



New South Wales

Woollahra Local Environmental Plan 2014 (Amendment No 30)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

DAVID McNAMARA
As delegate for the Minister for Planning

Woollahra Local Environmental Plan 2014 (Amendment No 30)

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1 Name of Plan

This Plan is *Woollahra Local Environmental Plan 2014 (Amendment No 30)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to SP 11702, 252–254 New South Head Road, Double Bay.

4 Maps

The maps adopted by *Woollahra Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Woollahra Local Environmental Plan 2014

[1] Clause 4.3C

Insert after clause 4.3B—

4.3C Exceptions to building heights (Area K—252–254 New South Head Road, Double Bay)

- (1) The objectives of this clause are as follows—
 - (a) to ensure new development is consistent with the desired future character of the neighbourhood, surrounding buildings and the streetscape,
 - (b) to protect the visual privacy and amenity of nearby residences,
 - (c) to protect views and vistas that are in the public domain.
- (2) This clause applies to land identified as “Area K” on the Height of Buildings Map.
- (3) Despite clause 4.3, the height of a building on land to which this clause applies must not be more than RL 45.90m if the building is within 11m of—
 - (a) the southern boundary of the land, adjoining the driveway of SP 4585, 248–250 New South Head Road, or
 - (b) the south-eastern boundary of the land, adjoining New South Head Road.

[2] Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Development of land at 252–254 New South Head Road, Double Bay

- (1) This clause applies to SP 11702, 252–254 New South Head Road, Double Bay.
- (2) Development consent must not be granted for development on land to which this clause applies unless a development control plan has been prepared for the land that provides for the following—
 - (a) built form and building façade articulation controls to—
 - (i) ensure the scale of development is compatible with adjoining development, and
 - (ii) enhance the streetscape of New South Head Road,
 - (b) setbacks,
 - (c) height of buildings in storeys,
 - (d) vehicular access to and from New South Head Road,
 - (e) a mix of apartment types, including the number of bedrooms in each apartment,
 - (f) deep soil zones to support tree canopies and the planting of vegetation screens,
 - (g) management of environmental impacts, including overshadowing and visual and acoustic privacy,
 - (h) view sharing.