

## Annexure 1

### Site information and rationale for development standard amendments

In complying with the Standard LEP format, all residential and business zones require the application of particular development standards. The table below identifies which development standards should apply to the residential and business zones in Draft LEP 2013.

R2 Low Density Residential	R3 Medium Density Residential	Business zones (B1, B2 and B4)
<ul style="list-style-type: none"><li>• Minimum lot size</li><li>• Height (<i>except Paddington Heritage Conservation Area</i>)</li></ul>	<ul style="list-style-type: none"><li>• Minimum lot size</li><li>• Height</li><li>• FSR</li></ul>	<ul style="list-style-type: none"><li>• Height</li><li>• FSR</li></ul>

The following sites have one or more development standards omitted from the relevant map layer in Draft LEP 2013.

5(A) land being rezoned to R2 Low Density Residential			
<b>Site 1: 2 Cooper St, Paddington (aged care facility)</b>			
	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R2	R2
<i>Lot size:</i>	None	None	<b>230m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	N/A	N/A
<b>Rationale</b>			
<ul style="list-style-type: none"><li>• <i>Lot size:</i> We recommend a minimum lot size of 230m<sup>2</sup> which is consistent with the surrounding R2 zoned land.</li></ul>			
<b>Site 2: 109A Jersey Rd, Woollahra (place of public worship)</b>			
	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R2	R2
<i>Lot size:</i>	None	None	<b>230m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5
<i>FSR:</i>	None	N/A	N/A
<b>Rationale</b>			
<ul style="list-style-type: none"><li>• <i>Lot size:</i> We recommend a minimum lot size of 230m<sup>2</sup> which is consistent with the surrounding R2 zoned land.</li></ul>			

## 5(A) land being rezoned to R3 Medium Density Residential

### Site 3: 1 Greenoaks Ave and 57A Darling Point Rd, Darling Point (place of public worship)

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	5(a) Special Use (Church)	R3	No change
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	No change
<i>FSR:</i>	None	None	<b>0.9:1</b>

#### Rationale

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* To recognise the desired future character of the area, we will apply a similar FSR control to the adjoining lands. There are two FSR controls which apply to adjoining sites (1:1 and 0.9:1). Given that the site contains two heritage items, we recommend applying the lower FSR control of 0.9:1.

### Site 4: 2-6 Albert St, Edgecliff (aged care facility)

	WLEP 95	Draft LEP current	Draft LEP 2013 amended
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5
<i>FSR:</i>	None	None	<b>0.9:1</b>

#### Rationale

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* The FSRs that apply to adjoining land is 1.55:1. This FSR control is not appropriate as it is based on a maximum building height of 19.5m, not 9.5m. The existing building on the site conforms to the 9.5m height limit and has an FSR of approximately 0.9:1. We recommend applying an FSR of 0.9:1 to this site.

### Site 5: 10-14 Albert St, Edgecliff (place of public worship)

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	None	<b>0.65:1</b>

#### Rationale

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 0.65:1. This is consistent with the existing height control of 9.5m, and is the same as the control applied to the residential lands opposite the site (on the other side of Albert Street). The FSR control that applies to the land immediately adjoining the site is 1.55:1. However, this FSR is not appropriate as it is based on a maximum building height of 19.5m [not 9.5m].

**Site 6: 2 Carlisle St, Rose Bay (place of public worship)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	10.5m
<i>FSR:</i>	None	None	<b>0.75</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 0.75:1 which is consistent with the majority of the surrounding R3 zoned land.

**Site 7: 13 Ian St and 835 New South Head Rd, Rose Bay (place of public worship)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	10.5m
<i>FSR:</i>	None	None	<b>1:1</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 1:1 which is consistent with the adjoining R3 zoned land.

**Site 8: 17 Adelaide St, Woollahra (place of public worship)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	10.5m
<i>FSR:</i>	None	None	<b>0.65:1</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 0.65:1 which is consistent with the FSR applied to adjoining R3 zoned land.

**Site 9: 23 Nelson St, Woollahra (aged care facility)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	10.5m
<i>FSR:</i>	None	None	<b>0.9:1</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 0.9:1 which is consistent with the FSR applying to the adjoining R3 zoned properties.

**Site 10: 53A Ocean St, Woollahra (place of public worship)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5	<b>10.5m</b>
<i>FSR:</i>	None	None	<b>0.65:1</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land
- *Height:* We recommend a height of 10.5m which is consistent with the adjoining properties R3 zoned properties to the north.
- *FSR:* We recommend an FSR of 0.65:1 which is consistent with the FSR applying to the adjoining R3 zoned properties to the north.

**Site 11: 85 Ocean St, Woollahra (place of public worship)**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Special Uses	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	10.5m	10.5m
<i>FSR:</i>	None	None	<b>0.75:1</b>

**Rationale**

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *FSR:* We recommend an FSR of 0.75:1 which is consistent with the majority of the adjoining properties.

## R2 Low Density Residential zone

### Site 12: 2-16, 20-34, 1-27, 29-53 Flinton St and 62-74 Gipps St, Paddington

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	2(a)	R2	R2
<i>Lot size:</i>	None	None	<b>230m<sup>2</sup></b>
<i>Height:</i>	9m or 11.5m	9m or 11.5m	9m or 11.5m
<i>FSR:</i>	1.04 (aggregate)	Area 5 (clause 4.4)	Area 5 (clause 4.4)

#### Rationale

- *Lot size:* In WLEP 95 the former Royal Women's Hospital site does not have a minimum lot size. However, in Draft LEP 2013 we must apply a minimum lot size to all land zoned R2 Residential. We recommend a minimum lot size of 230m<sup>2</sup> which is consistent with other R2 zoned land in Paddington under Draft LEP 2013.

### Site 13: 19 Bayview Hill Rd, Vaucluse

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	Special Uses	R2	R2
<i>Lot size:</i>	None	None	<b>675m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	N/A	N/A	N/A

#### Rationale

- *Lot size:* This residential lot had a minor boundary adjustment during the life of WLEP 95 to increase its size, and now incorporates a small parcel of land that was zoned special use in WLEP 95. The whole site is zoned R2 Low Density Residential in Draft LEP 2013. A lot size control should apply to the whole site. We recommend the existing minimum lot size of 675m<sup>2</sup> is applied to the entire lot.

### Site 14: 97 Queen St, Woollahra

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	2 (a)	R2	R2
<i>Lot size:</i>	230m <sup>2</sup>	None	<b>230m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	N/A	N/A	N/A

#### Rationale

*Lot size:* The minimum lot size control was deleted from Draft LEP 2013 in error. We recommend a minimum lot size of 230m<sup>2</sup> which is the control currently in WLEP 95.

### R3 Medium Density Residential zone

#### Site 15: 9A Cooper Park Rd, Bellevue Hill

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	Open Space	R3	R3
<i>Lot size:</i>	None	700m <sup>2</sup>	700m <sup>2</sup>
<i>Height:</i>	None	9.5m	9.5m
<i>FSR:</i>	None	None	<b>0.63:1</b>

#### Rationale

This site is the subject of a planning proposal which amends WLEP 95 by:

- Rezoning the land to 2(b) Residential from 6 Open Space
- Applying a height limit of 9.5m to the site
- Applying an FSR of 0.625:1

The planning proposal is expected to be approved prior to the exhibition of Draft LEP 2013, and these controls have therefore been translated into Draft LEP 2013.

- *FSR:* In Draft LEP 2013 FSR controls must be rounded to two decimal places to comply with the Standard Instrument template. We recommend an FSR of 0.63:1 which rounds the planning proposal FSR up to the nearest decimal place. This increase in FSR is minor and will not alter the desired future character of the area.

#### Site 16: Babworth House, 1 Mount Adelaide St, Darling Point

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	2(b)	R3	R3
<i>Lot size:</i>	None	700m <sup>2</sup>	700m <sup>2</sup>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	None	<b>0.77:1</b>

#### Rationale

- *FSR:* The FSR for one lot of the former Babworth House Estate was omitted (SP70612). We recommend an FSR of 0.77:1 which is based on the existing controls for the site in the Babworth House Development Control Plan.

#### Site 17: 78 Epping Rd, Double Bay

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	Part 2(b), part unzoned	R3	R3
<i>Lot size:</i>	None	700m <sup>2</sup>	700m <sup>2</sup>
<i>Height:</i>	Part 9.5m, part uncoloured	9.5m	9.5m
<i>FSR:</i>	Part 0.625:1, part uncoloured	None	<b>0.75:1</b>

#### Rationale

- *Lot size:* In WLEP 95 an FSR of 0.75:1 applies to only part of the site. However, an FSR should apply to the entire site. We recommend applying an FSR of 0.75:1 to the entire site.

**Site 18: Drainage channel, Kiaora Rd, Double Bay**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	2(b)	R3	R3
<i>Lot size:</i>	None	700m <sup>2</sup>	700m <sup>2</sup>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	None	<b>0.65:1</b>

**Rationale**

- *FSR:* A thin strip of land on the front of the properties does not contain the appropriate FSR control. We recommend an FSR of 0.65:1 which is consistent with the adjoining R3 zoned land.

**Site 19: 448 New South Head Rd, Double Bay**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Unzoned	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	None	None	<b>13.5m</b>
<i>FSR:</i>	1:1	1.55:1	1.55:1

**Rationale**

Property is unzoned in WLEP 95, and will be zoned R3 in Draft LEP 2013.

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.
- *Height:* We recommend a maximum building height of 13.5m which is consistent with the adjoining R3 zoned properties to the north-east.

**Site 20: 51 William Street, Double Bay**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	Part 2(b), part 3(a)	R3	R3
<i>Lot size:</i>	None	Part 700m <sup>2</sup> , part none	<b>700m<sup>2</sup></b>
<i>Height:</i>	Part 9.5m, part none	13.5m	13.5m
<i>FSR:</i>	None	1.4:1	1.4:1

**Rationale**

In WLEP 95 this site is zoned part 2(b) residential and part 3(a) Business. We are rationalising the zoning of the site and recognising the existing uses by applying the R3 Medium Density zone to the whole site.

- *Lot size:* Presently a 700m<sup>2</sup> lot size applies to the northern part of the site. We recommend the minimum lot size of 700m<sup>2</sup> applies to the entire site, which is consistent with other R3 zoned land.

**Site 21: 218-246 New South Head Road, Edgecliff**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	2(b)	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	13.5m	13.5
<i>FSR:</i>	0.875:1	1.3:1	1.3:1

**Rationale**

- *Lot size:* No minimum subdivision lot size applies to the site in Draft LEP 2013. We recommend a minimum lot size of 700m<sup>2</sup> which is consistent with other R3 zoned land.

**Site 22: 2-70 Edward St, Woollahra**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	2(b)	R3	R3
<i>Lot size:</i>	None	None	<b>700m<sup>2</sup></b>
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	None	<b>0.65:1</b>

**Rationale**

A thin strip of land at the rear of the properties does not contain the appropriate minimum lot size or FSR control.

- *Lot size:* We recommend a minimum lot size of 700m<sup>2</sup> which is applied to all R3 zoned land.
- *FSR:* We recommend an FSR of 0.65:1 which applies to the adjoining residential properties.

**B2 Local Centre zone****Site 23: 203-233 New South Head Rd, Edgecliff**

	<b>WLEP 95</b>	<b>Draft LEP 2013 current</b>	<b>Draft LEP 2013 amended</b>
<i>Zone:</i>	3(a)	B2	B2
<i>Lot size:</i>	N/A	N/A	N/A
<i>Height:</i>	None (Edgecliff DCP)	Blank	<b>5m</b>
<i>FSR:</i>	2.5:1	2.5:1	2.5:1

**Rationale**

- *Height:* WLEP 95 does not contain height controls for the Edgecliff Commercial Centre. The height controls are contained in the Edgecliff Commercial Centre DCP 1995. However, the southernmost part of this lot has no maximum building height control. The adjoining part of the lot to the north has a maximum building height of 5m. This height control is appropriate, and we recommend applying the 5m maximum building height to the southernmost part of the lot.



## B4 Mixed Use zone

### Site 24: Part of County Avenue, Paddington

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	3(C)	B4	B4
<i>Lot size:</i>	230m <sup>2</sup>	N/A	N/A
<i>Height:</i>	None	9.5	<b>None</b>
<i>FSR:</i>	None	None	None

#### Rationale

- *Height:* A height control was incorrectly applied to part of the road. We recommend removing the 9.5m maximum building height from the road.

### Site 25: 108 Oxford St, Paddington

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	2(a)	B4	B4
<i>Lot size:</i>	230m <sup>2</sup>	N/A	N/A
<i>Height:</i>	9.5m	Part none, part 9.5m	<b>9.5m</b>
<i>FSR:</i>	N/A	1:1	1:1

#### Rationale

In WLEP 95 this site is zoned part 3(C) Business and part 2(a) Residential. We are rationalising the zoning of the site and recognising the existing uses by applying the B4 Mixed Use zone to the whole site.

- *Height:* Part of the lot does not have a height limit in Draft LEP 2013. We recommend applying the 9.5m maximum building height to the entire site which is consistent with the adjoining B4 zoned land.

### Site 26: 212-214 Oxford St, Paddington

	WLEP 95	Draft LEP 2013 current	Draft LEP 2013 amended
<i>Zone:</i>	3(C)	B4	B4
<i>Lot size:</i>	230m <sup>2</sup>	N/A	N/A
<i>Height:</i>	9.5m	9.5m	9.5m
<i>FSR:</i>	None	None	<b>1:1</b>

#### Rationale

- *FSR:* In both WLEP 95 and Draft LEP 2013 these properties do not have an FSR. We recommend an FSR of 1:1 which is consistent with the adjoining B4 zoned land.