



# Woollahra Local Environmental Plan 1995 (Amendment No 30)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S00/00789/S69)

ANDREW REFSHAUGE, M.P.,  
Minister for Planning

## 2002 No 937

Clause 1 Woollahra Local Environmental Plan 1995 (Amendment No 30)

---

# Woollahra Local Environmental Plan 1995 (Amendment No 30)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Woollahra Local Environmental Plan 1995 (Amendment No 30)*.

### 2 Aims of plan

The aims of this plan are:

- (a) to rezone the Double Bay Post Office site at 469/473 New South Head Road, Double Bay from Zone No 2 (b) (the Residential “B” Zone) to Zone No 3 (a) (the General Business “A” Zone) and apply a maximum floor space ratio of 2.5:1 to the site, and
- (b) to amend the floor space ratio of certain properties in the Double Bay Commercial Centre, and
- (c) to omit the bonus floor space provisions for development in the Double Bay Commercial Centre, and
- (d) to insert a new objective relating to water conservation.

### 3 Land to which plan applies

This plan applies to the following land:

- (a) to the extent that it relates to Schedule 1 [1]—the land to which *Woollahra Local Environmental Plan 1995* applies, and
- (b) to the extent that it relates to Schedule 1 [2]—298, 302, 304, 304A, 306/310, 312/314, 357/359, 365, 376/382, 408/410, 412, 414/420, 422/424, 465/467, 469/473 New South Head Road, Double Bay, 26, 28, 30/36, 40/48, 43, 45A, 49, 55 Bay Street, Double Bay, 1 Guilfoyle Avenue, Double Bay and 53 Cross Street, Double Bay, and

- 
- (c) to the extent that it relates to Schedule 1 [3]—the land shown edged heavy black on the map marked “Woollahra Local Environmental Plan 1995 (Amendment No 30)—Density Map” deposited in the office of Woollahra Council, and
  - (d) to the extent that it relates to Schedule 1 [4]—the land shown by distinctive colouring on the map marked “Woollahra Local Environmental Plan 1995 (Amendment No 30)—Land Use Map” deposited in the office of Woollahra Council.

**4 Amendment of Woollahra Local Environmental Plan 1995**

*Woollahra Local Environmental Plan 1995* is amended as set out in Schedule 1.

## 2002 No 937

Woollahra Local Environmental Plan 1995 (Amendment No 30)

Schedule 1 Amendments

---

### Schedule 1 Amendments

(Clause 4)

#### [1] Clause 2 The aims and objectives of this plan

Insert at the end of clause 2 (2) (m):

, and

(n) to promote and encourage water conservation.

#### [2] Clause 11 Floor space ratios

Omit clause 11 (3) and (4). Insert instead:

- (3) Notwithstanding subclause (1), the floor space ratio of any building or buildings erected or proposed to be erected on 298, 302, 304, 304A, 306/310, 312/314, 357/359, 365, 376/382, 408/410, 412, 414/420, 422/424, 465/467, 469/473 New South Head Road, Double Bay, 26, 28, 30/36, 40/48, 43, 45A, 49, 55 Bay Street, Double Bay, 1 Guilfoyle Avenue, Double Bay or 53 Cross Street, Double Bay may exceed the floor space ratio provided on the density map in respect of the property if:
  - (a) the floor space ratio of the building or buildings does not exceed 3.0:1, and
  - (b) the Council consents to the building or buildings having the floor space ratio.
- (4) The Council may grant consent for the purpose of subclause (3) (b) if it is satisfied that the building or buildings:
  - (a) will enhance the spatial definition of the spaces they address, and
  - (b) will, through articulation and distribution of massing, create strong corner buildings, and
  - (c) appropriately address street geometry, topography, sight lines and the design of skyline elements.

#### [3] Schedule 1 Definitions

Insert at the end of the definition of *density map*:

Woollahra Local Environmental Plan 1995 (Amendment No 30)—  
Density Map

**2002 No 937**

Woollahra Local Environmental Plan 1995 (Amendment No 30)

Schedule 1 Amendments

---

**[4] Schedule 1, definition of “land use map”**

Insert at the end of the definition:

Woollahra Local Environmental Plan 1995 (Amendment No 30)—  
Land Use Map

BY AUTHORITY

---