



ECHO POINT KATOOMBA



1. Introduction

This Development Control Plan has been prepared pursuant to Council's resolution of 12th April, 1988 and was adopted by Council on 19th July, 1988.

2 Aim

This plan aims to provide urban design guidelines necessary to ensure that further development in the Echo Point precinct is sympathetic to the predominant character, environmental quality and residential amenity of the area.

3 Objectives

The principle objectives of this Plan are:-

- (a) To ensure new development is compatible with the existing built form, and in particular that tourist oriented development permissible under existing zonings is of minimal impact and of low visual intrusiveness in the precinct.
- (b) To create an Urban Conservation Precinct along the streetscapes of Lurline and Katoomba Streets, between Warialda Street and Birdwood Avenue, in recognition of the heritage value provided by the predominant character of the area.
- (c) To provide strict guidelines applicable to any redevelopment and restoration of the historic Lilianfels House site and surrounding street block bounded by Panorama Drive, Lilianfels Avenue and Echo Point Road.
- (d) To provide management guidelines for the future upgrading of the major public reserves at Echo Point.

4 Land to which the Plan Applies:

This plan applies to all land within the area edged heavy black on the attached map titled - "Design Guideline Precincts".

5 Relationship to Other Planning Instruments:

This plan is supplementary to Blue Mountains Local Environmental Plan Nos. 4,.....,....., and Council's policies for Advertising Signs and Off-Street Parking.

6 Development Controls

6.1 Area 1

The block bounded by Lilianfels Avenue, Panorama Drive and Echo Point Road (containing Lilianfels House).

Any development of this block shall ensure the following:

Siting Parameters

- (a) a minimum curtilage of 30 metres shall be retained around Lilianfels House in which area no new above ground development will be permitted;

- (b) stands of mature trees, including street planting's, are to be preserved;
- (c) the Lilianfels House garden, and its principal elements (paths, hedges, gazebos) shall be fully restored;
- (d) a minimum setback of 10 metres shall be observed for all new buildings to any road frontage;
- (e) vehicular access-ways shall not be created on or within 15 metres of a corner. Vehicular access to any new development is to be restricted to Echo Point Road and/or Panorama Drive.
- (f) full landscaping of the development site in accordance with professionally prepared plans to be approved by Council, utilising predominant exotic planting's and elements characteristic to the locality.
- (g) no more than 30% of the surface area of the land shall be developed with buildings. No more than 10% of the surface area is to be hard paved.

Site Usage

- (a) Uses or activities deemed to be noisy or disruptive to the residential amenity of the area will not be permitted.
- (b) It will be Council's intention to limit the nature of development which may occur on this land to low-key, guest house style tourist accommodation and associated facilities and restaurant or tea room. No shops of any kind will be allowed.
- (c) No part of the land shall be redeveloped, for other than detached dwelling purposes, unless it is proposed that Lilianfels House and grounds are to be conserved and fully restored. No new building work is to commence until the restoration work on Lilianfels house is substantially commenced.
- (d) Any new development which proceeds on the basis of (iii) above shall not be occupied or used until the full restoration of Lilianfels House, its grounds and outbuildings have been achieved.
- (e) No new building development will be permitted north of Lilianfels House on the Lilianfels House property.

Architectural Design

- (a) For new development located to the west of Lilianfels House property, each section of building, or separate buildings, shall be no larger than Lilianfels House (ie. approximately 20 m x 20 m) or exceed three storeys in height above natural ground level. Three storeys will only be permitted if the upper floor, with dormers, is within a pitched roof space. Any car parking level or storage area shall in this instance count as a storey, except where carparking is undergrounded or in a basement, the roof of which is below existing ground level.

No new building shall exceed the maximum height above ground level of Lilianfels House, or visually dominate it or surrounding roadways.

Existing views from adjacent residences to the south shall be maintained.

- (b) New development which is to be located to the east of the Lilianfels House property shall not exceed two storeys in height, where the second storey is contained within a pitched roof space. Their design and siting should conform to the requirements later herein specified for the "Urban Conservation Precinct".
- (c) Any new development shall incorporate a similar architectural expression, ie. wide eaves, wide verandahs, same pitch on roof, delicate timber trim, small pane windows, bay windows, similar materials and colours as is reflected by Lilianfels House.
- (d) The intent of the design guidelines for Urban Conservation Areas (later herein specified) should be generally observed.

Section 94 contribution

Any redevelopment of the land will require the developer to contribute to the upgrading of Lilianfels Park opposite.

On-Site Parking

- (a) All parking demands generated by any new development shall be met and fully provided on-site.
- (b) Two-thirds of the total off-street parking to be provided in any new development shall be basement parking or be fully underground. This requirement does not apply to the restoration and adaptive re-use of Lilianfels House if this were to proceed as an independent and isolated proposal.
- (c) Major redevelopment of the land will necessitate the provision of tourist coach parking on-site.

Conservation Plan

- (a) Any re-use or restoration of Lilianfels House shall be executed in accordance with a detailed Conservation Plan to be prepared by a qualified heritage consultant architect and is to be approved by the NSW Heritage Council.
- (b) The Conservation Plan shall address and identify all elements previously associated with the Lilianfels House property, including Lilianfels Park.

Directors Concurrence

Any development of the land for other than normal residential purposes will require the consent of the Director, Department of Environment and Planning.

6.2 Area 2

Kedumba Emporium

The following controls have been prepared with the specific intention to permit minimal extension of this building only as a means by which significant improvement can be achieved to the appearance of this building.

- (a) Any new development shall be predominantly single storey and no higher than the existing structure, to maintain a scale and the views which exist at present.
- (b) The design should be sympathetic to the character of Lilianfels House. A particularly high standard of architectural design will be required for any redevelopment or extension. (See guidelines for Lilianfels House and surrounding street block above).
- (c) The colours and materials of external walls should be sympathetic to the environment of the Echo Point precinct. Suitable colours for walls would be buff or light stone (avoiding white and dark colours), deep green, deep grey or olive (avoiding light colours). Suitable materials for walls would be painted weatherboard, rendered and painted brickwork or blockwork, or sandstone, and for roofs corrugated sheet metal, ribbed sheet metal, or slate or tiles, (avoiding reflective surfaces).
- (d) Provision for parking and service access shall not be made on-site. A monetary contribution towards provision of parking generated may be sought by Council.
- (e) Landscaping work will be required and it shall be consistent with the landscaping design guidelines for the precinct.
- (f) The pedestrian and planting axis to Lilianfels House should become a strong design element influencing any rebuilding or remodelling of the Emporium.

6.3 Area 3

Urban conservation precinct, Lurline and Katoomba Streets.

It is essential for new development in this area to be compatible with the predominant heritage and domestic character of the precinct, particularly that typified by the numerous, high quality Federation style houses present.

The following guidelines outline the general design approach that should be taken into account in the formulation of applications for the extension, alteration or erection of dwellings and other buildings in the designated Urban Conservation Precinct.

Design Guidelines

- (a) Relationship to Neighbouring Buildings - an established prevalence of verandahs, hip roofs, timber cladding or other major architectural elements must be considered so that existing features and details representing the dominant character in a locality or street can form the basis for new work.
- (b) Heights - any new works should complement existing adjacent development in height to ridge line.

Building heights shall be limited to single storey, where parking levels and storage areas count as a storey. Two storey development will only be permitted if the upper storey, with dormers, is within a pitched roof space.

- (c) Mass and Scale - new structures should not dominate or compete with those existing. The treatment of facade elements such as windows, walling, verandahs etc. should be in keeping with the predominant proportions of existing buildings. Streetscape qualities should be preserved.

The building mass of new developments shall be broken into elements of no more than 10 m in any dimension to ensure an appropriate scale results.

- (d) Roof form - roof form should relate to neighbouring examples. Usually, roofs should reiterate those of the day with positive pitch (30° to 40°) in hipped, gabled and chimney forms. Flat roofs are generally inappropriate unless concealed by a parapet. Roof cladding is also important - many modern terra-cotta and concrete tile products are unsuitable.
- (e) Windows and Doors - size, proportion and location of fenestration is important and should generally reflect that of neighbouring buildings. The verticality of windows should be preserved, whilst both doors and windows can be grouped together in bays to provide large glass areas if required (eg. French doors and side lights).

The use of modern aluminium frame windows is usually inappropriate. Preference should be given to painted, timber frames.

- (f) Verandahs - a distinctive element of 19th and early 20th century design was the use of timber column supported verandahs. Their simple forms and strong shadowing effect produce a dominant element in any building facade. Width of overhang can be varied to suit the measure of climatic control required. Verandahs need not return around all sides of a building to provide a desirable appearance.

Timber support posts were usually approximately 150 x 150 mm square, some having chamfered edges.

- (g) Wall and Roof Claddings - most modern building materials (including most styles of brickwork) are unsympathetic to 19th and early 20th century materials and finishes. Rendered and painted walls were common. Face brickwork, where used, was generally simple, utilising plain dry pressed 'commons'.

Weatherboards or rendered and painted blockwork/brickwork are suitable. Corrugated iron and fibre cement dark coloured shingles are appropriate roofing materials. Any cladding material should generally be sympathetic to the era and style it is to reflect.

- (h) Traditional 'heritage' colour schemes should be followed - usually a stone colour was chosen for walling with a dark colour for architectural trim. Most metal 'colourbond' colours are not appropriate.

- (i) Detail/ornament - various items of architectural detail such as chimney pots, window shutters, column brackets, finials, carved barge boards, etc may be borrowed from neighbouring buildings to form a stronger visual link. However, as a general rule, new structures should not possess excessive 'eye-catching' detail, but rather should be simplified as much as possible to maintain an unobtrusive nature (eg. in the Blue Mountains, wrought iron lacework was rarely used and therefore should be avoided).
- (j) Buildings are to be constructed on solid brick or stone bases surrounding sub-floor areas.
- (k) Front fences should be of brick, timber picket or hedges.
- (l) Some typical 19th/early 20th century details present in the Mountains are:-
 - fence and balustrade railings of vertical or diagonal forms (not horizontal).
 - windows of timber, usually double hung.
 - doors of panelled construction.
 - weatherboarding and timberwork dressed and painted.
 - circular downpipes.
 - chimney stacks and pots
 - fret-worked timber barge boards.
 - timber supported window canopies.
- (m) Overall, new work does not have to slavishly reproduce the old, but it should not conflict in character or scale. Subtlety is often better than the 'mirror-image' reflection approach. When considering the shape, colour and finish of elements, ensure that they will not detract from the continuity of the streetscape and detail in the area.

Landscaping

In older, established areas the landscape often dominates the built environment. This quality should be conserved.

Existing planting's, mature trees and dominant garden elements are to be generally maintained. This is of particular importance in front setback areas.

Site landscaping of new developments is particularly important and should repeat elements of existing planting's in the locality. A strong preference should be given to exotic species.

Site Constraints

Development shall observe a minimum 10 metre setback to front road boundaries. This area shall be fully landscaped utilising exotic planting's

prevalent in the locality. Detailed and professionally prepared site landscaping plans will be required.

The maximum area of any site which is to be developed with buildings is 30%. No more than 10% of the site is to be hard paved.

On site parking

All on-site parking shall be provided behind the building line, and screened from view from roads. All parking demands generated by developments shall be met fully on-site.

Existing Buildings (Dwellings)

Where uses on developed sites for other than normal residential occupation are proposed, priority shall be given to the conservation, adaptive re-use and restoration of existing dwellings.

The demolition of existing buildings will generally not be permitted unless, in the opinion of the Council, the subject building does not contribute in any fundamental way to the character and value of the streetscape.

Existing Motels

The existing motels in this precinct are discordant elements and their sympathetic redevelopment is encouraged, to provide a more domestic scale (ie. no section larger than a normal house - 10 m x 15 m), two storeys height limit, building form as outlined above, parking underground or out of sight of the road, driveway entrances domestic scale (ie. 3 m wide) substantial tree planting, limiting signs to one naming the motel 1.5 m square maximum size, externally illuminated. Vehicular access should be limited to Katoomba Street and Lurline Street.

Summary

It is the buildings and landscaping in an area that establish its distinctive character. Poor development disrupts the unity of groups of buildings and will resultantly spoil the existing character.

New structures do not have to imitate their neighbours exactly. The design can be modernistic, however, the board effect should be similar and the character sympathetic to existing development, even though modern materials may be used.

Simple, well designed buildings can have significant social, historic, visual and financial value.

The points outlined above are considered highly important in the conservation of the special qualities prevalent in the Echo Point Area and specific urban conservation area.

6.4 Area 4

Echo Park

Echo Park is used by large numbers of people. Its primary role as a setting for the outstanding views will be enhanced if the following requirements are incorporated into the management of the park:

- (a) Vehicular movement is to be separated from pedestrian movement within the park.
- (b) Views of parking areas should be screened.
- (c) Access for physically disabled persons to the park facilities should be provided.
- (d) Materials are to be used which are similar to those found in the locality for the construction of retaining walls, pathways and park furniture (eg. sandstone, hardwood).
- (e) Exotic plants are to be replaced with plant species indigenous to the locality.
- (f) A woodland vegetation structure throughout the park is to be established.
- (g) Buildings in this area shall be limited to those associated with the Tourist Information Centre including rebuilding, extension or alteration to the Tourist Information Centre for the purpose of providing improved facilities for visitors to Echo Point. Additional buildings for commercial development including the use of the existing under ground shelter shed will not be permitted.
- (h) Directional and interpretive signs to enable an appreciation of the area's recreational resources and its natural features are to be established in conjunction with the National Parks and Wildlife Service.
- (i) Exotic weeds in the park will be controlled.
- (j) The dominance of the motor vehicle in the park is to be substantially diminished. Ways of reducing the extent of vehicular access-ways will be investigated.
- (k) A high level of maintenance for the park should be provided.

6.5 Area 5

Lilianfels Park

The following steps will be necessary to conserve the historic grounds of Lilianfels House and to provide a proper setting for the house, as well as providing recreational facilities and settings for visitors:

- (a) all heritage items relating to the development of Lilianfels House prior to 1920 are to be identified, protected and restored.
- (b) Only limited facilities (shelters, tables, barbeques) for the use of the area for picnicking are to be retained and upgraded.

- (c) Those structures within the park which are not designed in a style consistent with the period of construction of Lilianfel's House should be screened from view or ultimately removed.
- (d) No further provision of parking areas to that which is currently existing is to be provided.
- (e) Directional and interpretative signs to enable an appreciation of the parks heritage features including access tracks to Lady Darley's lookout should be established.
- (f) Exotic weeds within the indigenous bushland areas of the park are to be controlled or ultimately removed.
- (g) Mature exotic planting's of the park should be reinforced with supplementary planting where appropriate.
- (h) Children's playground equipment is to be rationalised.
- (i) A high level of maintenance for the park should be provided.

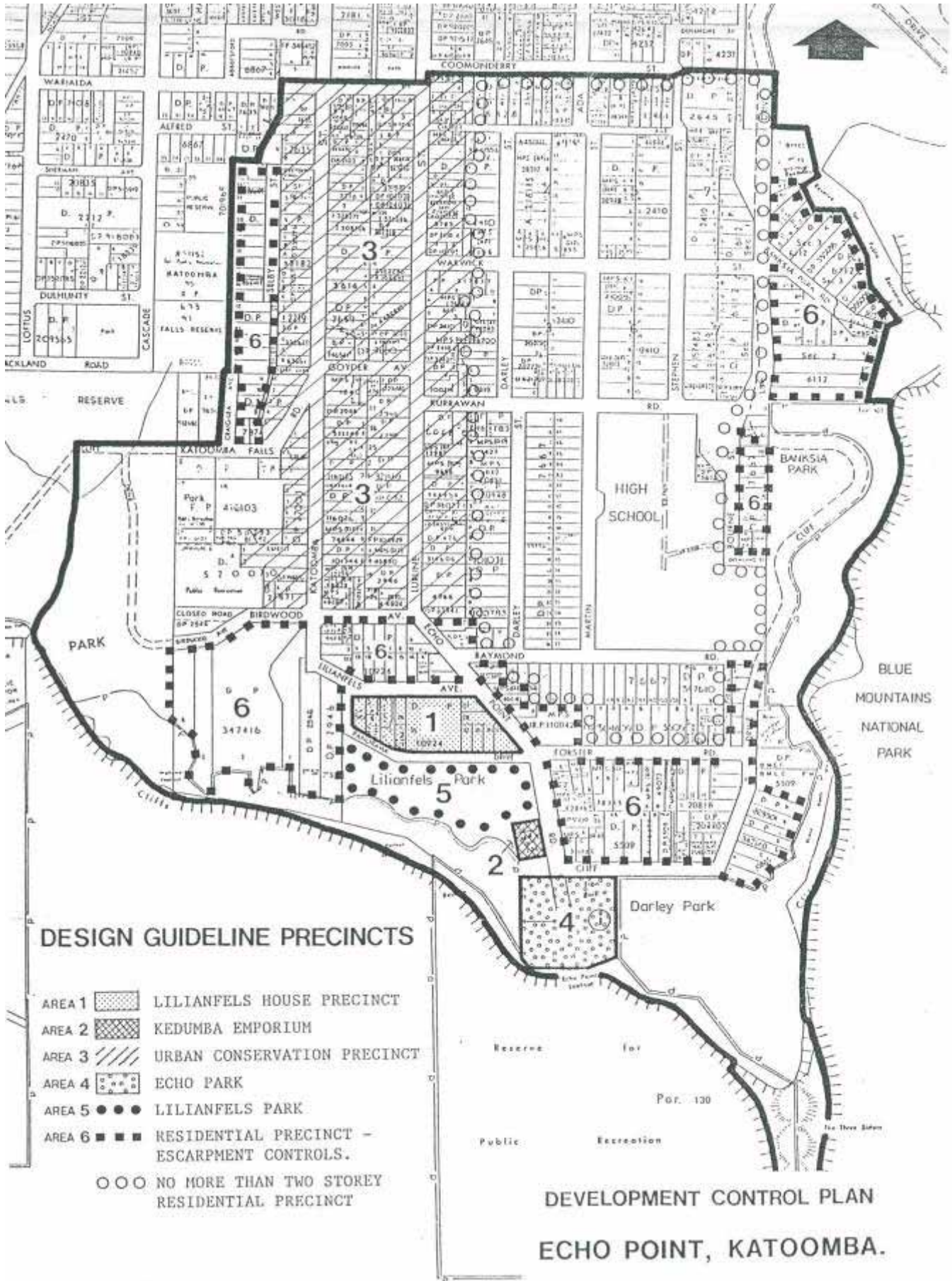
6.6 Area 6

Residential Precinct - Escarpment Controls

In order to maintain the visual integrity of the escarpment and to minimise the dominance of structure, all development in this Area shall comply with the following requirements:-

- (a) For the purpose of Council's proper consideration of an application for:
 - (i) consent to the development of land within Area 6, the Council may require the applicant to furnish plans and details showing:
 - the type and location of the existing vegetation on the site,
 - the proposed landscaping of the site in relation to the buildings or works proposed to be erected or carried out, and
 - the number, type and location of trees and shrubs which are to be retained or planted on the site, or
 - (ii) consent to the clearing, on land within Area 6, of vegetation or trees, the Council may require the applicant to furnish plans and details showing:
 - the extent of the proposed clearing of the site,
 - the extent of any landscaping of the site which is proposed to be carried out, and
 - the number, type and location of trees and shrubs which are to be retained or planted on the site.

- (b) The Council shall not consent to the carrying out of development on land in Area 6, unless it has made an assessment of:-
- (i) the type of materials to be used in any proposed building or work,
 - (ii) the height of any proposed building, and
 - (iii) the proportion of the site which is to be covered with by any building,
 - (iv) to which the development application relates.
- (c) Council will not consent to a building being erected on land within Area 6, if that building:
- (i) has a height, when measured from any point of the building to the natural ground level of the site immediately below that point, of more than 8 metres,
 - (ii) occupies more than 55 percent of the area of the site, or
 - (iii) does not have dark toned or dark coloured materials of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality. (Note: this provision may not necessarily operate to prohibit the use of materials other than prescribed materials, if the use of those other materials is necessary for the purpose of complying with Ordinance 70 made under the Local Government Act, 1919, or may not necessarily apply where, in the opinion of the Council, the use of a material other than a prescribed material would, by reason of the topography of the site, have no detrimental effect on the visual appearance of the escarpment.)
- (d) The Council may consent to:
- (i) the alteration or enlargement of:
 - an existing building, or
 - a building ancillary to an existing building,
 - on land in Area 6, if the existing building or the building ancillary to the existing building has external surfaces of other than the prescribed materials referred to in (c) (iii) above, or
 - (ii) the use of the external surface of a building on land in Area 6, of materials other than the prescribed materials, if the total surface area of those materials does not exceed 10 per cent of the external surface area of the building.
- (e) A material which is a prescribed material shall not be used in connection with the carrying out of development on land in Area 6 unless, in the opinion of the Council, that material blends with the landscape of the site and its surroundings.



DESIGN GUIDELINE PRECINCTS

- AREA 1 LILIANFELS HOUSE PRECINCT
- AREA 2 KEDUMBA EMPORIUM
- AREA 3 URBAN CONSERVATION PRECINCT
- AREA 4 ECHO PARK
- AREA 5 LILIANFELS PARK
- AREA 6 RESIDENTIAL PRECINCT - ESCARPMENT CONTROLS.
- NO MORE THAN TWO STOREY RESIDENTIAL PRECINCT

**DEVELOPMENT CONTROL PLAN
ECHO POINT, KATOOMBA.**