

Chapter G4

9A Cooper Park Road, Bellevue Hill

Part G ▶ Site-Specific Controls

CHAPTER G4 APPROVED ON 27 APRIL 2015
AND COMMENCED ON 23 MAY 2015

Last amended on 12 April 2021

Chapter G4 ▶

9A Cooper Park Road, Bellevue Hill

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G4.1 Introduction

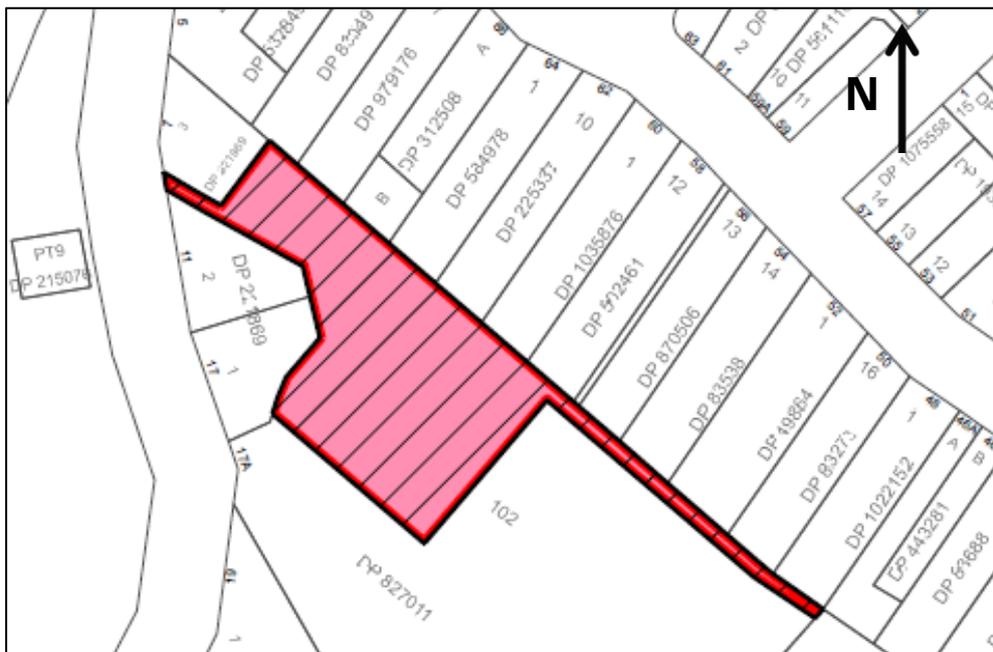
Land at 9A Cooper Park Road, Bellevue Hill, is zoned to 2(b) Medium Density Residential under Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). Woollahra LEP 2014 also sets a maximum building height of 9.5m and a floor space ratio of 0.63:1 for the land.

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

Note: This chapter reflects the site specific development control plan adopted by Council on 16 December 2013, and which commenced on 8 January 2014.

G4.1.1 Land where this chapter applies

This chapter applies to land known as 9A Cooper Park Road, Bellevue Hill, being Lot 101 DP 827011, as identified on the plan below.



G4.1.2 Development to which this chapter applies

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

G4.1.3 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.

G4.1.4 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 (Bellevue Hill South)
- ▶ 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.

G4.1.5 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.

G4.2 Design and siting of development

G4.2.1 Objectives and controls

Objectives	Controls
<p>O1 To ensure that the siting of development does not unreasonably impact on the amenity of adjoining properties.</p>	<p>C1 No numeric setback is specified. A setback is provided at all boundaries which adjoin the property that:</p> <ul style="list-style-type: none"> is sufficient for development to minimise privacy and overshadowing impacts; can deliver best practice building separation controls contained in the Residential Flat Design Code 2002; is an effective dimension to enable opportunities for private open space in conjunction with landscaping; and can accommodate substantial and effective landscape planting and screening along boundaries. <p>Note:</p> <ul style="list-style-type: none"> ► The setback controls in Chapter B3 of the DCP, General Development Controls (B3.9 Additional controls for development on a battle-axe lot) do not apply to this site. ► The Residential Flat Design Code 2002 was produced by the NSW Planning Department as a resource to improve the design of residential flat development. <p>C2 Where suitable, deep soil landscaping or screen landscaping is provided within the boundary setback areas to reduce overlooking.</p>

Objectives	Controls
<p>O2 To ensure that development is designed to reflect view sharing principles.</p>	<p>C3 Having regard to views over the site from adjoining properties in Bellevue Road, the building design demonstrates that view sharing has been addressed. This should be through thoughtful distribution of built form across the site and well-considered building design and landscaping, addressing matters such as, but not limited to:</p> <ul style="list-style-type: none"> a) reduced development intensity, such as a single storey building height, on parts of the north-eastern end of the site; <p>increased setbacks along the boundary adjoining No.60 Bellevue Road;</p> <p>building modulation including separation of buildings or their components;</p> <p>articulated roof forms;</p> <p>suitable location of vegetation, particularly in regard to the height and width of species;</p> <p>location of aerials and telecommunication devices;</p> <p>location of photovoltaic panels; and</p> <p>any other architectural and design solutions.</p> <p>Note: A view analysis must be submitted with a development application addressing matters identified in <i>Tenacity Consulting v Warringah Council [2004] NSWLEC 140</i>.</p>
<p>O3 To ensure that building materials and roof forms are compatible with the setting and location of the site.</p>	<p>C4 Building materials and colours are recessive. Building design complements and does not detract from the visual quality and character of the neighbourhood.</p> <p>C5 Roof forms are well articulated and designed having regard to neighbouring amenity, overlooking, and the visibility of the site from North Cooper Park.</p> <p>C6 Mechanical plant equipment (including lift overruns and air conditioners) must be located internally within the principal</p>

Objectives	Controls
	<p>building in a suitably designed plant room or the like.</p> <p>C7 Air-conditioning plant or other mechanical plant equipment may only be located externally or on roofs if Council is satisfied that is:</p> <ul style="list-style-type: none"> a) cannot be reasonably located elsewhere; and b) is suitably located, sized, enclosed, concealed and integrated into the building design (including when viewed from above) and roof form so it is: <ul style="list-style-type: none"> i. visually discreet and unobtrusive to prevent visual impacts on the streetscape, public domain and adjoining properties; and ii. has acoustic attenuation to minimise noise impacts to adjoining properties.
<p>O4 To improve pedestrian connections from the site to Bellevue Road.</p>	<p>C8 Land between Nos.56 and 58 Bellevue Road is landscaped and maintained to provide for safe pedestrian use, subject to arrangements with Council for right of way access.</p> <p>Note: Any arrangements to create a right of way in favour of 9A Cooper Park Road would be subject to a separate application to Council for a section 88B instrument under the <i>Conveyancing Act 1919</i>.</p>
<p>O5 To ensure that vehicle and pedestrian access to the site is safe and convenient for residents and visitors.</p>	<p>C9 Where vehicular access to the site is by a single lane, traffic signals are installed to manage vehicles entering and exiting the site.</p>