

9 Cooper Park Road, Bellevue Hill Development Control Plan

21 JUNE 1995



Contents

1.	Introduction	1
1.1	Name of this plan.....	1
1.2	Where the plan applies.....	1
1.3	Operation of this plan.....	1
1.4	How this plan is to be applied.....	1
1.5	Local Environmental Plans applying to the land.....	1

2.	Relationship of this plan to other development control plans	1
3.	Aims and objectives	2
4.	Requirements	2

1. Introduction

1.1 Name of this plan

This plan is called the Development Control Plan for No.9 Cooper Park Road, Bellevue Hill.

1.2 Where the plan applies

This plan applies to the land in Bellevue Hill edged heavy black on Map A to this plan being Lot 4 in DP 221869 and known as No.9 Cooper Park Road, Bellevue Hill (formerly the Bellevue Hill Bowling Club land).

1.3 Operation of this plan

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979 and accompanying Regulation.

This plan was approved by the Council on 13 June 1995 and came into force on 21 June 1995 in accordance with clause 20(4) of the Environmental Planning and Assessment Regulation 1994.

1.4 How this plan is to be applied

The provisions of this plan shall be applied to all applications for consent for development on the land to which this plan applies.

1.5 Local Environmental Plans applying to the land

The planning instrument applying to the land to which this plan applies is Woollahra Local Environmental Plan 1995.

2. Relationship of this plan to other development control plans

This plan is to be read in conjunction with other Development Control Plans applying to land within the Municipality namely:-

- The Residential Development Control Plan;
- The Woollahra Parking Development Control Plan.

The provisions of the Woollahra Section 94 Contributions Plan do not apply to residential development on the land to which this plan applies for development involving not more than 27 dwellings.

3. Aims and objectives

The aims and objectives of this plan are:-

- a. to provide more detailed controls for the development of land to which Woollahra Local Environmental Plan 1995 applies;
- b. to restrict the maximum number of dwellings on the land zoned Residential 2(b) to 27 dwellings;
- c. to exclude the land from the application of the Woollahra Section 94 Contributions Plan for development involving 27 or less dwellings, this on the basis of dedication of part of the site for public open space; and
- d. to specify requirements for the provision of landscape mounding along the south-western boundary of the land in order to protect the amenity of the neighbouring lands.

4. Requirements

- 4.1 This section applies to that part of the land zoned Residential 2(b)
- 4.2 Residential development on the land is to comply with the objectives and requirements of the Council's Residential Development Control Plan relating to height, floor space ratio, siting of development, private open space, building form and external material, colours and finishes.
- 4.3 Residential development on the land is to comply with the requirements and objectives of the Council's Development Control Plan for Off-Street Car Parking Provision relating to provision of on-site parking for residents and visitors, and for relevant parking area standards applicable to residential buildings.
- 4.4 In order to protect the visual and aural privacy of properties to the south-west of the site, being No.s 19-27 Cooper Park Road, a landscaped earth mounding to a height of not less than 1.5 metres and a width of not less than 3 metres is to be established along the south-western boundary of the land.

Details of such works are to be submitted in conjunction with any application for residential development of the land.
- 4.5 The provisions of the Woollahra Section 94 contributions Plan do not apply to residential development on the land to which this plan applies for development involving not more than 27-dwellings.
- 4.6 In order to protect sunlight access to properties known as 19 to 27 Cooper Park Road, the siting of any development adjacent to the south-western boundary of the land should result in minimal change to the existing sunlight access to private open space of those properties as measured at Midday in Mid-Winter.

Map A – Development Control Plan, No. 9 Cooper Park Road, Bellevue Hill

