



**DEVELOPMENT CONTROL PLAN NO.47**  
**JANE STREET, BALMAIN**



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## **1.0 GENERAL INFORMATION ABOUT DCP No. 47.**

### **1.1 The purpose of the Plan and where it applies.**

The purpose of this Plan is to provide site specific guidance and controls for potential development sites, at 14 – 18 Jane St Balmain, including the former Convent fronting Jane, Vincent and Fawcett Streets.

### **1.2 The Plan's Objectives.**

The objectives of this Plan are:

- To protect and enhance the historic townscape of this precinct particularly with respect to the views from the east and south, to the focal point of St Augustines.
- Conversely protect and enhance the public and private views to the south down Jane St and east across the development sites to the City skyline.
- To ensure development respects the historic patterns in terms of topography, scale, character, siting, materials, and the landscape of the precinct.
- To encourage restoration and conservation of the historic fabric of the former Convent, with any new development being complementary and largely seamless change.
- To conserve the shared landscape of mature trees.

### **1.3 Date of Commencement**

This Plan was adopted by Council on 23 October, 2001 and commenced by advertisement on 25, October, 2001.

### **1.4 Relationship to other Plans.**

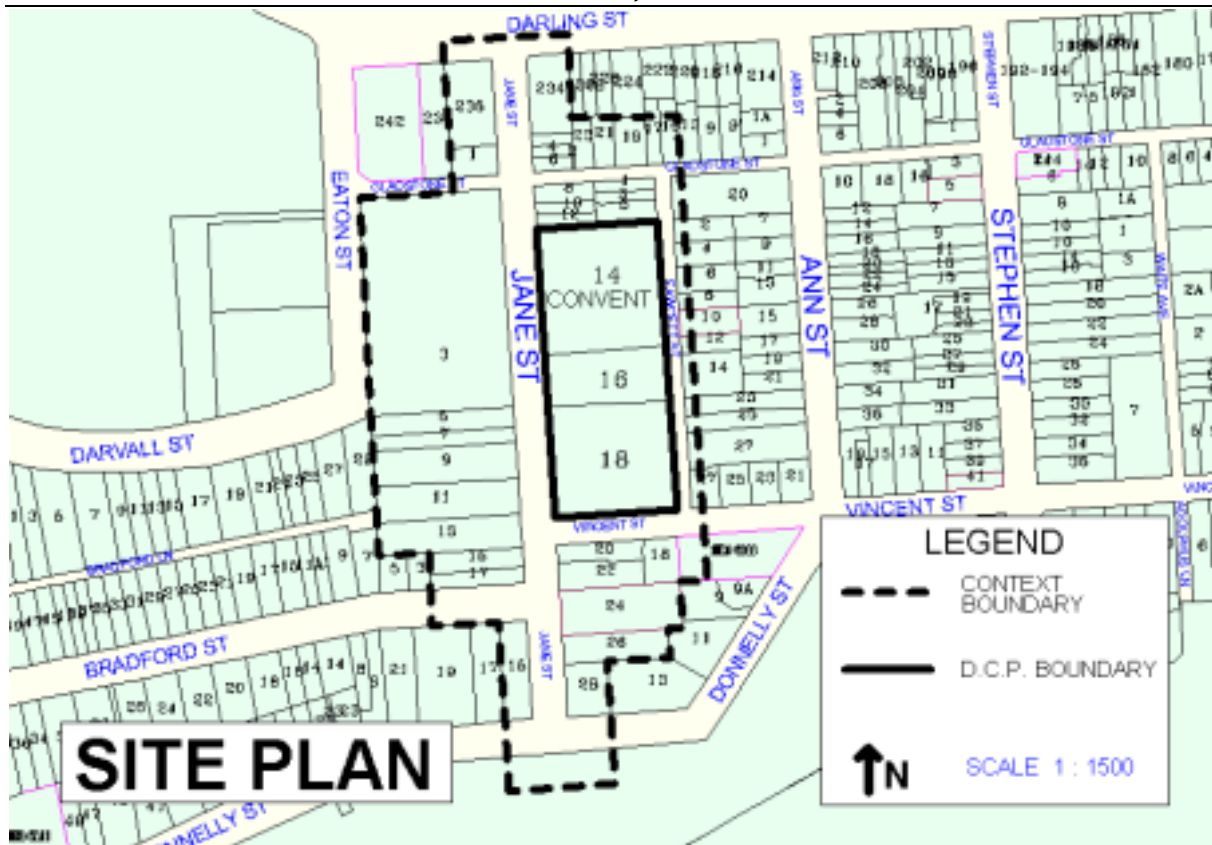
This Plan supplements the controls of Local Environmental Plan 2000 and Development Control Plan 2000. The Plan has been prepared in accordance with the provisions of Section 72 of the Environmental Assessment Act 1979 (E P and A Act), and clauses 16 - 25 of the Environmental Planning and Assessment Regulation, 2000.

Under Section 79C of the E P and A Act, the consent authority is required to take DCP No. 47 into consideration when determining development applications to which the Plan is relevant.

## **2.0 DEVELOPMENT CONTEXT.**

The first phases of residential development of the Balmain Peninsula were rural retreat houses and marine villas, mostly sited for the views out, particularly to the water and the City. This pattern occurred along the ridgeline marked by Darling St, and the slopes down to the bluffs above White & Johnstons' Bays. Development started at the east end and spread west.

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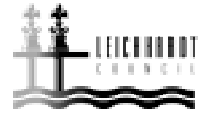


Finer grain and urban subdivision followed as Balmain developed into a township. The slopes up to the crest of Gladstone Park which contain relatively intact early Victorian period development represents the earliest phase of development of the township. (There had been earlier development at East Balmain). This is characterised by narrow streets and lanes such as Gladstone and Fawcett Street, and relatively modest mostly single storey stone houses built from about 1850. The houses were mainly detached, single storey, some with attics, mostly double fronted, dressed stone, closely aligned with the streets, and stepping with the slopes. Hence the buildings emulated the topography.

Given the modesty of the mainly single storied housing, the styling is mainly Georgian, with Regency evident with the bigger houses on the western side of Jane St and the larger terraces towards the northern end of Jane.

Typically grander two storied houses were sited on the more elevated sites for prominence and the views out characterised by the large stone houses on the western side of Jane St. These are set well back, about 9m, and high above retaining walls to the street. Even the front gardens enjoy long views to the City to the east across the vacant Church lands opposite, as well as south down Jane St to Pymont.

The Catholic Church group started with the small stone church at 3 Jane St and the Convent opposite from about 1850, and was dramatised particularly by the construction of St Augustines in Federation Gothic style, commenced started in 1906. The last building in this group was The Presbytery, built in 1922. This group



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marks the hilltop and is the major landmark for Balmain in views from the City approaches from the south and east. This hill town character is probably the major attribute forming the identity of the suburb. Its importance cannot be overstated.

While the bulk of buildings in this precinct are stone and represent the early Victorian character of Balmain, there are also pockets of late Victorian terrace form houses particularly on Vincent Street. The cross hatching on the Water Board Plan indicates their later date. These are mainly two storied stucco. There are also two Federation styled houses on the corner of Jane and Vincent Streets. The vast bulk of buildings are relatively intact and have high heritage, aesthetic and contributory value to the Conservation Area. This includes Many are Heritage Items.

In terms of consideration of the curtilage of a Heritage Item as well as the impacts on the Conservation Area, the whole of the slope from Donnelly Street up to Darling Street should be considered. In DCP 2000 this is known as the Gladstone Park Distinctive Neighbourhood. The Jane Street precinct represents a microcosm of early development and is particularly important.

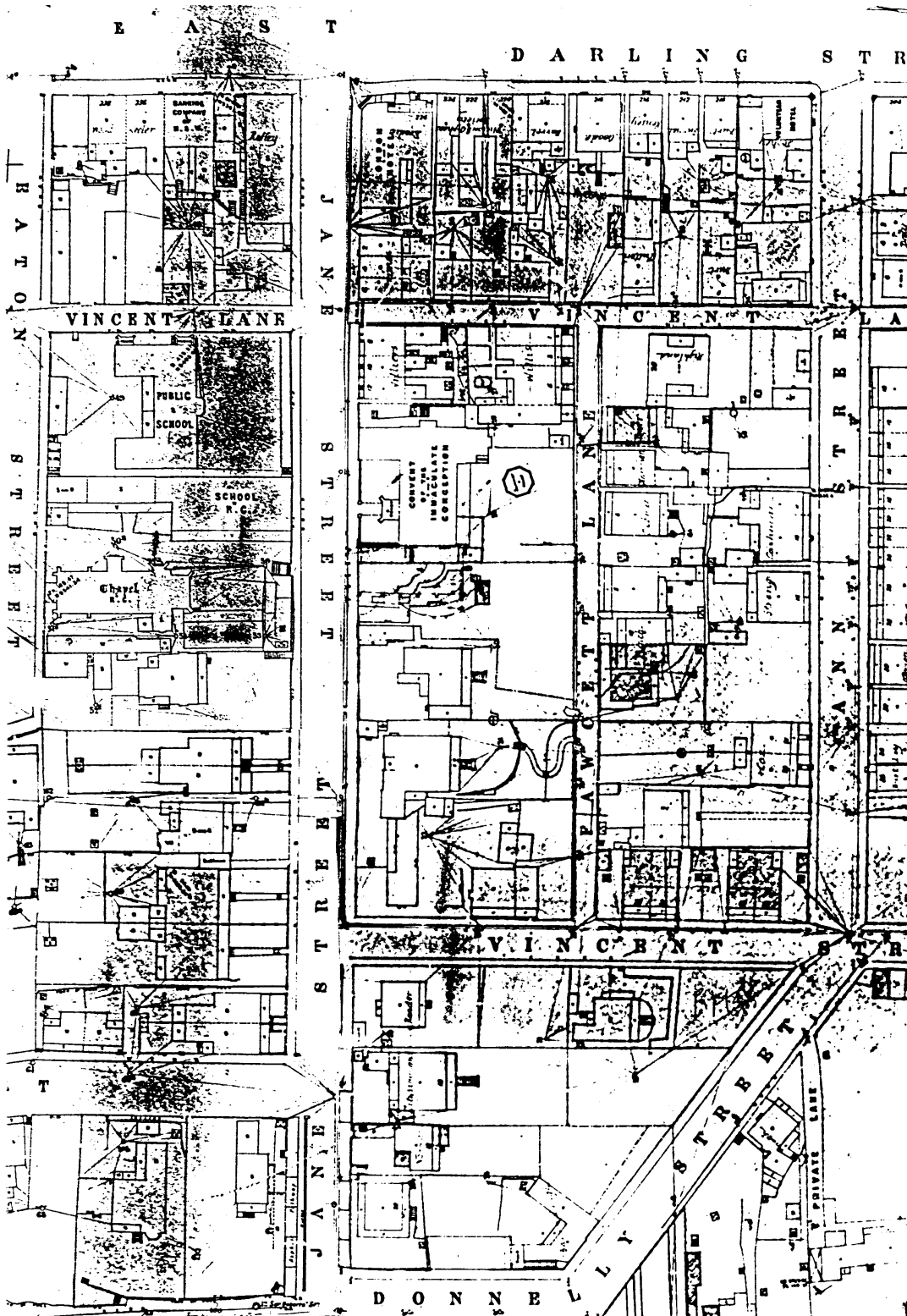
The only significant development sites in the precinct are the two parcels known as 16 and 18 Jane Street comprising the former School grounds bounded by Jane, Vincent, and Fawcett Streets, and the former Convent at 14 Jane Street. There is a steep cross fall from the north west to the south east on these sites. These sites are terraced with stone retaining walls to provide flat areas for playgrounds and courts. The sites are generally cut below the level of Jane St, and raised slightly above Vincent and Fawcett St. But the land rises well above Fawcett to the north end behind the Convent. This land is retained by a high brick wall.

The former Convent School site is defined by neutral edges of low stone and brick walls, of wire fencing, and dramatic tree planting. There is a cluster of conifers to Jane Street giving a Mediterranean air, mostly recent Eucalypts to Vincent Street, and a regular line of Brush Box along Fawcett Street. There is a very fine Magnolia grandiflora behind the Convent and there are also some Lombardy poplars in poor condition. Keeping these trees requires significant setbacks, particularly to Fawcett Street.

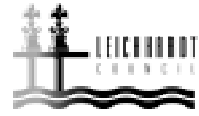
The Water Board Plans for the area from the 1880's show two large houses below Jane Street but facing east behind gardens terracing down to Fawcett Street, no doubt for the City prospect. These houses were probably a storey below the level of Jane Street and one storey above. The scale of these houses would suggest they were two storied. They may well have been similar to the houses on the western side of Jane Street. The Plans also show a semi-detached pair, probably of terrace house form fronting and closely aligned to Vincent Street. They had balcony fronts and these were probably similar to the two storey terraces further along Vincent Street. The scaling and siting of these buildings provides some guidance towards development controls for this site.



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Historical Context Plan (Water Board Plan – 1880's To 1910)



### **3.0 CONTROLS FOR POTENTIAL DEVELOPMENT SITES :16 & 18 JANE ST.**

**NOTE:** 14 and 16 Jane Street are zoned Public Purposes, 18 Jane Street is zoned Residential. However No 14, as a Heritage Item, can be used for any purpose compatible with its heritage and the amenity of the area, adaptive re-use to residential is likely. This outcome may suggest future review of the zoning of No 16. Notwithstanding the zoning, the built form controls of this Plan are considered appropriate to the land.

#### **3.1 Jane Street**

A 3.6m wall height and envelope measured above the alignment along Jane Street is appropriate. Development should step finely with slope, with a detached or semi-detached forms and rhythms of roofs, hips or frontal gables, one storied above Jane only, at any point. Buildings should be closely aligned to the frontage, stepping back only where a curtilage for trees is required.

#### **3.2 Vincent Street**

A 6m wall height is appropriate, subject to solar access being sustained to the properties on the south side of the street. A two storied terrace form, closely aligned except to avoid substantial trees is appropriate.

#### **3.3 Fawcett Street**

The quiet neutrality of this street/lane as a one sided street with a walled and treed edge opposite must be retained. It would be desirable to break norms and develop with introverted courtyard styled housing set back beyond the drip line of the trees. The wall should be reinforced by continuation of a higher wall to Vincent Street in matching common brick. To maintain a low scale terracing with slope, requires a stepped form with a two storey maximum, with the upper floors stepped back, and flat or low roof lines.

#### **3.4 Parking**

Parking to the corner site is best located with access at the lowest point possible off Vincent Street in a tight footprint substantially below the building footprint and below grade and clear of the drip line of the major trees.

#### **3.5 Views**

The southerly view down Jane Street is protected largely by the street easement. The easterly view to the City skyline should be maintained above the principal line of Brush Box (not the higher canopy trees). This is in order to maintain both public and private views, but also to maintain the view of the Balmain townscape focussed on St Augustine's tower, from the City, the waterways and the bridge approaches from the east and south.

#### **3.6 Architectural style**

Crisp modern buildings are appropriate, in recessive tones and colours. (No 16 Fawcett Street is a good example of a modern infill building. Nostalgia styling is not appropriate).

### **3.7 Stone retaining walls**

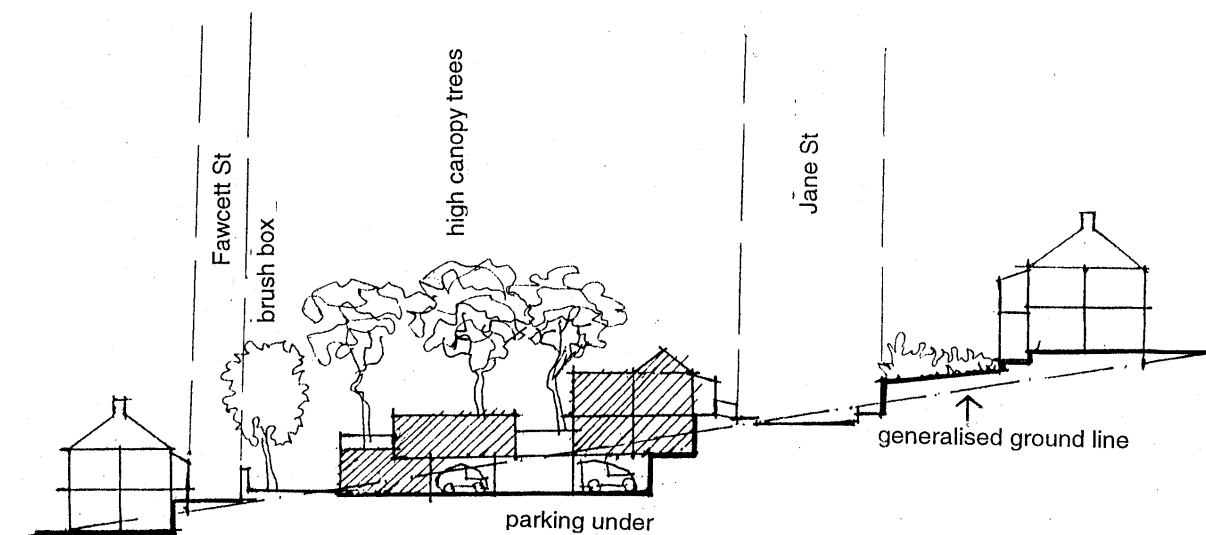
Retention of the existing terracing and stone walling within the site is not essential. A better outcome may arrive from re-contouring the site, except where it impacts on tree canopies. Any cut stone recovered should be re-used on site for walls, retaining walls etc. However, retention of a stepped stone wall to the street frontage is desirable. Parts shall be at sitting height, to provide seating opportunities for passers by.

### **3.8 Materials**

It is not appropriate to use stone for the main wall claddings of any new buildings. Coloured rendered or bagged masonry, or painted timber are appropriate wall materials.

### **3.9 Interpretation**

The developer(s) shall provide an Interpretation Plan for conveying the history of the site by means such as signage, artworks in the pavements etc. Jane Street is the preferred location for such works.



**Indicative East/West Section Looking South.**

## **4.0 CONTROLS FOR THE DEVELOPMENT OF 14 JANE STREET; THE FORMER CONVENT:**

### **4.1 Land Use**

The preferred use or uses shall conform to the Public Purposes Zone, maintaining public access as far as possible. If a viable conforming use cannot be found, and therefore a residential use considered under Clause 16 (6) of LEP 2000, then internal subdivision should be minimal. Hence, the conversion of the building to a smaller number of large units is preferred.



## **4.2 Conservation Principles**

- Conserve/restore the exterior form as seen from the surrounding streets and the longer views from the Harbour.
- There may be scope (subject to the density limits) for either low scaled preferably detached pavilion style building to the south eastern corner, and/or for extending the northern wing to the east, but clear of the canopy of the Magnolia.
- The exterior fenestration pattern, joinery and details shall be conserved/restored as far as possible. However recessed balconies may be accepted to the southern and/or eastern faces behind existing openings. If outdoor space is required in association with residential use, any new balconies to the eastern face may be external to the existing building and shall be light weight and transparent elements which must not obscure the existing building form as seen in the long views.
- The principal internal spaces shall be conserved and any partitioning or mezzanine floors added in light weight and reversible materials and methods of construction.

## **4.3 Parking**

Off street parking should be minimised in order to minimise the impacts of excavation and access requirements on the curtilage of the Convent and the amenity of the area. The existing hardstand parking off Jane Street shall be replaced with landscaping. The preferred location for underground parking is in the south eastern part of the site. This could be accessed either by a single lane ramp off Jane Street, but gated at Jane Street, or off Fawcett Street. Any garage entry from Fawcett Street. shall be a single entry door, flush with the wall, and recessive in treatment.

In the event of subdivision a group parking arrangement may not be practical. Car entries should be single width, and hard paving should be replaced with landscaping wherever possible. Car entry from Fawcett Street should be limited to a single door entry only.

## **4.4 Interpretation**

The history and heritage of the site shall be interpreted to the Jane Street frontage by a plaque or work either wall mounted or inset into the pavement to explain the values of the context of the Church buildings