

Part G ▶ Site-Specific Controls

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

Chapter G8
252-254 New South Head Road, Double
Bay

Part G ▶ Site-Specific Controls

CHAPTER G8 APPROVED ON **XXXXX**

AND COMMENCED ON **XXXXX**

Chapter G8 ▶ 252-254 New South Head Road, Double Bay

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G8.1 Introduction

G8.1.1 Background

Land at 252-254 New South Head Road, Double Bay, is zoned R3 Medium Density Residential under the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). The site was subject to a Planning Proposal to increase the maximum height of building and floor space ratio (FSR) development standards for the site. This Planning Proposal was approved by the Sydney Eastern City Planning Panel, and issued a Gateway Determination by the NSW Department of Planning Industry and Environment on 15 December 2021.

The amendments to the Woollahra LEP 2014 set out a maximum building height of 22m with a secondary maximum frontage height at RL 45.90, and floor space ratio (FSR) or 2.6:1 for the land.

It is envisaged that the land will be redeveloped for a residential purpose. The LEP controls permit medium density residential development. The controls in this chapter seek to guide development on the land.

G8.1.2 Land where this chapter applies

This chapter applies to land known as 252-254 New South Head Road, Double Bay, described as SP11702, as identified on the plan below.

FIGURE 1 Subject Site



G8.1.3 Development to which this chapter applies

This chapter applies to development requiring consent under Woollahra LEP 2014.

G8.1.4 Objectives

The objectives of this chapter are:

- O1 To facilitate development that is permissible under the provisions of Woollahra LEP 2014.
- O2 To guide the design and location of development to address the amenity of adjoining properties.
- O3 To facilitate a building interface that is an appropriate height, bulk and scale in the New South Head Road streetscape.

G8.1.5 Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to the development proposal, including:

- ▶ Part B: Chapter B1 Residential Precincts (Double Bay Precinct)
- ▶ Part B: Chapter B3 General Development Controls
- ▶ Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

In the event of any inconsistency between this chapter and the other chapters, this chapter prevails unless otherwise specified.

G8.1.6 Relationship to other documents

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development

The New South Wales Government's State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) is a mandatory consideration for development applications involving a residential flat building that is 3 or more storeys and contains 4 or more self-contained dwellings.

SEPP 65 contains principles for good design and provides guidance for evaluating the merit of design solutions, and is supported by the Residential Flat Design Code 2002. The Code contains detailed information about how development proposals can achieve the design quality principles in the SEPP, addressing matters such as building separation and building configuration.

Where SEPP 65 applies, the development application must be accompanied by a design verification from a qualified designer, confirming that:

- ▶ he or she designed, or directed the design, of the development; and
- ▶ the design quality principles set out in SEPP 65 are achieved for the development.

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G8.2 Development Controls

G8.2.1 The siting of development

Objectives

- O1 To ensure that the siting of development does not unreasonably impact on the amenity of adjoining properties.
- O2 To provide private open space and deep soil planting areas at the rear of buildings.

Controls

- C1 The rear setback of a built form on site is to have minimum dimensions as outlined in Objective 3F-1 of the Apartment Design Guide (see **Figure 2**).

FIGURE 2 Rear Setback Dimensions as per ADG

Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

- C2 Architectural features, such as window protrusions and the like, are acceptable in the side setback along the south-western boundary, providing they occupy no more than 40% of the setback zone and that privacy impacts are addressed.

G8.2.2 Building envelope and articulation

Objectives

- O1 To mitigate perceived bulk, scale and visual impact of buildings as viewed from New South Head Road and from adjoining properties.
- O2 To ensure that buildings are well articulated and positively contribute to the New South Head Road streetscape.

Controls

- C1 The height of the built form is to be maximum 22m, with the exception of the secondary height control at the front portion of the site which is to have a maximum height at RL 45.90.
- C2 The secondary height control can be enacted through one of two options:
- Option A: RL 45.90 AHD within an area 11m perpendicular to both the southern and south-eastern boundaries (see **Figure 3**); or
 - Option B: RL 45.90 AHD within an area south of a line 5m from the southern and south-eastern boundaries, running across the site (see **Figure 4**).
- C3 The building has a maximum unarticulated wall lengths as outlined in Chapter B3 - General Development Controls of the Woollahra DCP 2015.
- C4 Balconies and windows are to be incorporated on the front façade to articulate the built form.

FIGURE 3 Secondary Height Control (Option A)

Note: Indicative Built Form Only within Area A

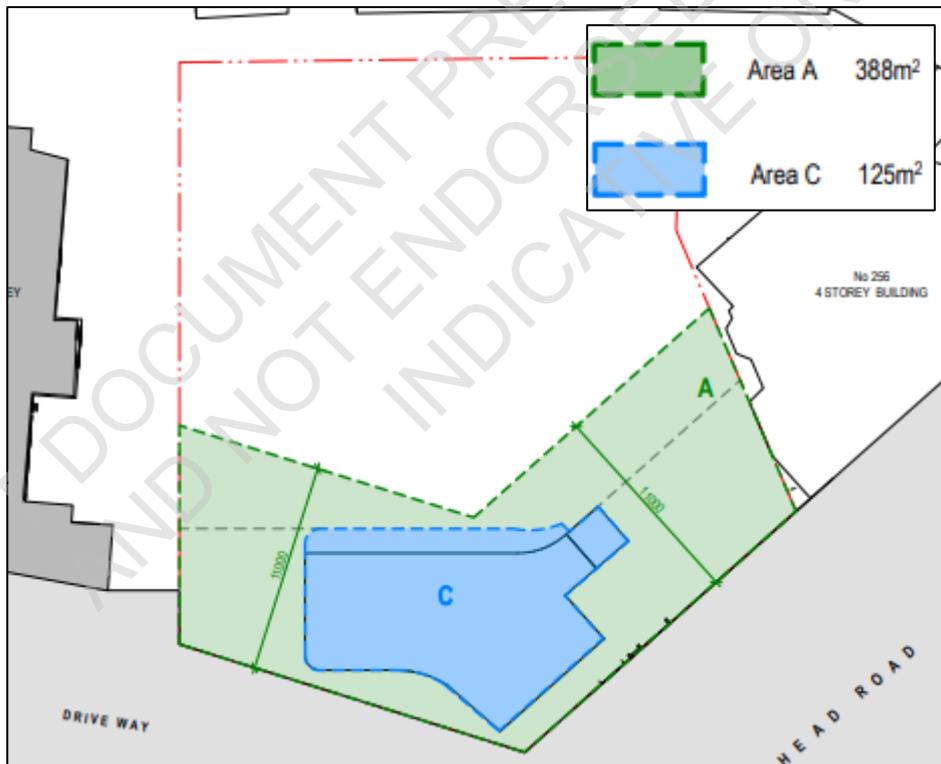
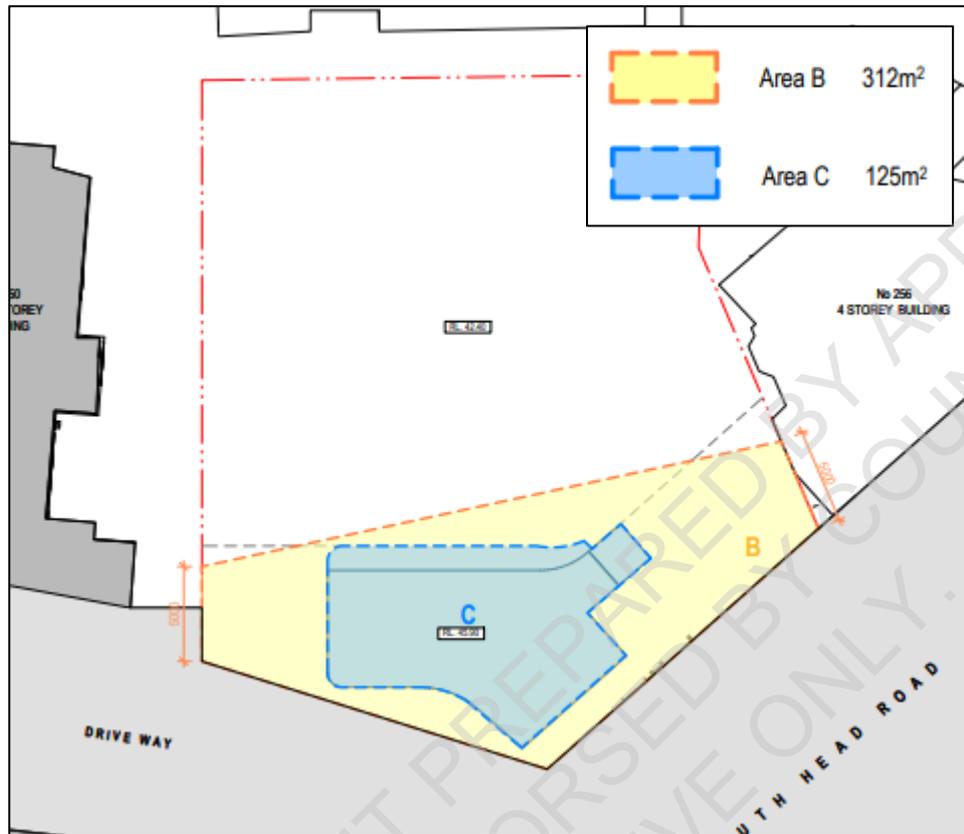


FIGURE 4 Secondary Height Control (Option B)

Note: Indicative Built Form Only within Area B



G8.2.3 Deep soil landscaped area and tree canopy

Objectives

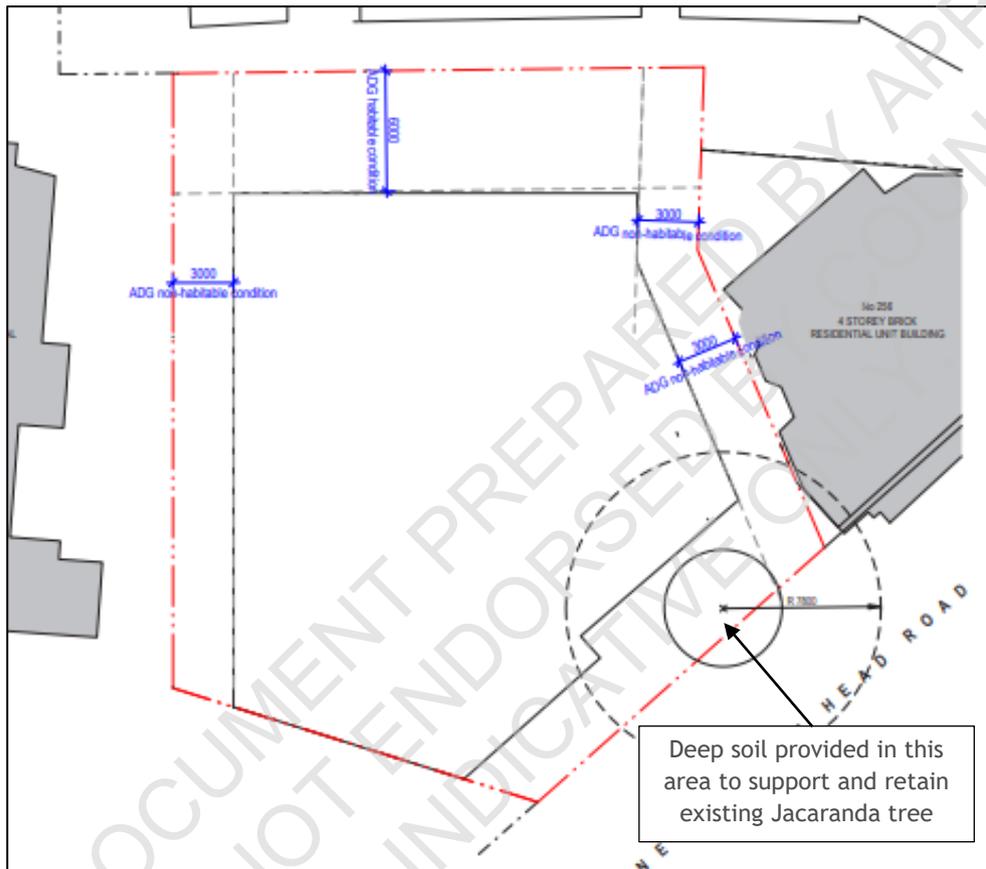
- O1 To provide sufficient deep soil landscaped area to support substantial plantings and trees.
- O2 To provide for on-site stormwater absorption.
- O3 To ensure landscaping contributes to visual privacy for neighbouring development.

Controls

- C1 The site is to maintain a minimum deep soil landscaped area at ground level in accordance with Objective 3E-1 of the Apartment Design Guide, which equates to minimum 7% of site area with minimum dimensions of 3m.
- C2 Existing palms at the front of the site are to be relocated to the rear setback.

- C3 Maintain adequate deep soil at the front of the site to retain the existing Jacaranda Tree abutting New South Head Road (see **Figure 5**). This may be soil below an elevated built form (e.g. entry deck).
- C4 Screen planting is to be incorporated along the full extent of the rear boundary, and where possible on the side boundaries.

FIGURE 5 Area of deep soil maintained at front of site



G8.2.4 Apartment mix

Objectives

- O1 To provide a variety of apartment types to support diverse household types and stages of life.
- O2 Include apartment sizes that encourage affordable housing, in accordance with the aims of the Woollahra Local Housing Strategy and Policy 2021.

Controls

- C1 A proposed development on the subject site is to achieve the apartment mix range outlined in Table 1 below:

Table 1 Apartment Mix Range

Apartment Type	Range
Studio	10% - 40%
1 Bed	25% - 40%
2 Bed	20% - 55%
3 Bed	0% - 10%

G8.2.5 Environmental impacts

Objectives

- O1 To minimise overshadowing to living rooms and private open space of adjoining properties.
- O2 To ensure adequate acoustic and visual privacy for occupants and neighbours.
- O3 To minimise the impacts of private open space.
- O4 To encourage view sharing as a means of ensuring equitable access to views from private property.

Controls

- C1 The proposal, with consideration of the controls contained in this Site Specific DCP, is to achieve compliance with the controls relating to overshadowing, visual and acoustic privacy, and view sharing contained in Chapter B3 - General Residential of the Woollahra DCP 2015.