off rear lanes.

8.3.7 Uncharacteristic elements

P1 Over-scaled additions; dormers and skylights to front roof slopes; roof terraces carports and garages to the street; high solid fences to the street; rendering and painting of face brick; paved front gardens, loss of original detail; modern infill development and residential flat buildings.

8.4 KIRRIBILLI CONSERVATION AREA



8.4.1 History

In 1800 the Kirribilli Peninsula was granted to Robert Ryan but was acquired shortly after by Robert Campbell, merchant. The land was partly leased to James Milson for many years.

From 1842, the Campbells began to lease and sell the land, with one of the first sales going to Col. Gibbes who erected a substantial house "Wotonga" (now part of Admiralty House) on the tip of the peninsula.

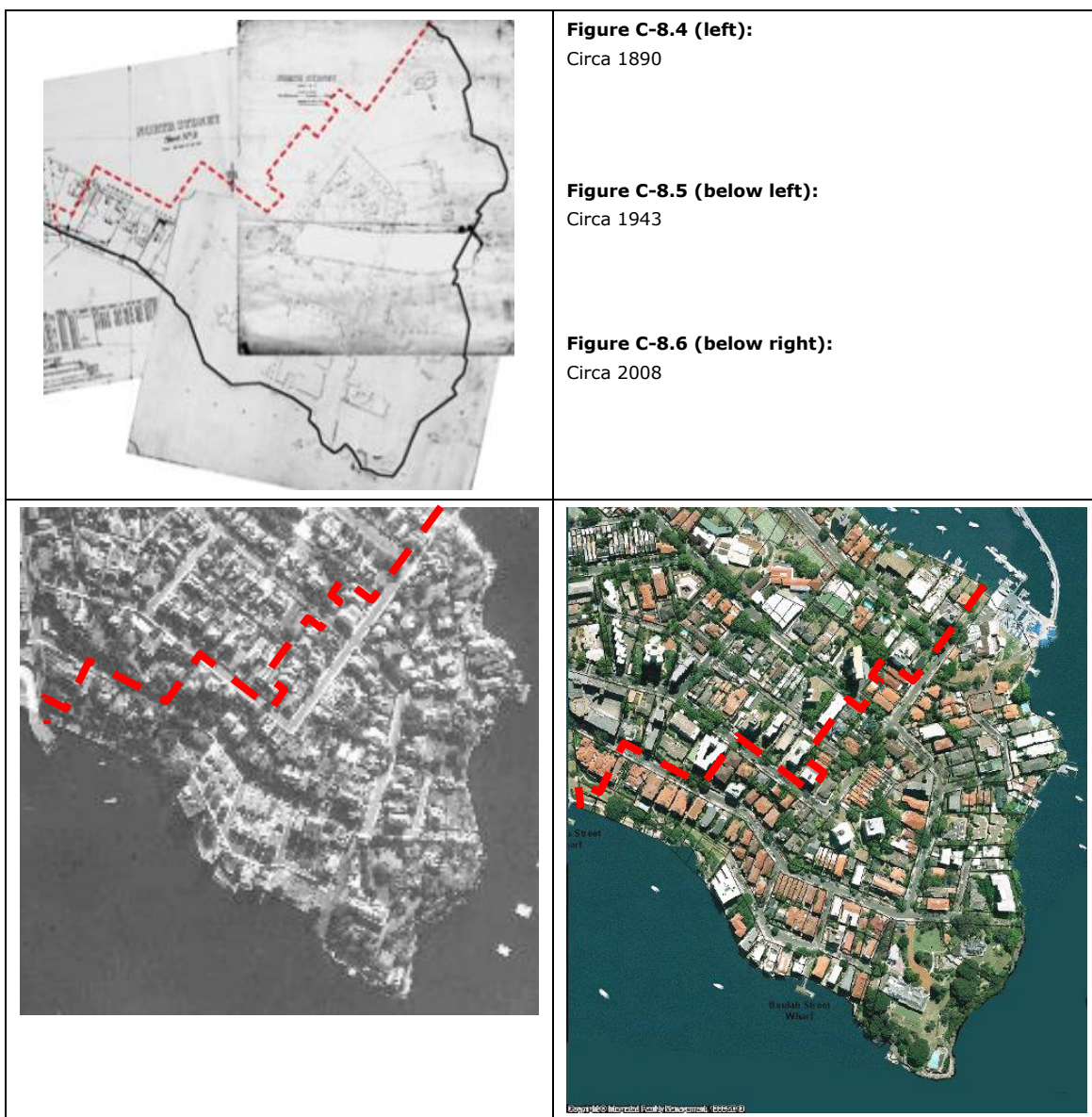
Over the next three decades, most of the waterfront was occupied by large houses with substantial properties fronting the foreshore. In the early part of the 20th century the large land holdings were subdivided and culminated in the boom of residential flat buildings close to the ferry wharves. The replacement of earlier dwelling houses with residential flat buildings, however, has created some uncharacteristic elements within the Kirribilli Conservation Area.

8.4.2 Description

The Kirribilli Conservation Area is located on the lower section of the Kirribilli peninsula and has a long waterfront to Sydney Harbour.

The landform slopes to the Harbour with an irregular pattern of streets that follow the contours and slopes. The subdivision pattern varies with irregular lots that follow the topography.

The Conservation Area is characterised by a mix of small, medium and substantial late Victorian, Federation era houses with Inter-War dwelling houses and residential flat buildings with modern residential flat buildings on some of the waterfront sites. Buildings are integrated with the slope and generally have a homogenous scale with established gardens. Some earlier Victorian villas survive in Kirribilli Street and Upper Pitt Street. Also located on the waterfront are Kirribilli and Admiralty Houses.



8.4.3 Statement of Significance

The Kirribilli Conservation Area is significant:

- (a) as a consistent early 20th century residential area with a mix of Federation and one or two storey Inter War dwelling houses and two or three storey residential flat buildings on large allotments with a strong orientation to the water.
- (b) as a largely intact early 20th century suburb retaining much of the urban detail and fabric seen in gardens, fencing, street formations, use of sandstone and later reinforced concrete "naturale" fencing, sandstone kerbing, natural rock faces, wide streets and compatible plantings.
- (c) for its unity derived from its subdivision history which is still clearly seen in the development of the area.
- (d) as containing the important government buildings Kirribilli House and Admiralty House.



8.4.4 Significant elements

Topography

P1 Sloping site falling to Sydney Harbour.

Subdivision

P2 Irregular lots following the street pattern and topography.

Streetscape

P3 Changes in level. Sandstone kerbing.

P4 Street trees.

Views

P5 Views of Sydney Harbour Bridge, City of Sydney, Opera House from Beulah Street.

P6 Lookout (63), Dr Mary Booth Lookout (64); views of Sydney Harbour from the Lady.

P7 Gowrie Lookout (62), Colinda Reserve Lookout (60). Views of Sydney Harbour from Holbrook Avenue, Peel Street, Kirribilli Avenue.

8.4.5 Characteristic buildings

P1 A mixture of:

(a) Victorian Villas.

(b) Single and two storey detached late Victorian, Federation and Edwardian houses.

(c) Federation and Inter-war dwelling houses and residential flat buildings.

8.4.6 Characteristic built elements

Siting

P1 Forward on lot with larger rear garden. Foreshore properties address the street.

P2 Front setback 3m.

P3 Side setback 1.5 – 2m.

P4 Rear setback 10 – 15m.

Form, massing and scale

P5 Detached, single storey villas.

P6 Single and two storey detached dwellings.

P7 Reduced scale to the rear.

P8 Three storey multi storey residential flat buildings as viewed from the street.

Roofs

P9 Pitched, hipped and gables roofs pitched between 30 and 45 degrees with skillion roofs to rear.

P10 Brick and rendered chimneys.

P11 Parapets to flat roofs on Inter-War residential flat buildings.

Materials

P12 **Walls:** Face and rendered brick on sandstone foundations; dark brick to Inter-war residential flat buildings.

P13 **Roofs:** Slate; terracotta tile and corrugated metal; flat roofs to residential flat buildings.



P14 Federation and Arts and Crafts detailing.

Windows and doors

P15 Consistent with building period and style. Timber.

Fences

P16 Low scale to 800mm.

P17 Face brick; timber pickets; horizontal railings.

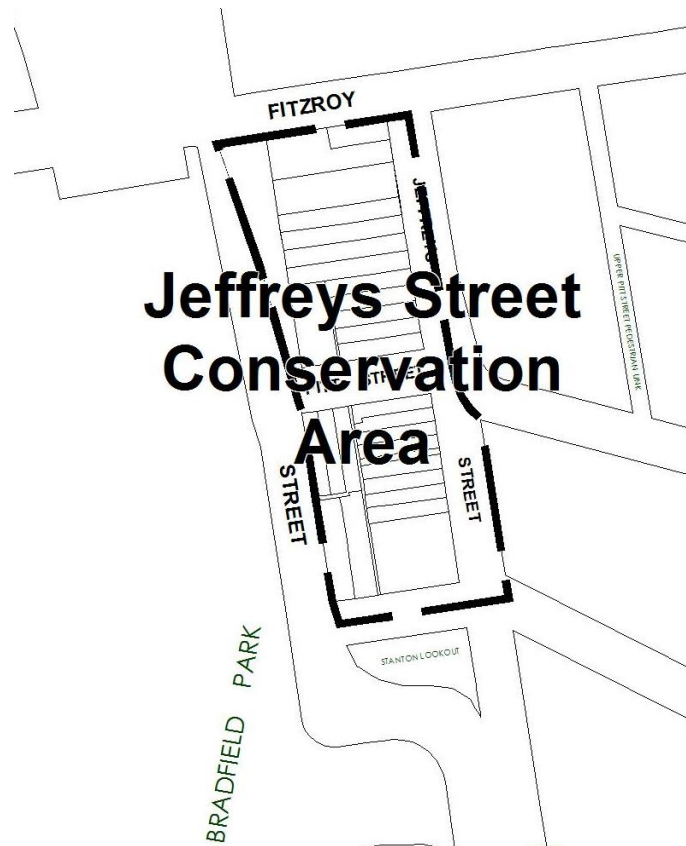
Car accommodation

P18 Parking at rear off laneways or set back behind the main building line.

8.4.7 Uncharacteristic elements

P1 Over-scaled additions; dormers and skylights to front roof slopes; roof terraces; carports and garages in front setbacks; high solid fences to the street; rendering and painting of face brick; paving of front gardens; extensive glazing; glazed balustrades; loss of original detail; modern infill development and residential flat buildings.

8.5 JEFFREYS STREET CONSERVATION AREA



8.5.1 History

The Jeffreys Street Conservation Area is an interesting remnant of the early development of Milson's Point that was developed from the 1860's onwards and was largely established by the late 1890's. The area was a grid pattern of streets stretching from Albert Street to Jeffreys Street that was lined with single, two and three storey houses and that was associated with the land occupied by James Milson.

The construction of the Sydney Harbour Bridge resulted in the demolition of the western portion of the area but there is sufficient built form, street pattern and historical information to demonstrate the relationship of the current built form to its earlier state.

The area has association with James Milson and the Milson family, a prominent local merchant and an important figure in the development of North Sydney. It also has association with the Robert Campbell, an important local merchant and developer Robert Ryan who was granted 120 acres including the subject area in 1800.

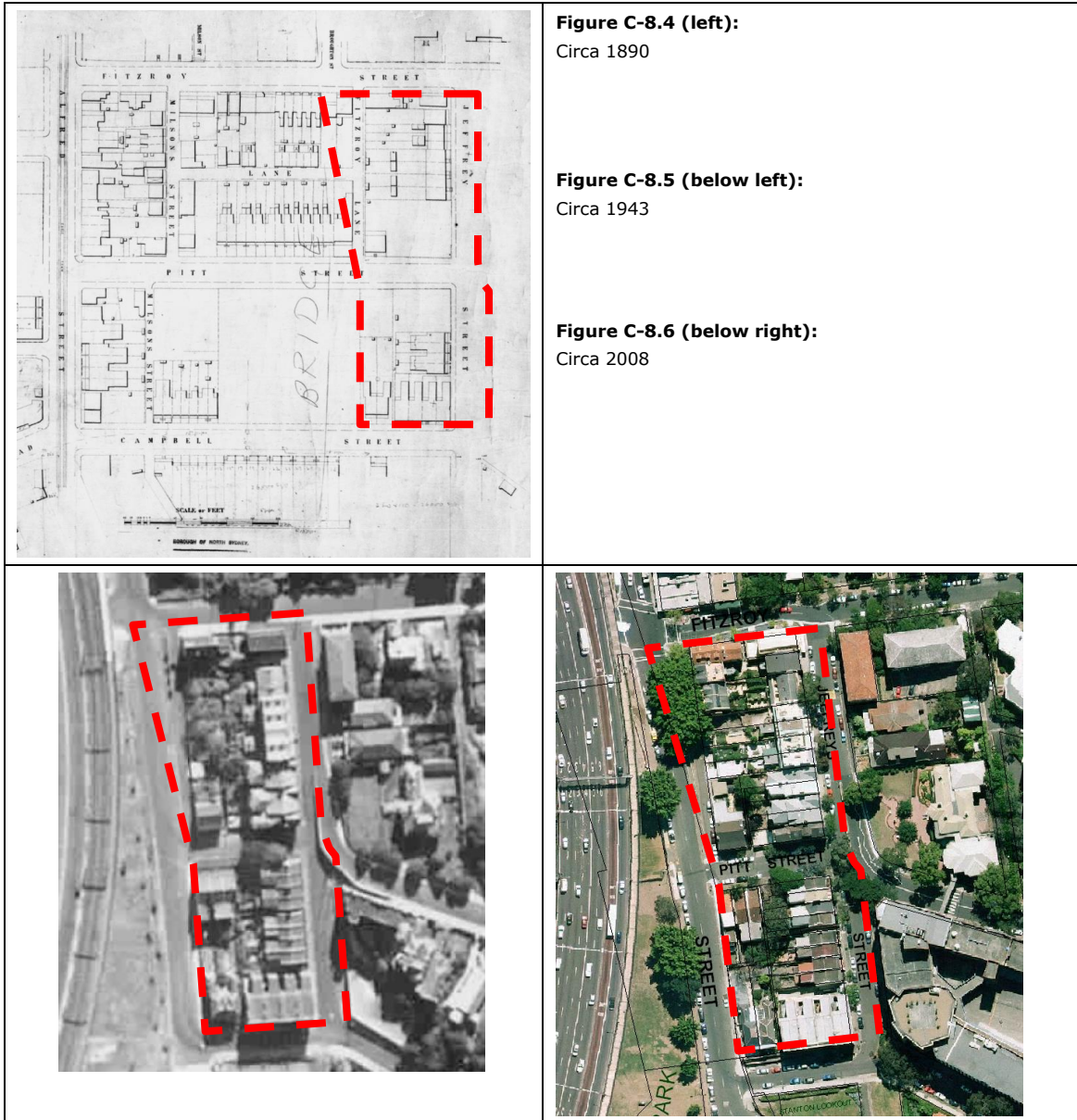
8.5.2 Description

The Jeffreys Street Conservation Area is bounded by Fitzroy Street, Jeffreys Street, Kirribilli Avenue and Broughton Street. The landform slopes down from the north towards the south and west and there is a sandstone retaining wall at Jeffreys Street and Kirribilli Avenue. The subdivision pattern is a regular grid that overlays the topography with streets running down or across the slope.

The characteristic buildings of the area are typically mid to late Victorian and Federation residential terraces, reflecting the predominant period of development. Buildings are typically two or three storey, terraces with pitched and gabled tiled roof with two storey verandahs and skillion rear wings. Street plantings and raised verges reinforce the cohesive

Area Character Statements - Kirribilli Planning Area

character and regular pattern formed by the buildings and underlying lot pattern. There is some modern development to the northern and southern edges.



8.5.3 Statement of Significance

The Jeffrey Street Conservation Area is significant:

- (a) for the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography.
- (b) as an area of mid to late Victorian and Federation speculative terraces that are a remnant of the early development of the area prior to the clearances for the construction of the Sydney Harbour Bridge.



8.5.4 Significant elements

Topography

P1 Sloping towards west and south.

Subdivision

P2 Regular grid pattern overlying topography.

Streetscape

P3 Sandstone retaining walls.

P4 Houses at street level or raised above it.

P5 Consistent scale of housing faces the street in urban setting.

P6 Narrow verges, sandstone and concrete kerbing, brick walls, no street gardens.

P7 Street trees.

Views

P8 Sweeping view of Sydney Harbour from Kirribilli Avenue to Broughton Street.

P9 Views from Jeffreys Street to the south and Pitt Street to the west.

8.5.5 Characteristic buildings

P1 Two and three storey mid to late Victorian and Federation attached dwellings.

8.5.6 Characteristic built elements

Siting

P1 Dwellings to the front of the lots or at the street with gardens/yard to the rear.

Form, massing and scale

P2 Two and three storey attached dwellings.

P3 Reduced bulk and scale to the rear.

P4 Simple forms articulated with verandahs to front and skillion wings to the rear.

Roofs

P5 Gabled roofs pitched between 20 and 35 degrees.

P6 Gabled ends for side elevations.

P7 Skillion roofs to rear wings.

P8 Brick and rendered chimneys.

Materials

P9 **Walls:** Painted and face brick; rendered masonry on some sandstone bases.

P10 **Roofs:** Slate, terra cotta and concrete roof tiles; corrugated metal on rear wings.

Windows and doors

P11 Mid to late Victorian and Federation.

P12 French doors to first floor verandahs.

Fences

P13 Low height front fences and walls.

P14 Masonry fences to rear and side.

P15 Face and rendered brick; metal palisade.



Car accommodation

- P16 Garages and carports to side and rear.
- P17 No garages or carports in front of the building line.

8.5.7 Uncharacteristic Elements

- P1 Over-scaled dormers; roof decks and terraces; 'Juliette balconies'; enclosed balconies and verandahs; extensive glazing and glazed balustrades; flat roofs to service wings; painted face brick; removal of garden setting.



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